

**CITY OF CALGARY
NOTICE OF 2025 NOVEMBER 18
PUBLIC HEARING ON
PLANNING MATTERS**

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

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

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

To be held at the Council Chamber, Calgary Municipal Building, 800 Macleod Trail SE, on **Tuesday, 2025 November 18, commencing at 9:30 a.m.**

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

Persons wishing to submit a letter, public opinion poll or other communication concerning these matters you may do so electronically or by paper, and include the name of the writer, mailing address, e-mail address (as applicable) and must focus on the application and its planning merits. Submissions with defamatory content and/or offensive language will be filed by the City Clerk and not published in the Council Agenda or shared with Members of Council. Only those submissions **received** by the City Clerk **before 12:00 p.m. (noon), Monday, 2025 November 10**, will be included in the Agenda of Council.

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

Submissions may be hand delivered, mailed, faxed to 403-268-2362, or submitted online at Calgary.ca/PublicSubmissions.

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

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

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

To participate remotely, please pre-register by contacting the City Clerk's Office electronically at www.calgary.ca/publicsubmissions.

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

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

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

INDEX OF ADVERTISED PLANNING ITEMS

For the meeting of City Council re: Public Hearing
on Proposed Amendments to the Land Use Bylaw
1P2007, and Other Planning Matters, to be held on
Tuesday, 2025 November 18 at 9:30 a.m.

* * * * *

PLANNING MATTERS FOR PUBLIC HEARING

- | | |
|---------|---|
| Item 1 | Land Use Amendment in Somerset (Ward 13) at 6 Somerglen Road SW,
LOC2025-0094, CPC2025-0769
Proposed Bylaw 160D2025 |
| Item 2 | Land Use Amendment in Stoney 2 (Ward 5) at 20 Freeport Drive NE and 21
Freeport Place NE, LOC2024-0250, CPC2025-0755
Proposed Bylaw 158D2025 |
| Item 3 | Land Use Amendment in Richmond (Ward 8) at 2309 Richmond Road SW,
LOC2025-0109, CPC2025-0719
Proposed Bylaw 162D2025 |
| Item 4 | Land Use Amendment in South Calgary (Ward 8) at 1738 and 1740 – 33
Avenue SW, LOC2025-0058, CPC2025-0825
Proposed Bylaw 164D2025 |
| Item 5 | Land Use Amendment in Bankview (Ward 8) at multiple addresses,
LOC2025-0100, CPC2025-0736
Proposed Bylaw 166D2025 |
| Item 6 | Land Use Amendment in Altadore (Ward 8) at 2048 – 50 Avenue SW,
LOC2025-0105, CPC2025-0754
Proposed Bylaw 159D2025 |
| Item 7 | Policy Amendment in Ramsay (Ward 9) at 2221 – 9 Street SE, LOC2025-
0076, CPC2025-0631
Proposed Bylaw 78PD2025 |
| Item 8 | Policy and Land Use Amendment in Inglewood (Ward 9) at 908 – 13 Street
SE, LOC2025-0098, CPC2025-0868
Proposed Bylaws 81P2025 & 165D2025 |
| Item 9 | Policy Amendment in Ogden (Ward 9) at 2415 Crestwood Road SE,
LOC2025-0042, CPC2025-0753
Proposed Bylaw 80P2025 |
| Item 10 | Policy Amendment and Land Use Amendment in Red Carpet (Ward 9) at 721
and 901 – 68 Street SE, LOC2024-0199, CPC2025-0785
Proposed Bylaws 79P2025 & 161D2025 |

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Agenda

Item 11 Land Use Amendment in Starfield (Ward 9) at 6201 – 68 Street SE,
 LOC2025-0075, CPC2025-0775
 Proposed Bylaw 163D2025

Land Use Amendment in Somerset (Ward 13) at 6 Somerglen Road SW, LOC2025-0094

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.04 hectares $\pm$ (0.11 acres $\pm$) located at 6 Somerglen Road SW (Plan 9812594, Block 23, Lot 2) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate a Child Care Service use, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 AUGUST 21:

That Council give three readings to **Proposed Bylaw 160D2025** for the redesignation of 0.04 hectares $\pm$ (0.11 acres $\pm$) located at 6 Somerglen Road SW (Plan 9812594, Block 23, Lot 2) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate a Child Care Service use, with guidelines (Attachment 2).

HIGHLIGHTS

- This application proposes to redesignate the parcel to a Direct Control (DC) District to allow for the additional discretionary use of Child Care Service in addition to the uses already allowed (e.g., rowhouse and townhouse buildings, duplex and semi-detached dwellings, single-detached dwellings and secondary suites).
- The proposal 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 *Midnapore Phase 2 Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposed DC District would allow for an additional use that is an essential service and a community amenity.
- Why does this matter? The integration of child care services into a community supports positive social and economic outcomes.
- A development permit has been submitted (DP2025-02512) and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the southwest community of Somerset, was submitted by the landowner, Yanmei (Jessica) Zhang, on 2025 April 29. As noted in the Applicant Submission (Attachment 3), the intent is to provide child care services on the property. A development permit (DP2025-02512) for a child care service for 60 children was submitted on 2025 April 29 and is under review.

The approximately 0.04 hectare (0.11 acre) corner lot is located just southeast of the intersection of Somerset Drive SW and Somerglen Road SW. The site is currently developed with a single detached dwelling with an attached front garage. The proposed Direct Control (DC) District would allow for Child Care Service within the existing building, and would also allow for residential uses consistent with surrounding development if the Child Care Service use is not

Land Use Amendment in Somerset (Ward 13) at 6 Somerglen Road SW, LOC2025-0094

commenced or is discontinued in the future. The surrounding area includes single detached dwellings and a chain of special purpose districts and green spaces connected by pathways.

The site is conveniently located near schools, parks, recreational opportunities, shops and services, as well as transit. The lot is 550 metres (a nine-minute walk) from Somerset School; 150 metres (a three-minute walk) from Somerset Park; and 850 metres (a 14-minute walk) from a regional shopping centre that hosts shops and services as well as various institutional uses. The lot is 700 metres (a 12-minute walk) from the Somerset-Bridlewood Light Rail Transit (LRT) Station and served by Route 52 (Evergreen/Somerset-Bridlewood Station) that travels along Somerset Drive SW.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant contacted their immediate neighbours and introduced their proposal. The applicant provided details included in the Applicant Outreach Summary (Attachment 4).

City-Led Outreach

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

Administration received 20 letters of opposition and five letters of support from the public. The letters of opposition included additional traffic and road safety concerns and a reduced supply of street parking. The letters of support include continuing difficulty in securing affordable child care in the area.

No comments from the Somerset/Bridlewood Community Association (CA) were received. Administration contacted the CA to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Site design, parking and drop-off will be reviewed and determined at the development permit stage.

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

Land Use Amendment in Somerset (Ward 13) at 6 Somerglen Road SW, LOC2025-0094

IMPLICATIONS

Social

The proposed land use would allow for a child care service to be located within a residential community at a scale that fits with the neighbourhood. Child care is essential to creating complete communities and accommodating the needs of parents and caregivers.

Environmental

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

Economic

The proposed land use amendment would allow for a child care service within the residential community of Somerset. Child care is an essential service that allows parents and caregivers to more effectively participate in the labour force and provides employment opportunities for staff of the business.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 160D2025**
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject lot is located in the southwest community of Somerset, just southeast of the intersection of Somerset Drive SW and Somerglen Road SW. The site is approximately 0.04 hectares (0.11 acres) in size and approximately 12 metres wide by 36 metres deep. The site is currently developed with a single detached dwelling with an attached front garage.

Surrounding development is characterized by single detached dwellings designated the Residential – Grade-Oriented Infill (R-CG) District. One property in the immediate area has been rezoned to a Direct Control (DC) District ([Bylaw 29Z98](#)) to allow for a Child Care Facility as a discretionary use. The area is also characterized by a series of special purpose districts and green spaces connected by a community pathway that runs adjacent to the subject lot.

The site is conveniently located near schools, parks, recreational opportunities, shops and services, as well as transit. The lot is 550 metres (a nine-minute walk) from Somerset School; 150 metres (a three-minute walk) from Somerset Park; and 850 metres (a 14-minute walk) from a regional shopping centre (Shawnessy Centre) that hosts shops and services as well as various institutional uses. The lot is 700 metres (a 12-minute walk) from the Somerset-Bridlewood Light Rail Transit (LRT) Station, and served by Route 52 (Evergreen/Somerset-Bridlewood Station) that travels along Somerset Drive SW.

Community Peak Population Table

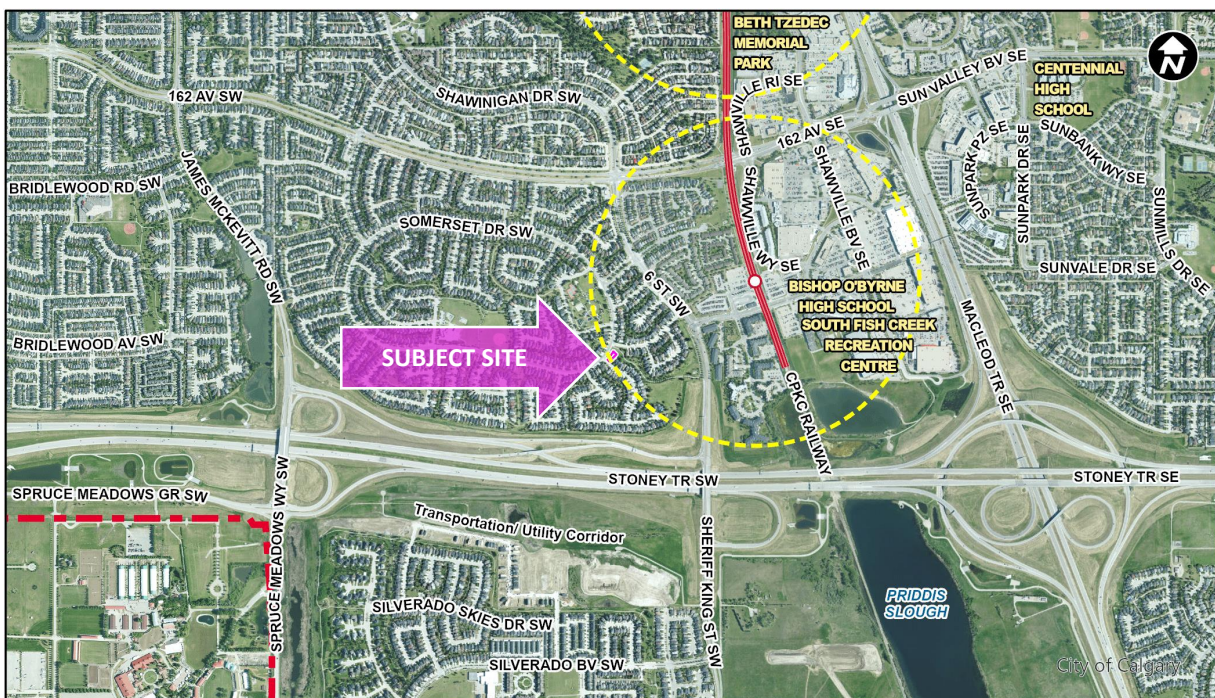
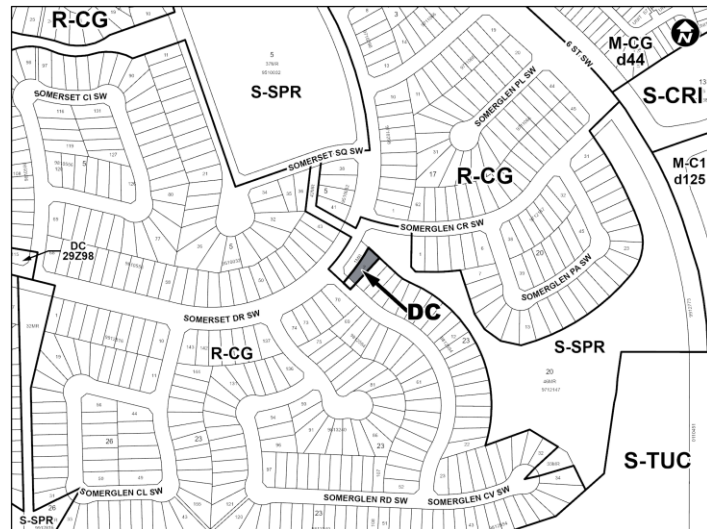
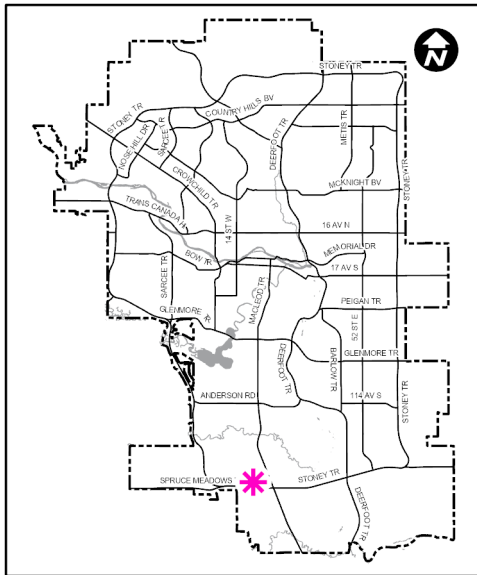
As identified below, the community of Somerset reached its peak population in 2014.

Somerset	
Peak Population Year	2014
Peak Population	8,751
2019 Current Population	8,543
Difference in Population (Number)	- 208
Difference in Population (Percent)	- 2.38%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District is intended for single-detached, semi-detached, duplex dwellings, rowhouse buildings and townhouses. The R-CG District allows for a maximum height of 11 metres. Secondary suites are a permitted use within the R-CG District.

The proposed DC District is based on the existing R-CG District with the additional discretionary use of Child Care Service. The proposed DC District would allow for residential uses consistent with surrounding development if the Child Care Service use is not commenced or is discontinued in the future. The DC District does not limit the maximum number of allowable children. The number of children allowed in a Child Care Service is determined at the development permit stage along with the Provincial licensing requirements. A development permit has been submitted (DP2025-02512) that proposes a Child Care Service of 60 children that is under review by staff.

The Child Care Service use requires one parking stall for pick-up and drop-off for every ten children. No specific rate of staff parking is included in the use rules and would be evaluated as part of the development permit. The precise number of children permitted under the Child Care Service will be determined by The City and licensing requirements by the Province.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration, and the use of a Direct Control District is deemed necessary to provide for the applicant's proposed development due to the unique characteristics of the Child Care Service use within the residential context. This proposal allows for a commercial Child Care Service to operate while maintaining the R-CG District base. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw 1P2007.

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

Development and Site Design

If approved by Council, the rules of the proposed DC District and the [Child Care Service Policy and Development Guidelines](#) would provide guidance for future redevelopment of the site.

A discretionary use development permit is required to enable a Child Care Service for more than six children. Facilities that provide the temporary care or supervision of six children or less would be considered a Home Based Child Care – Class 1, a permitted use in all low density residential districts. The number of children, on-site parking stalls, location of pick-up and drop-off stalls and outdoor play areas will be confirmed through the development permit process.

Other specific issues to be addressed through the development permit include screening for any outdoor play areas, restrictions on signage in a residential area and privacy issues with the adjacent residential dwellings.

The child care service operators will require Provincial licensing and will be evaluated under [Alberta's Early Learning and Child Care Act](#).

Transportation

Vehicle and pedestrian accesses are available along Somerglen Road SW. The lot is 700 metres (a 12-minute walk) from the Somerset-Bridlewood LRT Station and transit service is available within 70 metres on Somerset Drive SW for Route 52 (Evergreen/Somerset-Bridlewood Station) terminating at Somerset Bridlewood Station. An existing Always Available for All Ages and Abilities (5A) Network pathway is available along 6 Street SW and Somerglen Crescent SW. A Transportation Impact Assessment was not required in support of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal District of Foothills Intermunicipal Development Plan (2017)

The subject site is within the Plan Area of the [Municipal District of Foothills Intermunicipal Development Plan](#); however, it is outside of the Interface Area and an application of this nature does not require circulation under the policies of the plan.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developed Residential – Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The proposal is in keeping with relevant MDP policies. The proposed DC District allows for a building form that is sensitive to the existing residential development in terms of height, scale and massing while also encouraging complete communities by allowing for child care services within a residential area.

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.

Midnapore Phase 2 Area Structure Plan (1991)

Administration's recommendation aligns with the policy direction of the [Midnapore Phase 2 Area Structure Plan](#), which identifies the subject site as being within a Residential Area where residential and related uses, including child care facilities, are supported.

Child Care Service Policy and Development Guidelines (Non-Statutory – 2009)

The proposal has been evaluated using the [Child Care Policy and Development Guidelines](#), which is a non-statutory policy intended to guide the development of child care services of different sizes in a variety of districts across Calgary, including in low density residential areas. This policy also provides development guidelines to manage impacts within low density residential areas.

The guidelines within this document note that child care services are an integral part of complete communities and that child care services for greater than six children may be considered for a land use redesignation in low density areas.

The proposal was evaluated based on the applicable site selection criteria as noted below. The proposed site should be located:

- close to activity-focused areas which includes schools and parks;
- on a site with sufficient staff parking and areas for pick-up and drop-off;
- on sites large enough for outdoor play areas;
- on collector and other major streets;
- on a corner parcel to minimize impact on adjacent residences and aid in pick-up and

- drop-off; and
- to avoid an over-concentration of child care services in an area.

The site generally meets all of the criteria above. There is an inactive bus pad located adjacent the site on the collector Somerset Drive SW that Calgary Transit states may be activated in the future. However, should this occur, there is public curb-side space on the local road, Somerglen Road SW, adjacent the subject site where some pick-up and drop-off may occur.

PROPOSED

CPC2025-0769
ATTACHMENT 2

BYLAW NUMBER 160D2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0094/CPC2025-0769)**

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

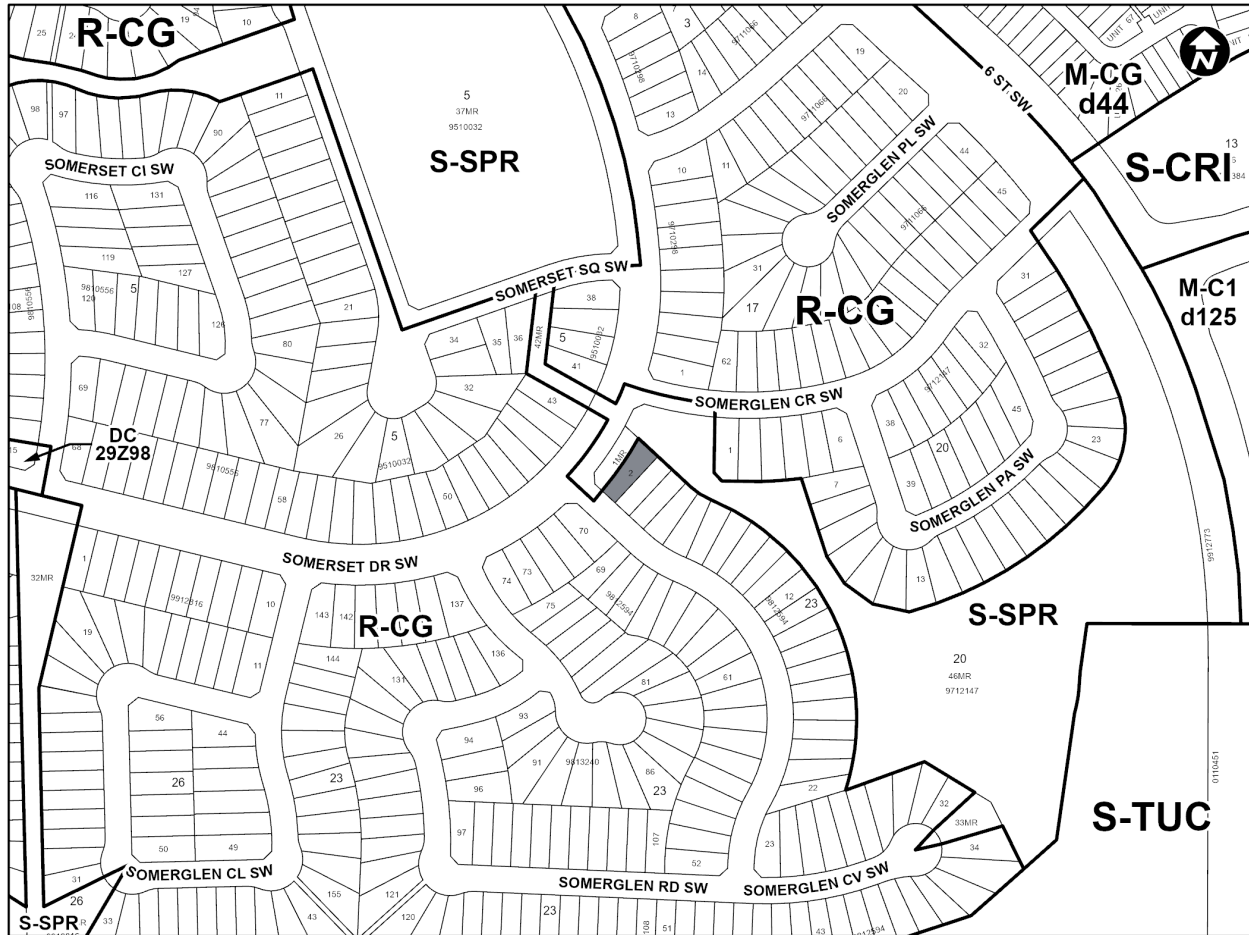
READ A THIRD TIME ON _____

MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

**AMENDMENT LOC2025-0094/CPC2025-0769
BYLAW NUMBER 160D2025**

SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0094/CPC2025-0769
BYLAW NUMBER 160D2025

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to accommodate the additional use of child care service.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

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

PROPOSED

AMENDMENT LOC2025-0094/CPC2025-0769
BYLAW NUMBER 160D2025

Discretionary Uses

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

(a) **Child Care Service.**

Bylaw 1P2007 District Rules

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

Relaxations

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

Applicant Submission

Company Name (if applicable):

Xiang Investment Ltd.

LOC Number (office use only):

Applicant's Name:

Yanmei(Jessica), Zhang

Date:

2024-12-01

Dear City Council:

I am writing to formally request a rezoning re-evaluation for my property located at 6 Somerglen Road SW Calgary. Currently, my property is designated to accommodate a dayhome facility for only 6 children, but I believe this capacity does not reflect the growing demand for childcare services in our area.

Many parents in the neighborhood have expressed frustration with the limited availability of childcare options. There is a clear need for additional, affordable, and easily accessible childcare services to meet the needs of the local community.

My property is ideally located near a CTrain station and a shopping center, making it an incredibly convenient option for parents who rely on public transportation or work at nearby businesses. The close proximity to a school and park further enhances its appeal, offering parents the convenience of dropping their children off for both school and daycare without requiring additional travel. This location provides a perfect solution for busy families who would benefit from a daycare facility that is not only nearby but also integrated into their daily routines.

In addition to the location advantages, my property can accommodate a minimum of three parking stalls, which would be sufficient to support the daycare's operations while ensuring minimal impact on the surrounding neighborhood. Also I am in the process to purchase the adjacent green space for daycare parking lots and outdoor playspace.

I kindly ask the City Council to consider this request for a rezoning re-evaluation. I am confident that the addition of a larger daycare facility in this area would greatly benefit the community by meeting the increased demand for childcare services and providing greater convenience for local families.

Thank you for your time and consideration of my request. I look forward to a positive response.

Sincerely,

Yanmei(Jessica), Zhang

Applicant Outreach Summary

2025 April 29



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Child Care

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)

April 26, 2025. Location: Neighborhood surrounding my home

I conducted community outreach by visiting neighbors to discuss the proposal of opening a new daycare in our area. I went door-to-door to engage in face-to-face conversations, answer questions, address any concerns, and share details about the daycare's operations.

I spoke with residents within a one-block radius and used a Google Maps pin to accurately mark the planned daycare location. In total, I contacted 16 households to explain the child care services we intend to offer. Only one family raised a concern regarding the design of the parking lot.

Overall, the feedback from the community was very positive. During my visits, I provided information about daycare hours, staff break times, parking, and the outdoor play space. No significant negative feedback or major concerns were reported

Affected Parties

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

We connected with Community center, Neighbours, and Community Elementary School,

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.

During the outreach, the neighbors were friendly and open to the idea of a daycare. Only one family raised concerns about the parking design, asking about the proposed parking layout and expressing worry that the daycare might increase traffic volume in the area.

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 daycare will encourage parents and staff to walk or use public transit whenever possible. Additionally, the daycare will consult a parking engineer to design the parking lot and determine the best locations for the parking entrance and exit.

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 asked neighbours that if there is any questions please write down a notes and put in my mail box in my front door. I will be listening neighbors concern and find a best solution.

calgary.ca/planningoutreach

Land Use Amendment in Stoney 2 (Ward 5) at 20 Freeport Drive NE and 21 Freeport Place NE, LOC2024-0250

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.35 hectares $\pm$ (3.33 acres $\pm$) located at 20 Freeport Drive NE and 21 Freeport Place NE (Plan 0410528, Block 5, Lots 1 and 2) from Industrial – Business f1.0h16 (I-B f1.0h16) District to Industrial – Commercial (I-C) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 AUGUST 7:

That Council give three readings to **Proposed Bylaw 158D2025** for the redesignation of 1.35 hectares $\pm$ (3.33 acres $\pm$) located at 20 Freeport Drive NE and 21 Freeport Place NE (Plan 0410528, Block 5, Lots 1 and 2) from Industrial – Business f1.0h16 (I-B f1.0h16) District to Industrial – Commercial (I-C) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject site to allow for a limited range of commercial uses that are compatible with industrial uses.
- The proposal would allow for an appropriate set of uses for the site context and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Revised Stoney Industrial Area Structure Plan* (ASP).
- What does this mean to Calgarians? The site would support a broad range of industrial uses as well as providing flexibility to support the day-to-day retail and service based needs of employees in the area.
- Why does this matter? The proposal would provide for additional commercial and industrial uses and may better serve the surrounding area than the current Land Use District.
- 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 northeast industrial area of Stoney 2, was submitted by NORR Architects Engineers Planners on behalf of the landowners, 2565986 Alberta Inc. (Baljeet Sidhu) and 2566000 Alberta Inc. (Baljeet Sidhu), on 2024 October 08.

The approximately 1.35 hectare (3.33 acre) site is comprised of two parcels located at the southeast corner of Freeport Drive NE and Freeport Place NE. The site is approximately 135 metres south of Country Hills Boulevard NE, and approximately 155 metres west of Barlow Trail NE. As noted in the Applicant Submission (Attachment 2), the applicant is seeking development options that include the uses of Vehicle Rental – Major, Car Wash – Single Vehicle and Auto Service – Minor. No development permit application has been submitted at this time related to this application, however a development permit (DP2024-06904) for a temporary parking lot has

Land Use Amendment in Stoney 2 (Ward 5) at 20 Freeport Drive NE and 21 Freeport Place NE, LOC2024-0250

been approved on 21 Freeport Place NE. If this land use application is approved, the parking lot use would not be able to be renewed, as it is not a listed use in the district.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

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

City-Led Outreach

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

No public comments were received at the time of writing this report and there is no community association for the subject area.

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

IMPLICATIONS

Social

The proposal would allow for a wider range of uses than is allowed in the existing I-B District, which may better meet the diverse needs of present and future populations in the area.

Environmental

This application does not include any actions that specifically address objectives of the *Calgary Climate Strategy – Pathways to 2025*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposal would allow additional uses that would enable business, investment, and employment opportunities while maintaining the integrity of the industrial area.

Planning and Development Services Report to
Calgary Planning Commission
2025 August 07

ISC: UNRESTRICTED
CPC2025-0755
Page 3 of 3

**Land Use Amendment in Stoney 2 (Ward 5) at 20 Freeport Drive NE and 21
Freeport Place NE, LOC2024-0250**

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 158D2025**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is comprised of two parcels in the Stoney 2 industrial area along Freeport Drive NE and Freeport Place NE. The site is situated approximately 135 metres south of Country Hills Boulevard NE and 155 metres west of Barlow Trail NE, which provides direct access to YYC Calgary International Airport, located 1.5 kilometres to the south. The parcels have a combined area of approximately 1.35 hectares (3.33 acres) and are currently undeveloped.

The surrounding area includes a mix of light industrial and commercial uses including hotels and vehicle dealerships, as well as a number of parcels that remain undeveloped. Land use surrounding the site is predominantly designated Industrial – General (I-G) District, Industrial – Commercial (I-C) District and Direct Control (DC) District ([Bylaw 57Z2001](#)), which is based on the I-2 General Light Industrial District of Land Use Bylaw 2P80.

Community Peak Population Table

There is no available community population data for Stoney 2 as it is an industrial area.



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Industrial – Business f1.0h16 (I-B f1.0h16) District is intended to accommodate high-quality manufacturing, research and office developments in locations that contribute to employment centres. The district allows for a maximum building height of 16.0 metres and a maximum floor area ratio (FAR) of 1.0.

The proposed Industrial – Commercial (I-C) District is intended for locations on the perimeter of industrial areas and accommodates 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 12.0 metres and a maximum FAR of 1.0. It would facilitate the development of light industrial and small-scale commercial developments which are compatible with the character of the surrounding area. The I-C District is generally appropriate for parcels located within 200 metres of a major street or expressway, which is applicable to the subject site.

Development and Site Design

The rules of the proposed I-C District would provide guidance for the future development of the site including appropriate uses, the overall distribution of buildings and site layout details such as landscaping, parking and site access.

Transportation

Pedestrian access to the site is available from an existing sidewalk along the west side of Freeport Drive NE. A regional pathway is available on Country Hills Boulevard NE, approximately 135 metres (a two-minute walk) north, forming part of the Always Available for All

Ages and Abilities (5A) Network, while improved pathways are planned for Freeport Drive NE and Freeport Boulevard NE. Calgary Transit service is available approximately 200 metres (a three-minute walk) to the north on Country Hills Boulevard NE, including Routes 100 (Airport) and 157 (West Stoney Industrial). Route 119 (Freeport) is available on Freeport Boulevard NE, approximately 340 metres (a six-minute walk) southeast of the site.

Both Country Hills Boulevard NE and Barlow Trail NE are classified as arterial streets and form part of the Main Goods Movement Corridor in the [Calgary Transportation Plan](#), providing the site with convenient vehicular access to the broader primary goods movement network, including Deerfoot Trail NE to the west.

A Transportation Impact Assessment (TIA) was not required for this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available to service the site. Specific details of site servicing, stormwater management and waste and recycling management will be reviewed in detail at the time of development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Calgary International Airport Vicinity Protection Area (2009)

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) identifies the subject site as being located within the 30-35 Noise Exposure Forecast (NEF) contours. The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within NEF contours. The permitted and discretionary uses of the proposed I-C District are generally allowable within the 30-35 NEF contour area. Future development permit applications would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

Municipal Development Plan (Statutory – 2009)

The site is located within the Standard Industrial area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable policies in the MDP state that the Standard Industrial areas should be predominantly industrial in nature and industrial land should be protected from encroachment of non-industrial uses. The MDP also supports commercial uses that are compatible with the industrial function of the area and cater to the day-to-day needs of area businesses and their employees.

The proposed I-C District provides for a broad range of industrial uses and expands opportunities for small-scale compatible commercial uses in alignment with the land use policies of the MDP. The I-C District is appropriate for the subject site given its location within the broader Stoney 2 industrial area and proximity to major streets.

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.

Revised Stoney Industrial Area Structure Plan (Statutory – 2006)

The subject site is located within the Business/Industrial Area as identified on Map 3: Land Use Concept in the [Revised Stoney Industrial Area Structure Plan](#) (ASP). This area is intended for predominantly light industrial uses but allows for service commercial uses provided the site is in close proximity to entranceway roads and does not exceed 4.0 hectares in size. In the ASP, both Country Hills Boulevard NE and Barlow Trail NE are considered entranceway roads. The proposed I-C District is in alignment with relevant ASP policies.

Applicant Submission

Company Name (if applicable):

NORR AEP

LOC Number (office use only):

LOC2024-0250

Applicant's Name:

David Ho

Date:

April 04,2025

Request for 20 Freeport Drive NE & 21 Freeport Place NE to undergo a Land use re designation from Industrial-Business (I-B) To Industrial commercial (I-C) district to accommodate the following potential uses:

- Vehicle Rental -Major
- Car wash-Single
- Auto service-Minor

Applicant Outreach Summary

2024 December 05



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Routes Car Rental - 20 Freeport Drive NE

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

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

Outreach Strategy

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

As there was no community association for this community, we have reached out the individual businesses per our Planner's recommendation, via letter and email.

Affected Parties

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

Country Hills Hyundai, Country Hills Nissan, Holiday Inn North.

calgary.ca/planningoutreach



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Routes Car Rental - 20 Freeport Drive NE

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

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

Outreach Strategy

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

As there was no community association for this community, we have reached out the individual businesses per our Planner's recommendation, via letter and email.

Affected Parties

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

Country Hills Hyundai, Country Hills Nissan, Holiday Inn North.

calgary.ca/planningoutreach

PROPOSED

CPC2025-0755
ATTACHMENT 4

BYLAW NUMBER 158D2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2024-0250/CPC2025-0755)**

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR
SIGNED ON _____

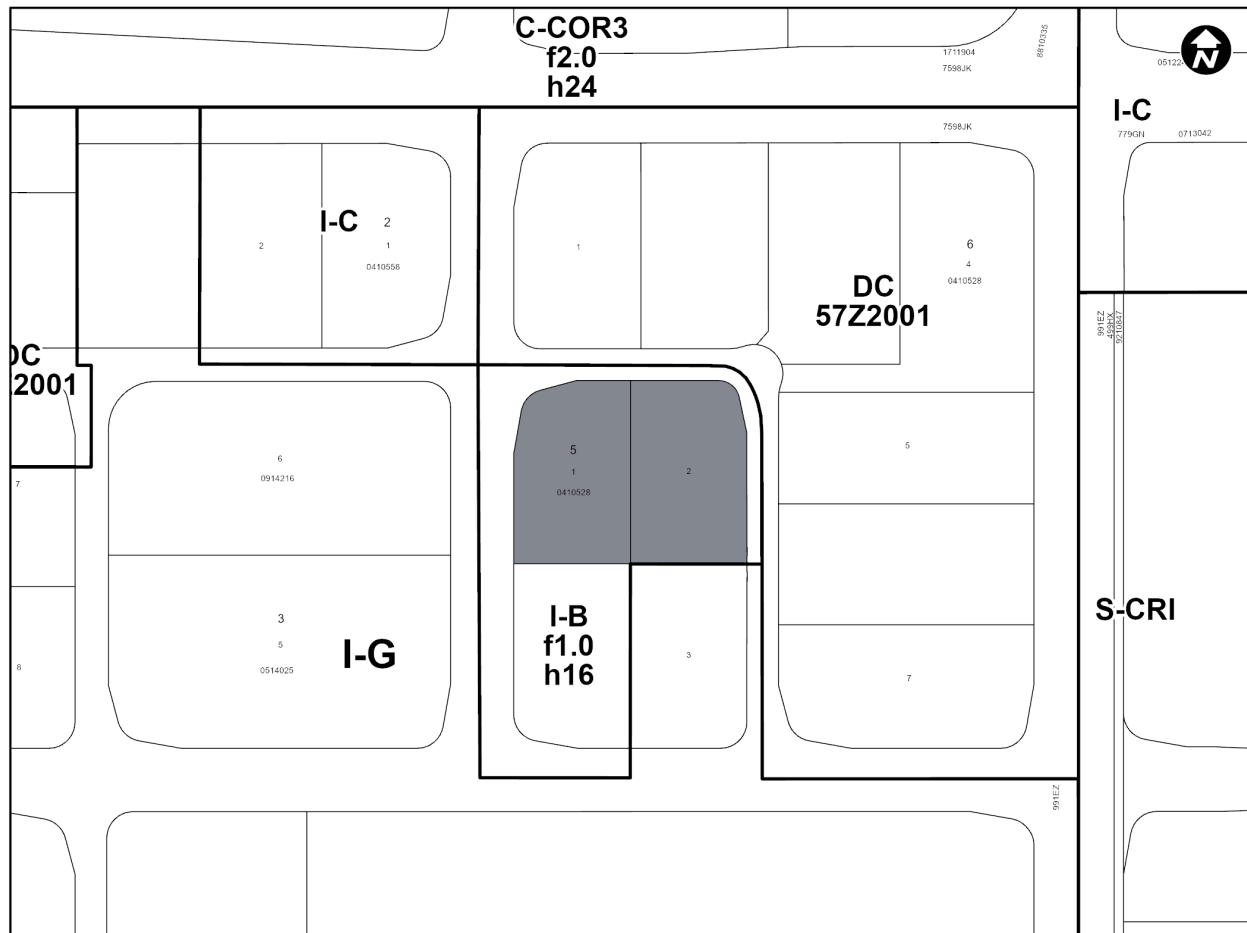
CITY CLERK
SIGNED ON _____

**AMENDMENT LOC2024-0250/CPC2025-0755
BYLAW NUMBER 158D2025**

AMENDMENT LOC2024-0250/CPC2025-0755

BYLAW NUMBER 158D2025

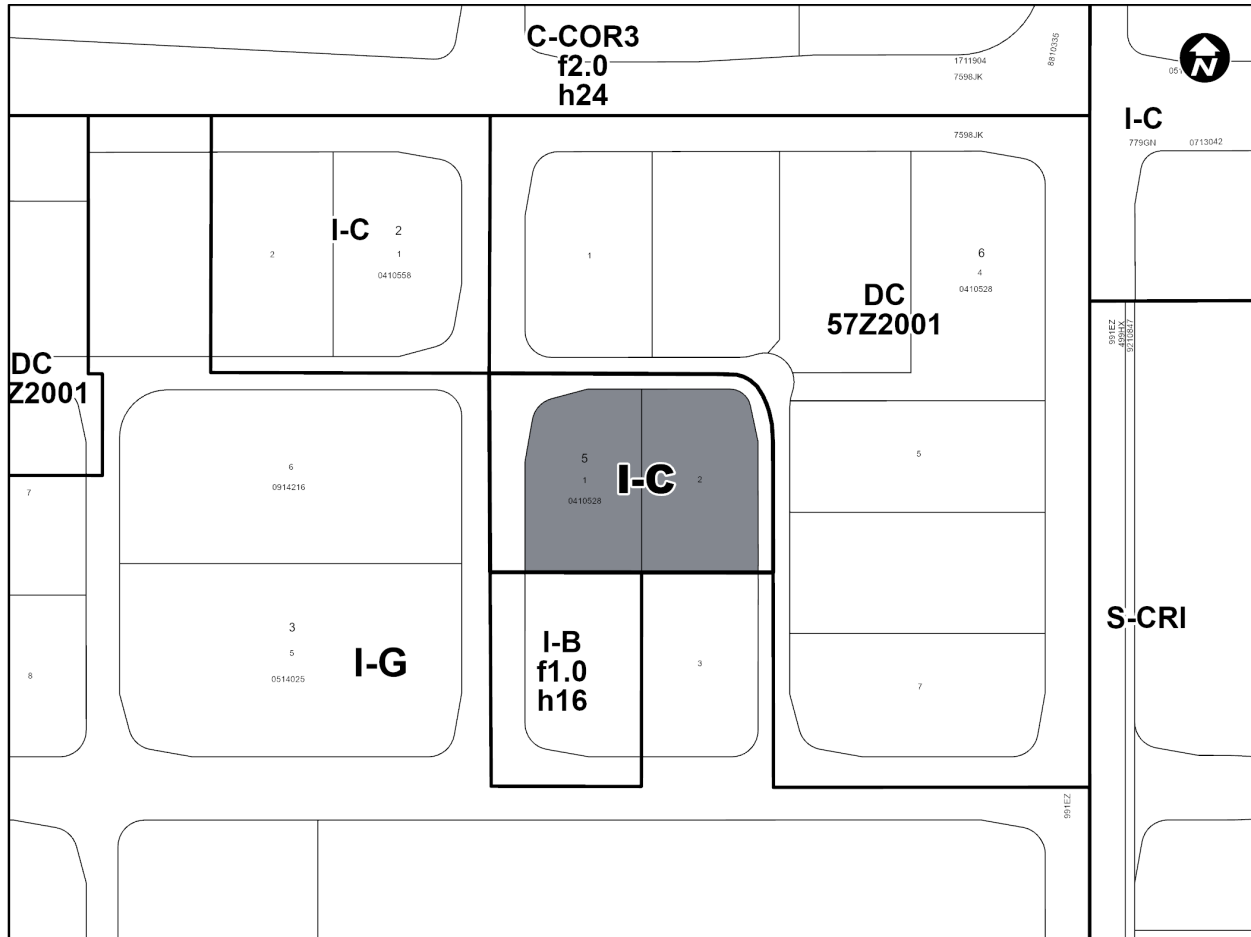
SCHEDULE A



PROPOSED

AMENDMENT LOC2024-0250/CPC2025-0755
BYLAW NUMBER 158D2025

SCHEDULE B



**Land Use Amendment in Richmond (Ward 8) at 2309 Richmond Road SW,
LOC2025-0109**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares $\pm$ (0.13 acres $\pm$) located at 2309 Richmond Road SW (Plan 8997GC, Block 6, Lot 15) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to establish a minimum residential density, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025
AUGUST 21:**

That Council give three readings to **Proposed Bylaw 162D2025** for the redesignation of 0.05 hectares $\pm$ (0.13 acres $\pm$) located at 2309 Richmond Road SW (Plan 8997GC, Block 6, Lot 15) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to establish a minimum residential density, with guidelines (Attachment 2).

Opposition to Recommendation: Commissioner Wagner

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 August 21:

“The following documents were distributed with respect to Report CPC2025-0719:

- Revised Cover Report; and
- A presentation entitled "LOC2025-0109 / CPC2025-0719 Land Use Amendment"

HIGHLIGHTS

- This application seeks to redesignate the subject site to a Direct Control (DC) District based on the Housing – Grade Oriented (H-GO) District to address an unusual site constraint created by a restrictive covenant registered on title that, if enforced, restricts development to one or two dwelling units.
- This application would allow for grade-oriented development in a range of housing forms and is in keeping with the policies of the *Municipal Development Plan* (MDP) and *West Elbow Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would promote greater housing choice and allow for more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed DC District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- There is no previous Council direction related to this proposal.

**Land Use Amendment in Richmond (Ward 8) at 2309 Richmond Road SW,
LOC2025-0109**

DISCUSSION

This application, in the southwest community of Richmond, was submitted by Horizon Land Surveys on behalf of the landowners, Yu Du and Ryan O'Hearn, on **2025 May 26**. The Applicant Submission can be found in Attachment 3.

The approximately 0.05 hectare (0.13 acre) site is located midblock along Richmond Road SW. The subject site is currently developed with a single detached dwelling and a rear detached garage. The site backs on to a large neighbourhood park and is in proximity to the Richmond Road Diagnostic and Treatment Centre (Alberta Health Services) and the Richmond Elementary School and Community Association site.

The parcel is subject to a restrictive covenant that refers to limits on the number of dwelling units that may be developed on the site. Restrictive covenants are not binding on Council or Administration in making land use or development permit decisions, however, they do present a potential impediment to redevelopment should a landowner be successful in enforcing the development limits referred to in the restrictive covenant.

Section 4.2 of the LAP notes that where restrictive covenants are not in alignment with the goals and objectives of the LAP, Administration supports the direction of the LAP. This direction forms the basis of Administration's recommendation to Calgary Planning Commission in this report. A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the Community Association was appropriate. In response, the applicant delivered postcards to residents within 100 metres of the site and spoke to residents through door knocking. The applicant also contacted the Ward 8 Councillor's office to discuss the application and reached out to the Richmond/Knob Hill Community Association but received no response. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

Administration received 10 letters of opposition from the public. The letters of opposition included the following areas of concern:

- proposed DC is not in keeping with existing community character;

**Land Use Amendment in Richmond (Ward 8) at 2309 Richmond Road SW,
LOC2025-0109**

- future development on this parcel, should the DC be approved, would increase traffic and parking issues and impact safety;
- impact on property values; and
- loss of greenspace and mature trees to future development.

The Richmond / Knob Hill Community Association provided a letter in opposition on 2025 July 02 (Attachment 5) identifying the following concerns:

- DC Districts should not be used to remove restrictive covenants; and
- restrictive covenants should be adjudicated solely in the Courts.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. An approval of the proposed DC District would not remove the restrictive covenant from title. The building and site design, number of units, parking, infrastructure capacity, landscaping and waste and recycling management will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

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

Environmental

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

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

Planning and Development Services Report to
Calgary Planning Commission
2025 August 21

ISC: UNRESTRICTED
Corrected CPC2025-0719
Page 4 of 4

**Land Use Amendment in Richmond (Ward 8) at 2309 Richmond Road SW,
LOC2025-0109**

ATTACHMENTS

1. Background and Planning Evaluation
- 2. Proposed Bylaw 162D2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is situated in the southwest community of Richmond and is located mid-block along Richmond Road SW. The site is approximately 0.05 hectares (0.13 acres) in size and is approximately 15 metres wide and 36 metres deep. It is currently developed with a single detached dwelling and a rear detached garage with vehicular access from the lane.

Surrounding parcels are designated Residential – Grade-Oriented Infill (R-CG) District and are characterized by single detached and semi-detached dwellings. The parcel immediately to the west of the subject site, across the rear lane, is designated Special Purpose – Community Service (S-CS) District, and contains a large open green space and park.

The site is approximately 250 metres (a three-minute walk) south of the Richmond Road Diagnostic and Treatment Centre and 300 metres (a four-minute walk) south of the Calgary Arts Academy. The Richmond Elementary School and Richmond Community Association site are located approximately 500 metres (a six-minute walk) south of the subject parcel along 26 Avenue SW. The site is also located within a 600- metre radius (about a seven-minute walk) of the 17 Avenue SW and 26 Avenue SW MAX Yellow Bus Rapid Transit (BRT) stations.

Many parcels in Richmond are subject to restrictive covenants that refer to development limits, including limits of one or two-unit dwellings on affected parcels. These covenants, registered against individual properties and/or entire subdivision plans, were used as an early planning tool to govern land development. While these restrictive covenants are not binding on Council or Administration in making land use or development permit decisions, they present a potential impediment to redevelopment at the time of construction should a landowner be successful in enforcing the development limits referred to in a restrictive covenant.

Community Peak Population Table

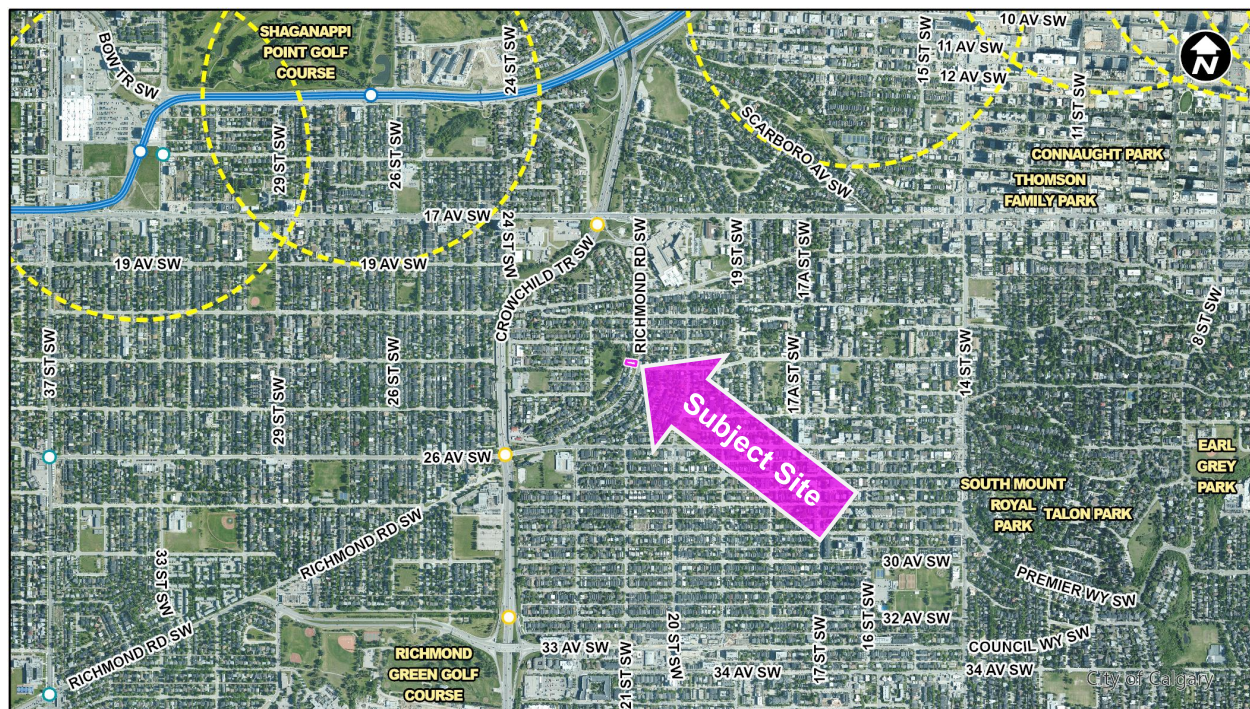
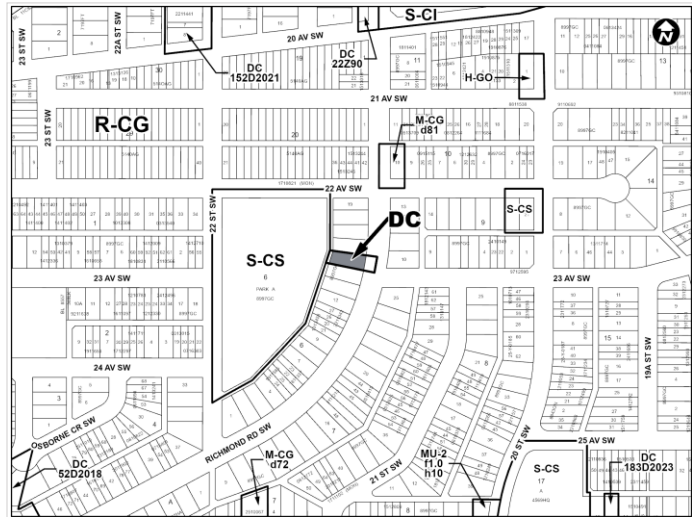
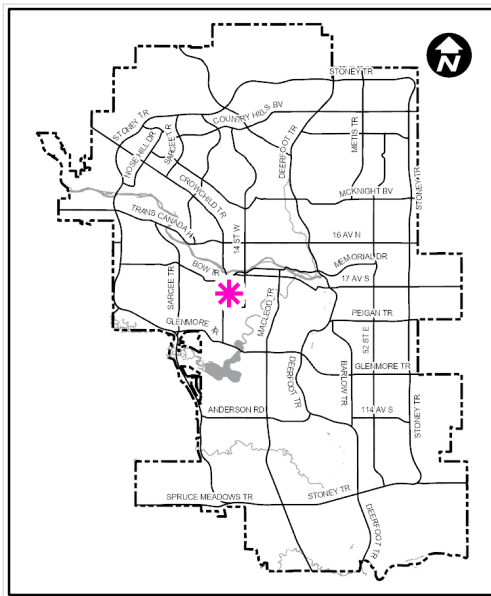
As identified below, the community of Richmond reached its peak population in 1968.

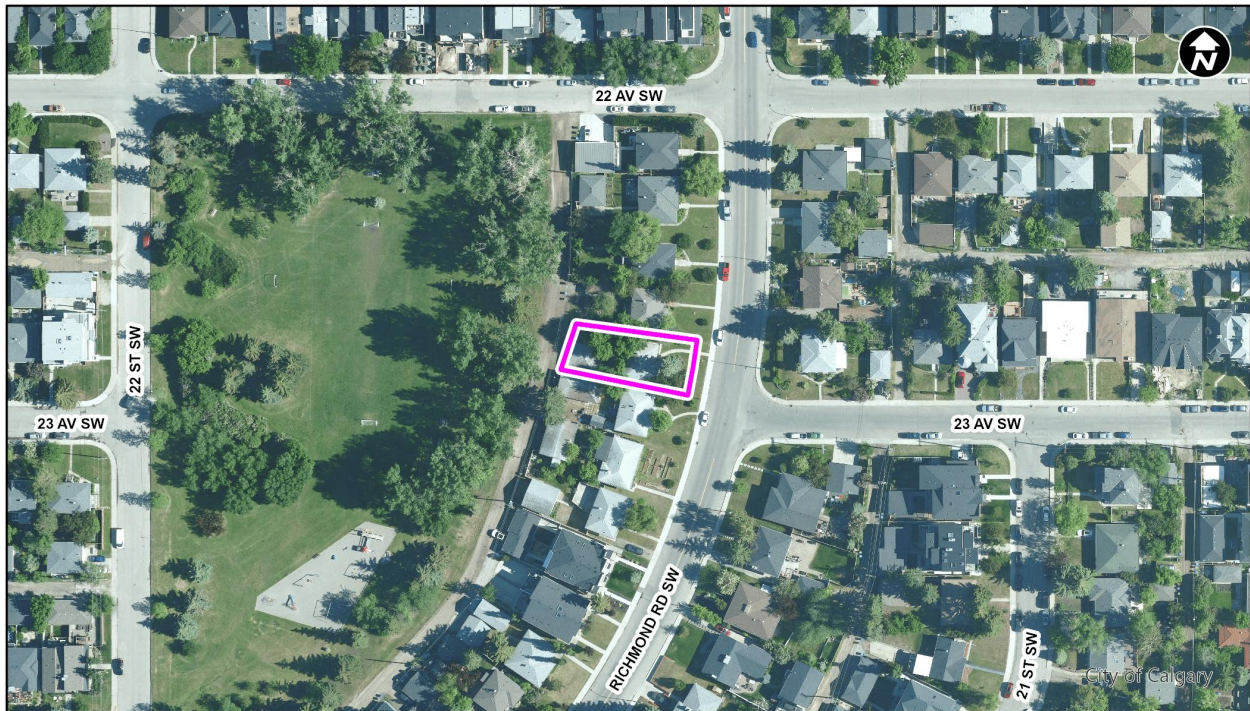
Richmond	
Peak Population Year	1968
Peak Population	5,080
2019 Current Population	4962
Difference in Population (Number)	-118
Difference in Population (Percent)	-2.32%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

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

The proposed Direct Control (DC) District is based on the Housing – Grade Oriented (H-GO) District. The intent of the DC District is to establish a minimum density of 60 units per hectare, which would require a minimum of three dwelling units on the subject site. The DC District also proposes to remove the Dwelling Unit use and add Multi-Residential Development as a permitted use. The 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 that also include secondary suites. All existing rules and regulations of the H-GO District would otherwise be maintained.

The H-GO District also provides rules for:

- a maximum floor area ratio (FAR) of 1.5 which allows for a total developable area of approximately 810 square metres (8,718 square feet) on the subject site;
- a maximum building coverage of 60.0 percent;

- a maximum building height of 12.0 metres; and
- a minimum requirement of 0.5 motor vehicle parking stalls per dwelling unit and per secondary suite.

Section 1386(d) of the Land Use Bylaw 1P2007 provides locational criteria for where the H-GO District is considered appropriate. The subject site aligns with these criteria as it is within the Neighbourhood Connector Urban Form Category as identified in the *West Elbow Communities Local Area Plan* (LAP).

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration. The use of a Direct Control District is necessary as the restrictive covenant on title presents a unique site constraint in that it cites limits on development that, if enforced, will prevent the policies of the Council approved West Elbow Communities Local Area Plan from being achieved. The restrictive covenant registered on title limits development to one or two-unit dwellings on each parcel. This proposal allows for the applicant to develop in accordance with LAP policy while maintaining the H-GO District base to accommodate grade-oriented housing. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw as no low-density residential district includes a minimum density requirement.

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

Development and Site Design

If approved by Council, the rules of the proposed DC District and the West Elbow Communities LAP would provide guidance for the future redevelopment of the site. Details including site access, parking, landscaping and waste and recycling management will be reviewed through the development permit process.

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

- providing functional and usable amenity spaces;
- reducing the perception of building mass from adjacent parcels; and
- mitigating overlooking, shadowing and privacy concerns.

Transportation

The subject site is well served by transit with bus service along 26 Avenue SW. The Route #6 bus stop (Killarney/26 Avenue) located within 500 metres (a six-minute walk) south of the site provides service through the communities of Killarney, Glendale, Glenbrook, Sunalta, Beltline, and the Downtown Core. The site is also located within 600 metres (a seven-minute walk) south of the MAX Yellow BRT station along 17 Avenue SW.

The subject site is located midblock along Richmond Road SW, which is classified as a

Collector Road. On-street parking is restricted along a portion of Richmond Road SW in front of the site to a maximum of two hours.

Site access, vehicle parking, and mobility and bicycle storage will be considered at the subsequent development permit stage.

Environmental Site Considerations

No environmental concerns were identified for this site.

Utilities and Servicing

Water and sanitary sewer mains are available to service the subject site. Details of site servicing, stormwater management and waste and recycling management will be considered and reviewed at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

The site is within the Developed Residential – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). These areas are comprised of residential communities that were primarily subdivided and developed prior to the 1950s.

The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers 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](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

West Elbow Communities Local Area Plan (Statutory – 2025)

The [West Elbow Communities Local Area Plan](#) (LAP) identifies the site as being within the Neighbourhood Connector urban form category (Map 3: Urban Form) with a Low – Modified building scale modifier (Map 4: Building Scale), which allows for development up to four storeys. The LAP speaks to primarily residential uses in the Neighbourhood Connector area and supports a broad range and mix of housing types, unit structures and forms. Low – Modified areas are intended to accommodate building forms such as single detached, semi-detached, duplex, rowhouses, apartments, stacked townhouses and standalone or small mixed-use buildings.

Section 4.2 of the LAP also provides specific direction in cases where there is non-alignment between the policy direction of the LAP and the restrictive covenants affecting this site, noting that:

“Some parcels in the Plan Area may have registrations on the certificate of title, called restrictive covenants, which may restrict development. These restrictions may include, but are not limited to, restricting development to one or two-unit dwellings. Where the restrictive covenant is not in alignment with the goals and objectives of this Plan, The City of Calgary supports the direction of this Plan.”

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

PROPOSED

CPC2025-0719
ATTACHMENT 2

BYLAW NUMBER 162D2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0109/CPC2025-0719)**

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

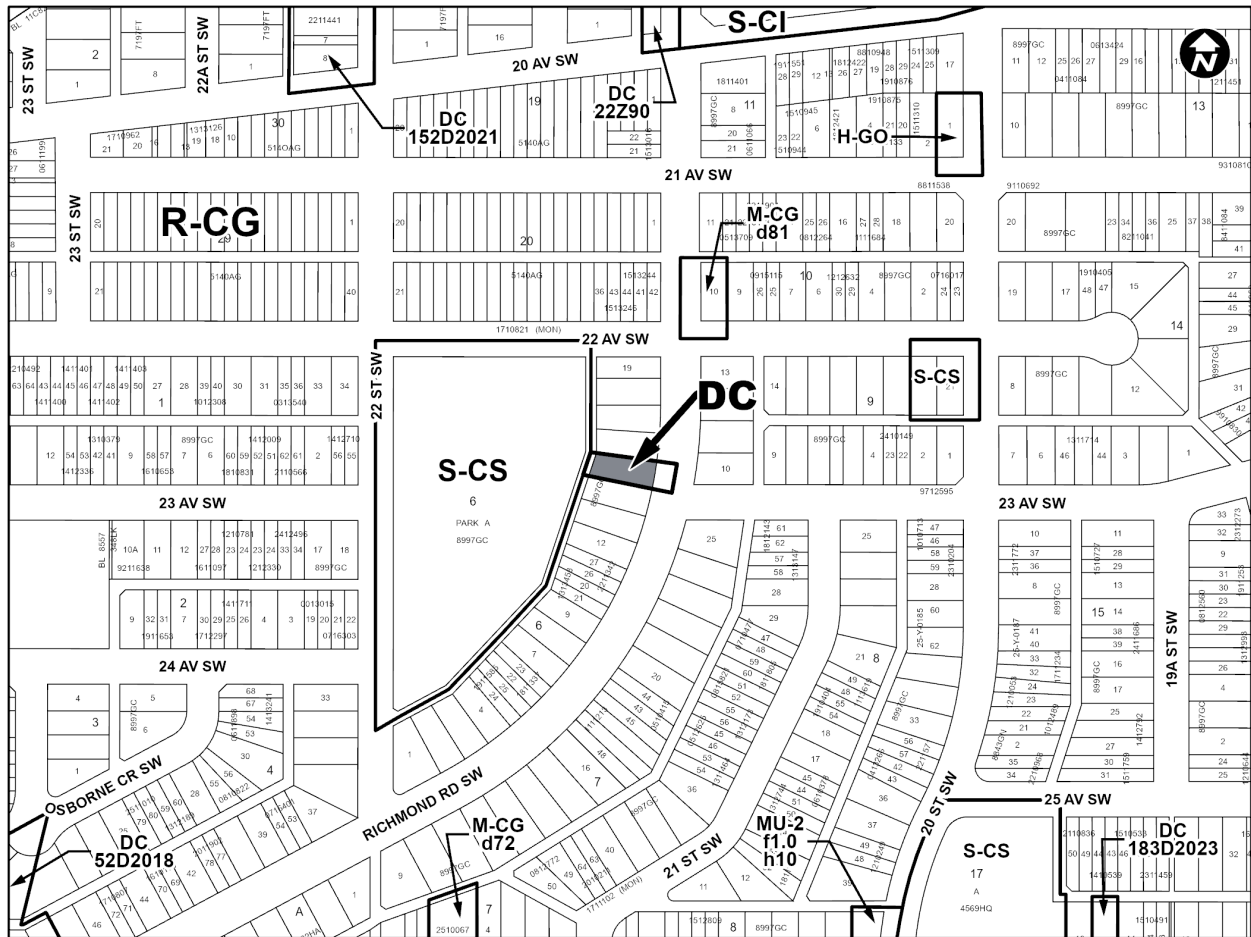
AMENDMENT LOC2025-0109/CPC2025-0719
BYLAW NUMBER 162D2025

SCHEDULE A



**AMENDMENT LOC2025-0109/CPC2025-0719
BYLAW NUMBER 162D2025**

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

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

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

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

- (a) with the addition of:

PROPOSED

AMENDMENT LOC2025-0109/CPC2025-0719
BYLAW NUMBER 162D2025

- (i) **Multi-Residential Development;** and
- (b) with the exclusion of:
 - (i) **Dwelling Unit.**

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.

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.

Density

- 7 The minimum ***density*** is 60 ***units*** per hectare.

Multi-Residential Notice Posting Requirement

- 8 Subsection 27(2)(f) of Bylaw 1P2007 does not apply to this Direct Control District.

Relaxations

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

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

May 21st, 2025

LOC Number (office use only):

On behalf of the landowner, please accept this application to redesignate a +/-0.053 hectare site from R-CG to Direct Control (H-GO) to:

- set up minimum density to exclude singles, duplex or semi-detached
- a maximum building height of 12 metres (increase from current 11 meters)
- the uses listed in the proposed H-GO designation.

The subject site, 2309 Richmond RD SW, is a mid-block lot in the community of Richmond along Richmond RD SW. The lot is currently developed with single detached dwelling built in 1952. A green space is directly to the west of the site cross the lane. The property is surrounded in other directions by single detached dwelling. The site is approximately 0.053 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 project will seek LEED Gold Certificate. Measures like preserving existing mature trees, planting new landscaping, encouraging green roofs and walls, permeable pavement, EV charging and solar roof panels will be explored to improve project's climate resilience.

West Elbow Communities Local Area Plan define the lot as "neighbourhood connector" with building scale of up to 4 storeys. Neighbourhood Connector areas are characterized by a broad range of housing types along higher activity streets. The policy states that development in neighbourhood connector areas should support a higher frequency of units and entrances facing the street. Despite the LAP, the restrictive covenant on title 9685GC restrict the use of the lot to one or two units dwelling. LAP policy 4.2.p states that "where the restrictive covenant is not in alignment with the goals and objectives of this plan, the City of Calgary supports the direction of this plan". The proposed Direct Control based on H-GO zoning fully aligns with the LAP policy.

The subject parcel is located within the Residential-Developed-Inner City area of the

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

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

Applicant Outreach Summary

2025 July 07



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2309 Richmond RD SW

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

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

Outreach Strategy

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

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

On May 2nd, 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



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.

Lower the number of units to 3 units.

Provide schematic plan to show how a 3 units development can be accommodated on sites with plenty of amenity space and landscaping features

How did you close the loop with stakeholders?

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

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

calgary.ca/planningoutreach

Community Association Response

June 30, 2025
Development
Richmond Knob Hill Community Association

The developer has sought to have the Restrictive Covenant overthrown on this lot, 1309 Richmond Road SW, by attempting to "set up minimum density **to exclude single, duplex or semi-detached**; [to achieve] a **maximum building height of 12 metres** (increase from current 11 metres); [and establish] **the uses listed in the proposed H-GO designation**" (LOC2025-0109).

In reading this application it is assumed that the Developer is wanting to remove single detached, semi-detached or duplex requirements from this land use in order to overthrow a Restrictive Covenant registered on title and then suggest they will achieve a promise of LEED and environmentally informed development of some unknown specification. The City should be just as suspect as the Community Association. This is an inappropriate application request given the practice, policy and precedent of all land use practices for the City of Calgary and, most importantly, the civil law of Restrictive Covenants.

Firstly, the Richmond Knob Hill Community Association **does not** support any tactic to circumvent civil law, and the Land Titles Act Restrictive Covenants (RCs). Just as any law-abiding entity, the City must not bypass established legally binding contracts, especially where the current policy sufficiently applies.

Citizens have the right to depend on these contractual rights as the letter of the law. The City of Calgary statement substantiates this:

Restrictive covenants are a private civil agreement between the parties listed on the agreement. The City of Calgary reviews Development Permits and Land Use Amendments in accordance with the legislative framework set out under Part 17 of the Municipal Government Act (MGA). Our planning review and considerations are not bound by the restrictive covenant. **The City does not determine the validity, nor enforce private agreements between landowners when determining the appropriateness of a Land Use Bylaw amendment. The validity and enforcement of a restrictive covenant is a private civil matter to be dealt with between the parties subject to the agreement,** if one or more of those parties choose to do so.

<https://www.calgary.ca/planning/projects/rezoning-for-housing/faq.html>

Per the Act, and the City of Calgary's publicized planning communication, Restrictive Covenants should be a matter for Alberta's civil court system. This process upholds the shared RC neighbour's rights to determine whether there should be a removal of a Restrictive Covenant. It is not the City's determination to grant Direct Control rezoning for the convenience of a Developer.

As for the City's stance, it has been transparent, throughout the engagement and interpretation of feedback of the West Elbow Communities Land Use Plan, in its disregard of the majority of RC homeowners in redetermining land use guidelines to achieve precedent-setting tactics to

approve relaxations and essentially change RC legal designation and to accommodate the Developer's push to overdevelop.

The point remains that **the City cannot intervene in this civil matter where the Restrictive Covenant must be handled through a Civil Court.** All RC neighbours have the right to rely on these covenants and to then fairly defend them in court. The Developer is fully aware of Restrictive Covenants when purchasing the land. For the City to engage with the Developer is inappropriate, an overreach, and further an incomprehensible breach of trust.

Changes to the Restrictive Covenant must be adjudicated through the Province of Alberta Civil Court system in a fair and consistent manner. The public interest must include other RC holding entities who matter most in this debate; first in civil court.

Then the City must engage the wider community in the Land Use and Development Planning cycles of engagement, as they are required to do to ensure the balance of policy and public interest.

The Developer's interpretation of the road as a "neighbourhood connector" seems to benefit their own agenda. The actual West Elbow Communities Local Area Plan (2025) states connectors are primarily given a residential focus "...at all scales, redevelopment should consider existing context, parcel layout, building massing, and landscaping to sensitively integrate into the community" (p. 34). This is consistently reiterated throughout the plan that "...the focus of development, should consider the local built form context" (p. 138). While it seems simplistic to rely on the low hanging fruit of "a range of lane access and off-street parking", the Developer is opportunely utilizing their needs to the exclusion of the overall West Elbow Community plan **and those of the Restrictive Covenant.**

While the Developer suggested they can circumvent various policies and laws because the West Elbow Community plan seemed to suggest that local area plans can be interpreted to support their plea, we must remind both the City and the Developer that the Policy Framework firstly stipulates that "this Plan must be read in conjunction with The City's municipal development plan and other City of Calgary policy and guiding documents, unless otherwise indicated", which of course includes, and in this case is superseded by, civil law. (p. 129).

Richmond Knob Hill Community Association **does not** support the application LOC2025-0109 to redesignate this land.

Land Use Amendment in South Calgary (Ward 8) at 1738 and 1740 – 33 Avenue SW, LOC2025-0058

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.09 hectares $\pm$ (0.21 acres $\pm$) located at 1738 and 1740 – 33 Avenue SW (Plan 4479P, Block 61, Lots 18 to 20) from Residential – Grade-Oriented Infill (R-CG) District to Mixed Use – General (MU-1f3.3h21) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 SEPTEMBER 4:

That Council give three readings to **Proposed Bylaw 164D2025** for the redesignation of 0.09 hectares $\pm$ (0.21 acres $\pm$) located at 1738 and 1740 – 33 Avenue SW (Plan 4479P, Block 61, Lots 18 to 20) from Residential – Grade-Oriented Infill (R-CG) District to Mixed Use – General (MU-1f3.3h21) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for up to a six-storey mixed-use development consisting of commercial, retail or residential uses at grade with residential uses above.
- The proposal would allow for an appropriate building form and density increase of a residential site in proximity to a Main Street and the Primary Transit Network and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *West Elbow Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application provides the opportunity for more efficient development and use of infrastructure with access to a variety of mobility options.
- Why does this matter? The proposal would enable additional residential densification and allow for consideration of commercial/retail opportunities along a Main Street.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of South Calgary, was submitted by Farmor Architecture on behalf of the landowner, 2375133 Alberta Limited (Bill Tuong), on 2025 March 17. As indicated in the applicant submission (Attachment 2), the intent of the application is to allow for a modest redevelopment while also implementing the LAP policies. No development permit has been submitted at this time.

The 0.09-hectare site is a corner parcel, has rear lane access and is directly adjacent to a Neighbourhood Main Street along the Primary Transit Network (33 Avenue SW).

Land Use Amendment in South Calgary (Ward 8) at 1738 and 1740 - 33 Avenue SW, LOC2025-0058

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant distributed 108 letters containing the proposal information to residents within 100-metre radius of the subject site. The applicant also reached out to the Marda Loop Communities Association (CA) to share the project information. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received 10 letters of objection. The letters cited the following areas of concern:

- increased height and density;
- increased parking impact on nearby streets, including potential impacts on the private parking for the use to the west;
- potential impact of commercial use operations within the subject site on adjacent uses;
- parking access off the lane may be problematic due to grade issues adjacent to 17 Street SW;
- increased waste management issues in the lane as a result of the proposed development; and
- increased impact on laneway conditions.

The Marda Loop CA provided a letter in response to the application on 2025 June 26 (Attachment 4), citing development-related concerns and suggesting that a concurrent development permit application be submitted by the applicant.

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.

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

ISC: UNRESTRICTED
CPC2025-0825
Page 3 of 3

Land Use Amendment in South Calgary (Ward 8) at 1738 and 1740 - 33 Avenue SW, LOC2025-0058

IMPLICATIONS

Social

The proposed land use provides for additional housing choice in an inner-city neighbourhood in close proximity to the Primary Transit Network, parks and opens spaces and local commercial uses.

Environmental

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

Economic

The ability to moderately increase the development options on the site with a multi-residential or mixed use development in proximity to primary transit provides for a more viable transit system and makes for more efficient use of other infrastructure.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 164D2025**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of South Calgary, at the northeast corner of 33 Avenue SW and 17 Street SW. The site is approximately 0.09 hectares (0.21 acres) in size, with dimensions of approximately 22.5 metres wide by 38 metres deep and is currently developed with a single detached dwelling. Vehicular access is available from the rear lane on the north side of the site.

Surrounding development is mostly characterized by residential uses, developed with a mix of single-detached and semi-detached dwellings, including several corner townhouse developments and a place of worship on the west side of 17 Street SW. Adjacent parcels to the immediate east, west, south and north are designated as Residential – Grade-Oriented Infill (R-CG) District. Further east and west along both sides of 33 Avenue SW are a number of parcels designated as Mixed Use – General (MU-1) District containing primarily residential developments in the range of four to six storeys in height and some commercial uses at grade. Most of the existing commercial developments along 33 Avenue SW are concentrated west of 18 Street SW (approximately 250 metres, a four-minute walk from the subject site).

The site is approximately 20 metres (less than a one-minute walk) from the Marda Loop Business Improvement Area (BIA), which provides numerous local retail and service uses. South Calgary Park is approximately 150 metres (less than a three-minute walk) east from the site and contains a fire station, a public library, outdoor pool, the Marda Loop Communities Association facilities and outdoor play areas. The subject site is also approximately 300 metres (a five-minute walk) from the King Edward School heritage site and the arts facilities. There are four schools within an approximately 1,000-metre radius of the subject site (Richmond School, William Reid School, Dr. Oakley School and Altadore School).

Community Peak Population Table

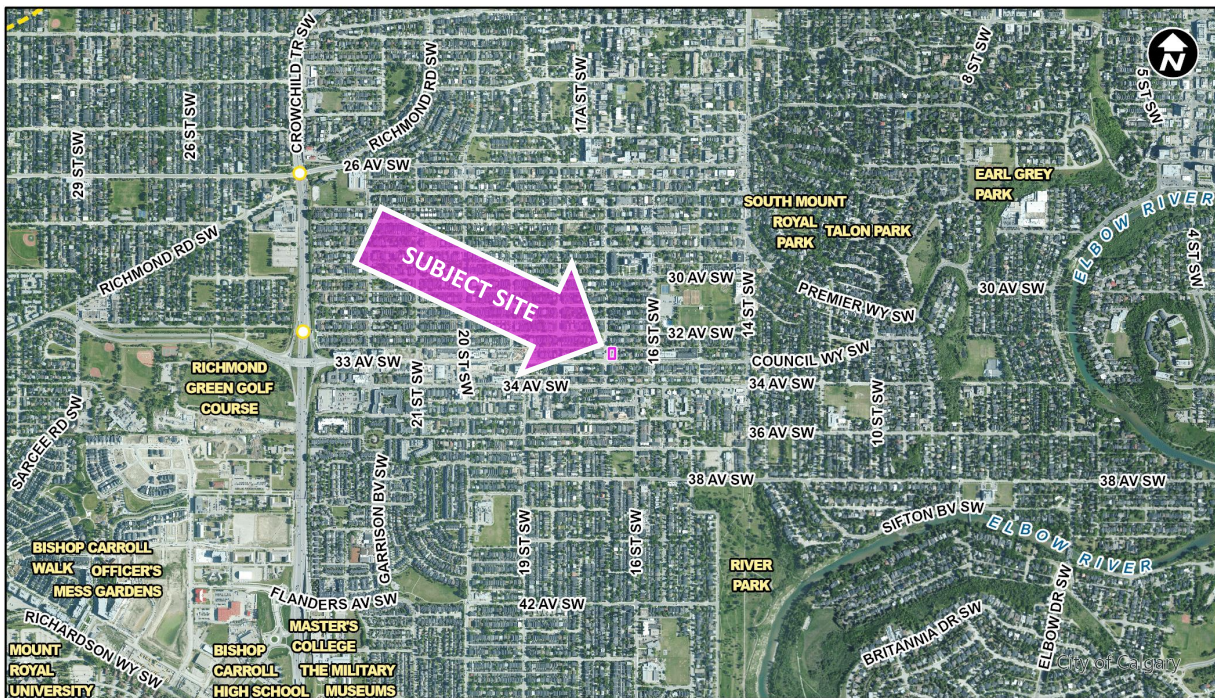
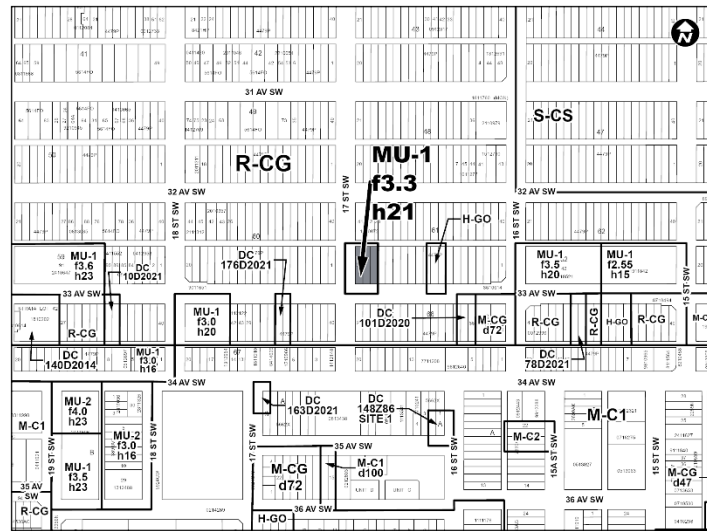
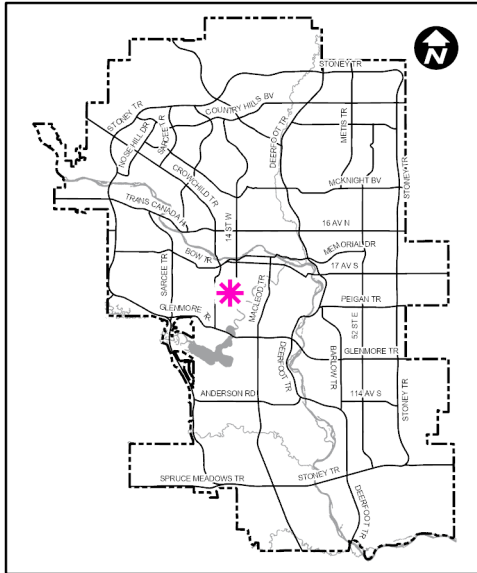
As identified below, the community of South Calgary reached its peak population in 2019.

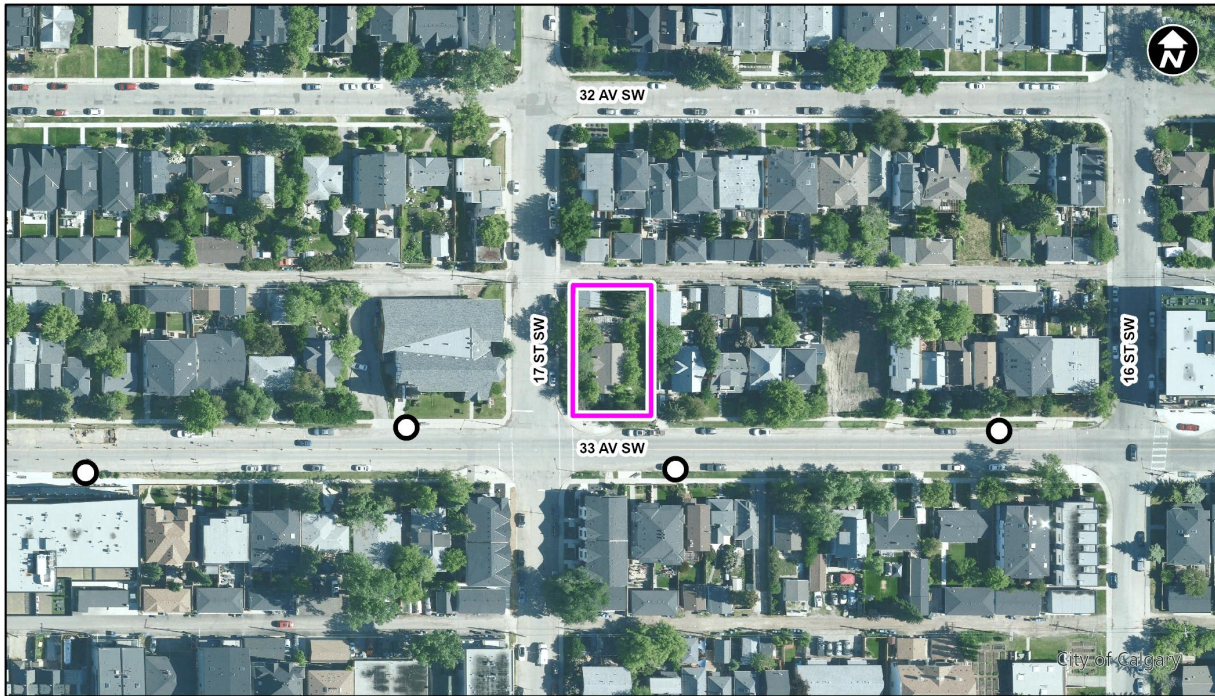
South Calgary	
Peak Population Year	2019
Peak Population	4,442
2019 Population	4,442
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2021 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

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

The proposed Mixed Use – General (MU-1f3.3h21) District is intended to accommodate street-oriented developments that may accommodate a mix of residential and commercial uses in the same building. The proposed land use will allow for a maximum building floor area of approximately 2,870 square metres and a maximum building height of 21.0 metres (up to six storeys). The MU-1 District is designed to be adjacent to and accommodate low-density residential development with specific rules for setbacks and maximum heights at the shared property line or lane.

Development and Site Design

If this redesignation is approved by Council, the rules of the proposed MU-1f3.3h21 District will provide guidance for future site development, including appropriate uses, building configuration, parcel coverage, building height and massing, landscaping, waste management and parking. Given the specific context of this site, additional items that will be considered

through the development permit process include, but are not limited to:

- articulation of built form and physical separation from low-density residential sites;
- mitigating shadowing, overlooking and privacy concerns to adjacent residential neighbours;
- integrating Main Streets streetscape design along 33 Avenue SW;
- ensuring a pedestrian-oriented built interface along both 33 Avenue SW and 17 Street SW and appropriate location of uses along the street frontages; and
- the interface with the rear lane and the location of access into the site.

Transportation

As part of the identified Primary Transit Network under the *Calgary Transportation Plan* (CTP), the site is served by Calgary Transit with several bus routes along 33 Avenue SW, including Route 22 (Richmond Rd SW) and Route 7 (Marda Loop). A MAX Yellow Bus Rapid Transit (BRT) stop is also available along Crowchild Trail SW for Route 304 (Woodpark/City Centre) with a stop at 33 Avenue 1,100 metres (an 18-minute walk) from the subject site. There is an existing on-street bikeway along 34 Avenue SW east of 20 Street SW, as well as along 20 Street SW north of 34 Avenue. These pathways are part of the Always Accessible for All Ages and Abilities (5A) Network.

Vehicular access, waste and recycling operations and loading would occur from the rear lane, accessed from 17 Street SW. Any new development will also tie into the public realm improvements along 33 Avenue SW.

On-street parking is available adjacent to the subject site. Parking restrictions exist within the Marda Loop Business Improvement Area further west, which currently extends east to 17 Street SW. A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Adjacent water and sanitary mains are available to service the site. Storm mains are not available adjacent to the site. Specific details of site servicing, stormwater management and waste and recycling management will be reviewed in detail through 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 [Municipal Development Plan](#) (MDP) identifies the site as being located within a Neighbourhood Main Street (Map 1: Urban Structure) as well as along the Primary Transit Network (Map 2: Primary Transit Network). The applicable policies encourage optimal use of transit infrastructure by directing future growth of the city in a way that fosters a more compact and efficient use of land, create complete communities, allow for greater mobility choices, and

enhance vitality and character in local neighbourhoods.

The proposed land use application allows for the site to develop with moderate intensity that is transit-oriented and is in keeping with the MDP policies.

Calgary Climate Strategy (2022)

This application proposes a density increase and the implementation of transit-oriented development, which aligns with the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged through a development permit application.

West Elbow Communities Local Area Plan (Statutory – 2025)

The [West Elbow Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the 'Neighbourhood Main Street' with a 'Neighbourhood Flex' Urban Form categories (Map 3: Urban Form) and a 'Low' Building Scale modifier (Map 4: Building Scale), which allows for up to six storeys. The LAP speaks to buildings oriented to the street, and notes that commercial development may be appropriate on the ground floor but is not required. The proposed land use is in alignment with applicable policies of the LAP.

Applicant Submission

Company Name (if applicable):

FARMOR Architecture

LOC Number (office use only):

Applicant's Name:

Farhad Mortezaee

Date:

July 30, 2025

Plan: 4479P; Block:61; Lots:18-20 1738-1740 33 Avenue SW

The purpose of this land-use amendment application is to change the current zoning from R-CG to M-U1 to allow for the potential of a low-scale (up to six storeys) building in compliance with the proposed West Elbow Communities Local Area Plan (LAP). The proposed mixed-use land use will comply with the Neighbourhood Flex zoning outlined in the LAP, accommodating active frontage commercial uses on the ground level and residential units above it. While the current owner wishes to develop a three (3) storey mixed use development, we are proposing a stock land use district to the maximum height and FAR possible and compliant with the intent of the proposed LAP, so that in the unlikely scenario of change of owners or development strategy, there will be no need to reapply for another land-use amendment.

Applicant Outreach Summary

2025 July 30



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission

Project name: Marda Loop Vera Mixed-Use Stacked Townhouses

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)

1. Contact the Community Association;
2. Contact the Ward Councillor's office;
3. Inform the immediate neighbours.

Please see details described below.

Affected Parties

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

All residential and commercial addresses within 100m radius were targeted. This resulted in the distribution of 108 information letters reaching individual addresses, six, of which, were returned due to invalid addresses. Further investigation revealed the invalid addresses were secondary to construction related addressing changes. Two residences responded with concerns about density, lack of parking, and questions/requests for additional information about the proposed development.

calgary.ca/planningoutreach



Community Outreach on Planning & Development Applicant-led Outreach Summary

What did you hear?

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

Two residences responded, each with similar messages.

Both responses expressed concerns over:

1. Insufficient parking for residential and commercial use;
2. Increased potential for vehicle congestion, with both traffic and parking related to residential and commercial use. This concern extended to the perceived inability for the area to sustain an increase in traffic and overall density;
3. Lastly, the development negatively affecting local businesses and the overall aesthetics of the community.

How did input influence decisions?

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

It is the developers' intention to pursue MU-1 zoning with a 21m height restriction. The development is planned to be limited to 3 storeys with at grade commercial live-work units, specifically suited for operators of small businesses. Parking will be restricted to at-grade surface parking, with no underground option. Dwellings will be arranged in a stacked townhouse style that is sensitive to the vernacular of the existing context.

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 approached the Community Association representatives with feedback in hand. In discussion, we identified the following high-level concerns: the need for development to move expediently due to the overwhelming message of 'development fatigue' experienced by community members, the need for development to be sensitive to the immediate context and community vernacular, and the desire for the community to play a larger role in community development planning and decision making. More practical concerns were related to laneway use and reduced parking availability, the logistics of refuse collection, reduced area for landscaping, and the capacity of existing utility service infrastructure. There were areas of support: The Community Association representatives were in favor of small, community-based commercial retail units, as well as a 3-storey height limit. Suggestions brought forward include the introduction of transitional buildings that bridge the surrounding single-family dwellings with the mid to high rise mixed-use buildings on 33 Ave SW, as well as creating dwellings that support aging in place. We relayed this message to the client and the developer's intention is outlined in the previous question/response.

calgary.ca/planningoutreach

Community Association Response



June 26th, 2025

The City of Calgary Planning Services
Attention: File Manager, Martin Siddles
Planner, South Team
Community Planning, Planning & Development
The City of Calgary

Re: Application LOC2025-0058; 1738 33 AV SW, 1740 33 AV SW

Dear Martin,

We are writing on behalf of the Marda Loop Communities Association (MLCA) Planning & Mobility Committee to provide comments on **Application LOC2025-0058**, a proposed land use amendment at 1738 33 AV SW and 1740 33 AV SW.

We appreciate the applicant's intent to contribute to Calgary's housing supply and support the vibrancy of 33 Avenue SW. We also recognize The City's policy objectives in promoting mixed-use, transit-oriented development and economic vitality within the Marda Loop Main Street area. We encourage the applicant to submit a development permit along with the LOC.

We have met with Farmor Architecture and discussed the project scope and some design ideas. While we understand that this address is within the Neighbourhood Flex zone as per the West Elbow Communities Local Area Plan, we also urge the applicant to consider their actual development plans. Our community wants to see a range of buildings on 33rd avenue SW. This particular site is on two narrow lots and doesn't seem to fit the mixed use commercial on the bottom, residential on the top concept. The surrounding neighbours are residential and a church to the west.

We have some specific design considerations from the plans circulated to the neighbours.

- The site isn't the correct size for what they are trying to achieve. The orientation should be an L-shape project for a townhome.
- The site contains mature trees, which provide environmental and aesthetic benefits to both the local community and the broader city. These trees should be preserved to the greatest extent possible. Where preservation is determined to be infeasible, the new development should aim to include additional trees beyond the minimum the Land Use Bylaw requires to offset the loss, as new trees do not provide the same benefits as mature trees.

Marda Loop Communities Association
3130 - 16th Street SW, Calgary, Alberta T2T 4G7
(403) 244-5411 info@mardaloopca.org www.mardaloopca.org



Marda Loop Communities Association

- The courtyard will be dark with no light, not functional space and there is too much density on this little site.
- This is on a corner lot in the community. The future development should feature a high standard of architecture and the incorporation of materials that befit its prominent location.
- Waste and recycling should be managed comprehensively through Moloks or other waste management solutions rather than individual bins, which can proliferate on developments like this.
- Prior to submitting a Development Permit for the site, we encourage the applicant to reach out to the MCLA to initiate a constructive, collaborative process.

For these reasons, we encourage the applicant to submit a development permit along with the LOC. Also, the neighbours need to be properly consulted with on the potential building.

We thank the City Administration and the applicant for their engagement on this file. We hope our input will support a constructive, collaborative process as this application moves forward. We remain open to dialogue and willing to work toward solutions that support both growth and the long-term success of our community.

Sincerely,

Planning & Mobility Committee
Marda Loop Communities Association

Marda Loop Communities Association
3130 - 16th Street SW, Calgary, Alberta T2T 4G7
(403) 244-5411 info@mardaloopca.org www.mardaloopca.org

PROPOSED

CPC2025-0825
ATTACHMENT 5

BYLAW NUMBER 164D2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0058/CPC2025-0825)**

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 LOC2025-0058/CPC2025-0825
BYLAW NUMBER 164D2025

SCHEDULE A



**AMENDMENT LOC2025-0058/CPC2025-0825
BYLAW NUMBER 164D2025**

SCHEDULE B



Land Use Amendment in Bankview (Ward 8) at multiple addresses, LOC2025-0100

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2025-0736) to the 2025 November 18 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.21 hectares $\pm$ (0.52 acres $\pm$) located at 2502, 2506, 2512 and 2516 – 14A Street SW (Plan 3908R, Block 1, Lots 11 to 18) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate a Museum, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 OCTOBER 30:

That Council:

Give three readings to **Proposed Bylaw 166D2025** for the redesignation of 0.21 hectares $\pm$ (0.52 acres $\pm$) located at 2502, 2506, 2512 and 2516 – 14A Street SW (Plan 3908R, Block 1, Lots 11 to 18) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate a Museum, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject site to a Direct Control (DC) District based on the Multi-Residential – High Density High Rise (M-H3f8.0h52) District to allow for the additional use of Museum.
- The proposed application aligns with the *Municipal Development Plan* (MDP) and the *West Elbow Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would enable more housing, community uses and commercial opportunities close to the Primary Transit Network.
- Why does this matter? The proposal would enable the development of a mixed-use building including residential, community and commercial uses, and more efficient use of existing infrastructure and nearby amenities.
- No development permit application has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Bankview, was submitted by O2 Planning and Design on behalf of the landowner, 2116162 Alberta Ltd. (Brawn Group), on 2025 May 20. This application proposes to redesignate the subject parcels from Residential – Grade-Oriented Infill (R-CG) District to a DC District that can accommodate residential, community and commercial uses in a single building.

Land Use Amendment in Bankview (Ward 8) at multiple addresses, LOC2025-0100

The site is approximately 0.21 hectares (0.52 acres) in size and is located one block west of 14 Street SW, which is a Neighbourhood Main Street. It is approximately 75 metres (a one-minute walk) from Calgary Transit Route 7 (Marda Loop) and Route 22 (Richmond Rd SW) located on 14 Street SW, and Route 2 (Mount Pleasant/Killarney) and Route 6 (Killarney/26 Av SW) located on 17 Avenue SW. Three of the four subject parcels are currently developed with single-detached dwellings while the remaining parcel is vacant.

No development permit has been submitted at this time; however, the development concept has been provided and reviewed by the Urban Design Review Panel. As noted in the Applicant Submission (Attachment 3), the applicant has identified the intent to build a 12-storey mixed-use project that integrates an interpretive centre and accessible rooftop garden with residential units. The proposal requires a DC District because the use of Museum is not allowed in any land use district that would be suitable for this location. The proposal is in alignment with the objectives and policies of the *West Elbow Communities Local Area Plan* (LAP), which support increased residential development in an area that is well served by transit.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the Applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant created an information website, hosted two information sessions (one in-person and one virtual) and distributed postcards within the vicinity of the proposal. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on site and published [online](#). Two notification processes were undertaken following revisions to the application. These commenced on 2025 June 12 and 2025 July 19 and included notification letters sent to adjacent landowners.

Administration received 35 letters in response to the application from a total of 25 respondents. These included 24 letters of opposition and one letter of support. The letters of opposition included the following areas of concern:

- increased building height, density, shadowing and massing;
- increased noise;
- lack of privacy;
- cumulative impact of development;
- misalignment with community character;
- lack of infrastructure capacity;

Land Use Amendment in Bankview (Ward 8) at multiple addresses, LOC2025-0100

- increased parking and traffic congestion;
- impact of construction; and
- lack of engagement.

The letter of support cited economic benefit for the community.

The Bankview Community Association provided comments in response to the application through two emails. These comments were neither in support of nor objecting to the land use amendment, but identified concerns about engagement, height, traffic, massing and design (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The DC District is required for the additional use of Museum and the proposed uses and scale align with the LAP. The building and site design, including landscaping and amenity space, would be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

The proposed land use amendment would allow for additional housing choices, community facilities and commercial amenities which may accommodate the evolving needs of different age groups, lifestyles and demographics.

Environmental

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

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

**Planning and Development Services Report to
Calgary Planning Commission
2025 October 30**

**ISC: UNRESTRICTED
CPC2025-0736
Page 4 of 4**

Land Use Amendment in Bankview (Ward 8) at multiple addresses, LOC2025-0100

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Bankview encompassing an entire block, which is bounded by 24 Street SW to the north, 25 Street SW to the south and 14A Street SW to the west. The east is bound by commercial parcels fronting 14 Street SW as there is no rear lane. The site is approximately 0.21 hectares (0.52 acres) in size, comprising of four land parcels, three of which are developed with single detached dwellings and the remaining parcel is vacant.

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

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

Community Peak Population Table

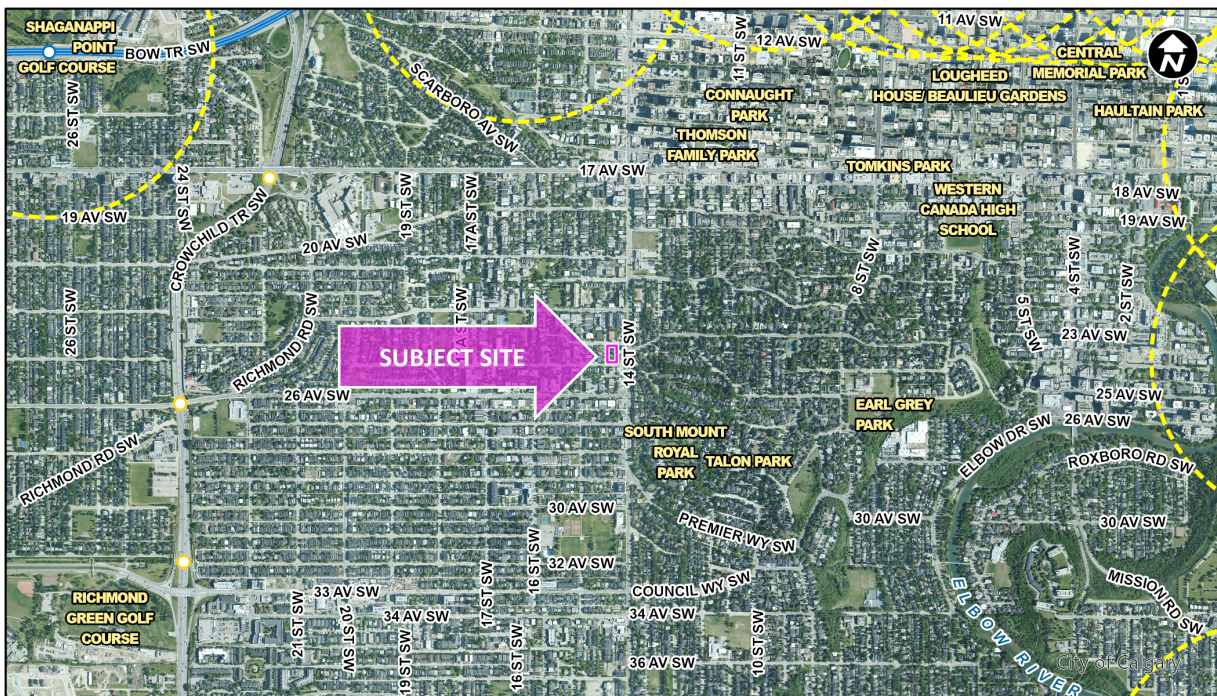
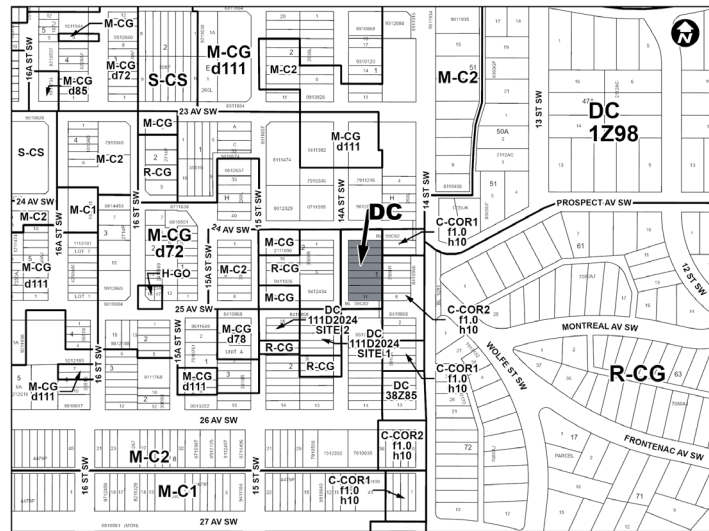
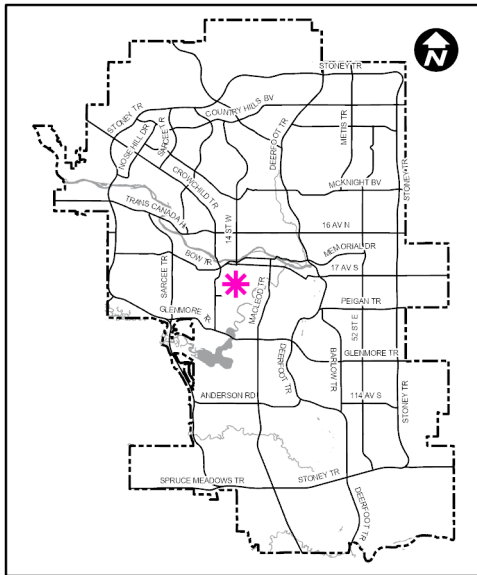
As identified below, the community of Bankview reached its peak population in 1981.

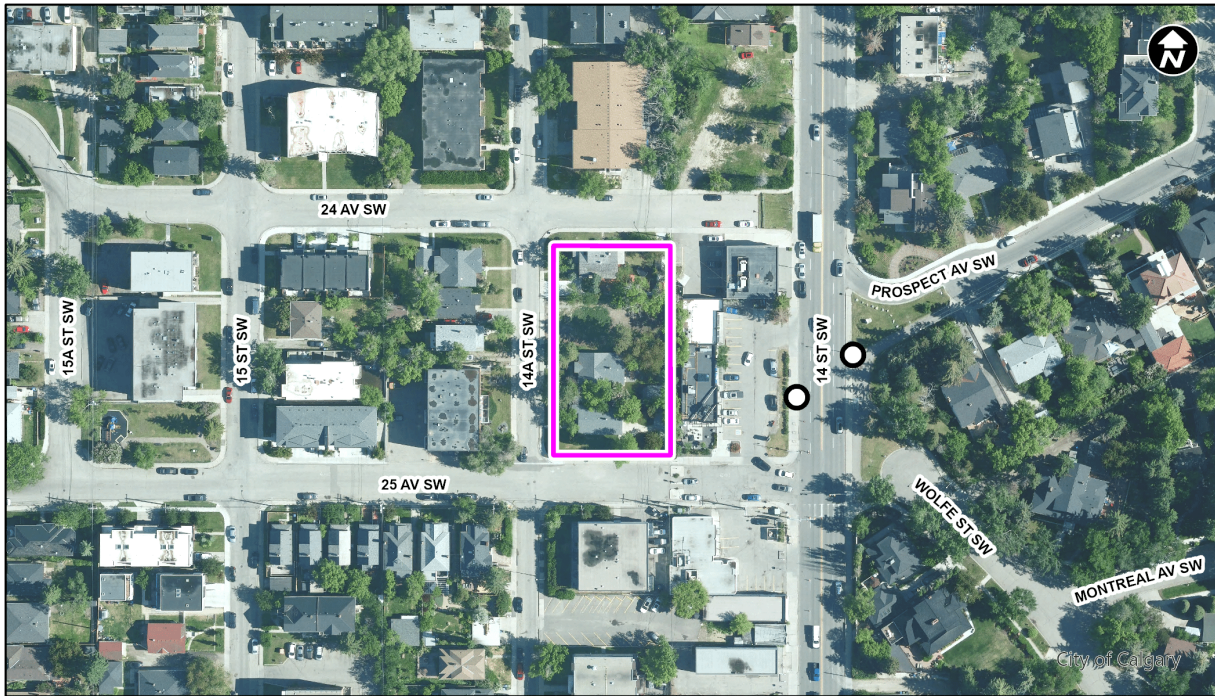
Bankview	
Peak Population Year	1981
Peak Population	5,590
2019 Current Population	5,526
Difference in Population (Number)	- 344
Difference in Population (Percent)	- 6.0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site area, this would allow for up to 15 dwelling units.

The proposed Direct Control (DC) District is based on the rules of the Multi-Residential – High Density High Rise (M-H3) District and accommodates the additional use of Museum, which is not a listed use in the M-H3 District. The M-H3 District is intended to provide for Multi-Residential Development with a minimum density, support commercial multi-residential uses and support outdoor space for social interaction.

The proposed maximum floor area ratio (FAR) of 8.0 (approximately 16,650 square metres) and maximum building height of 52.0 metres provides for intensification of the site that aligns with the policies set out in the West Elbow Communities Local Area Plan (LAP). These modifiers are provided in conjunction with setbacks allowances of zero metres on all four property lines. No density modifier has been proposed.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to specific regulation unavailable in other land use districts. The proposal allows for the applicant's intended mixed-use development, maintaining the M-H3 District as the base and accommodating the additional use of Museum. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

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

Sections 11 and 12 of the proposed DC District allow for the Development Authority to relax the maximum use area for the uses proposed and their location within the building. The intent of this rule is to allow flexibility for the uses based on the building design, which would be determined at the development permit stage.

Transportation

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

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

The subject site is currently serviced by Calgary Transit Route 7 (Marda Loop) located 75 metres away (a one-minute walk), Route 22 (Richmond Rd SW) located 75 metres away (a one-minute walk), Route 6 (Killarney/26 Av SW) located 600 metres away (an 11-minute walk) and Route 2 (Mount Pleasant/Killarney) located 700 metres away (an 11-minute walk) from the subject parcels.

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

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

Utilities and Servicing

Environmental Site Considerations

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

Stormwater Servicing

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

Sanitary Servicing

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

Water Servicing

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

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

Calgary Climate Strategy (2022)

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

West Elbow Communities Local Area Plan

The [West Elbow Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Local category (Map 3: Urban Form) and the Mid Building Scale category (Map 4: Building Scale), which allows for up to 12 storeys. The LAP speaks to a mix of residential uses that should consider the built form context, be oriented towards the street and consider shadowing impacts on neighbouring properties. The subject parcel is also located within a Heritage Guideline Area – Precinct 2. These policy considerations and the design response would be determined at the development permit stage. The proposed land use is in alignment with applicable policies of the LAP.

PROPOSED

CPC2025-0736
ATTACHMENT 2

BYLAW NUMBER 166D2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0100/CPC2025-0736)**

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

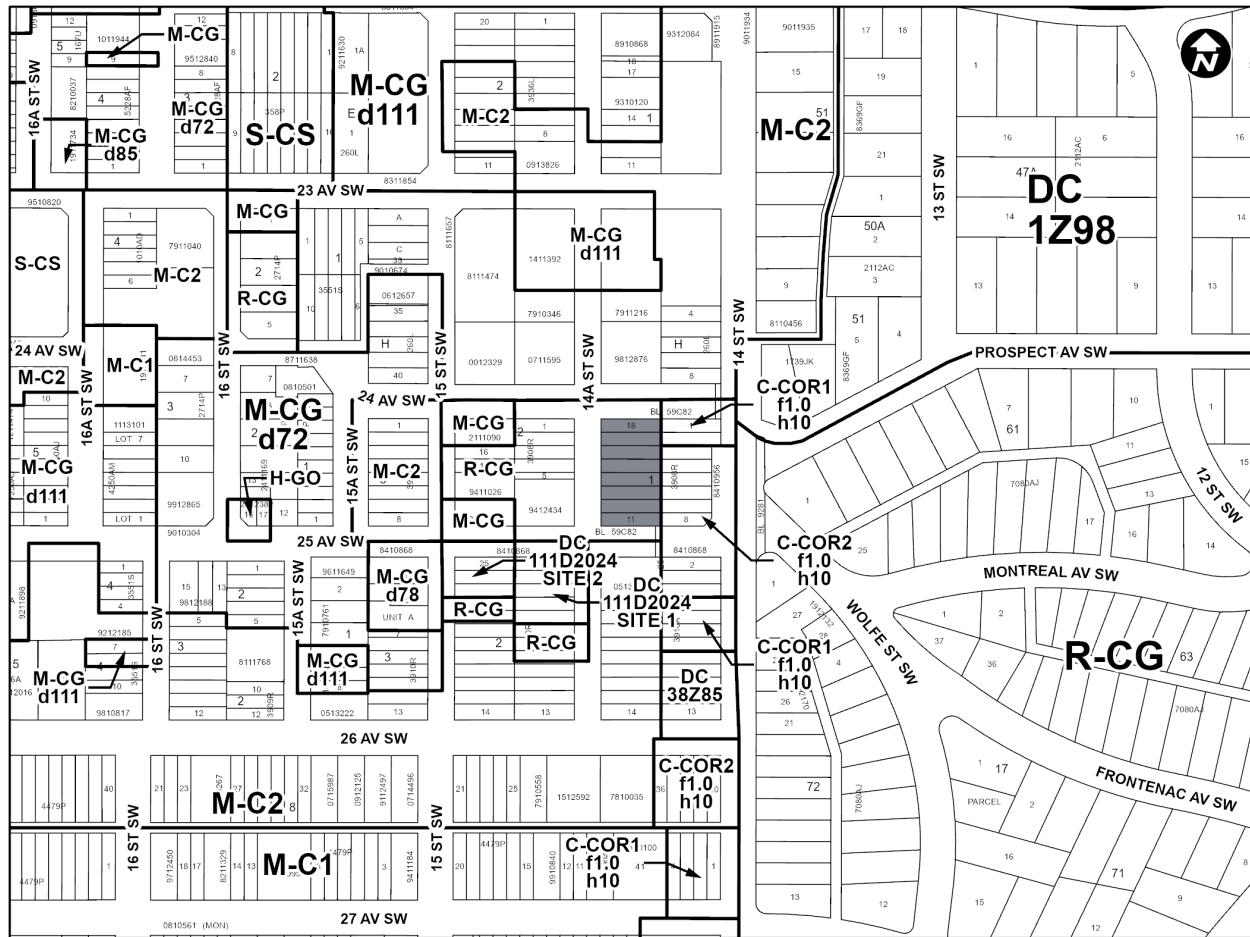
READ A THIRD TIME ON _____

MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

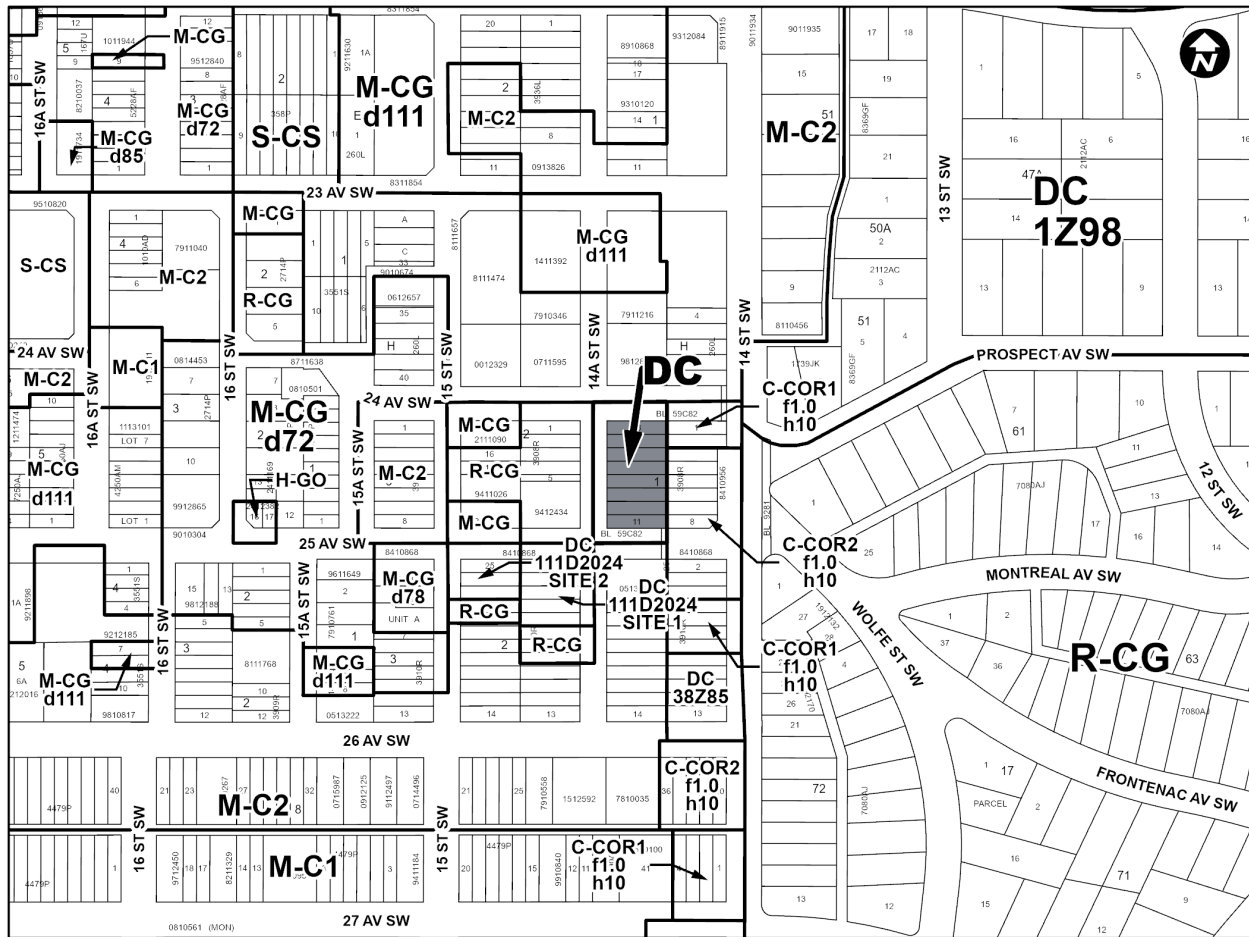
**AMENDMENT LOC2025-0100/CPC2025-0736
BYLAW NUMBER 166D2025**

SCHEDULE A



**AMENDMENT LOC2025-0100/CPC2025-0736
BYLAW NUMBER 166D2025**

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

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

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

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

PROPOSED

AMENDMENT LOC2025-0100/CPC2025-0736
BYLAW NUMBER 166D2025

Discretionary Uses

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

- (a) **Museum.**

Bylaw 1P2007 District Rules

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

Floor Area Ratio

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

Setback Area

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

Building Setbacks

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

Building Height

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

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

- (a) within 1.2 metres of the east **property line**;
- (b) within 3.5 metres of the west **property line**; and
- (c) within 1.5 metres of the north and south **property lines**.

Rules for Commercial Multi-Residential Uses

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

- (a) be contained completely within the **building** with the exception of **Outdoor Café uses**;
- (b) be located on either or both the first or second **storey** of the **main residential building** with the exception of **Restaurant: Food Service Only, Restaurant: Licensed** and **Outdoor Café uses**, which may also be located on either or both of the top **storey** or rooftop of the **main residential building**; and
- (c) not share a hallway with **Dwelling Units**.

(2) The maximum **use area** for each **commercial multi-residential use** is 325.0 square metres.

PROPOSED

AMENDMENT LOC2025-0100/CPC2025-0736
BYLAW NUMBER 166D2025

- (3) The maximum **public area** for a **Restaurant: Food Service Only** or **Restaurant: Licensed** is 150.0 square metres.
- (4) Parking areas for **commercial multi-residential uses** must be separated from residential parking areas.

Rules for Museum

- 12 (1) A **Museum** must:
- (a) be located on either or both of the first or second **storey** of a **building**;
 - (b) be contained completely within a **building**; and
 - (c) not share a hallway with **Dwelling Units**.
- (2) The maximum **use area** for a **Museum** is 2,000.0 square metres.
- (3) Parking areas for a **Museum** must be separated from residential parking areas.

Relaxations

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

Applicant Submission

2025 May 20



O2

Applicant Submission

On behalf of 2116162 Alberta Ltd., O2 is proposing to redesignate the parcels located at 2502–2516 14A Street SW from Residential – Grade-Oriented Infill (R-CG) to a Direct Control (DC) District based on the Multi-Residential High Density High Rise (M-H3) district. The proposed development is an innovative 12-storey mixed-use project that integrates an interpretive centre and publicly accessible rooftop garden commemorating the legacy of Calgary's Brawn family, along with 10 floors of residential units.

Robert Brawn notably served as chair of the organizing committee for the 1988 Winter Olympic Games and has been a senior statesman of Alberta's oil and gas industry for decades. This development, located on the site of his childhood home and proposed to be named The Daisy after his mother, is intended to serve as a legacy piece for his entire family.

A Direct Control district is required to enable this project due to its unique blend of public amenities and residential uses, particularly the museum component located at-grade. In accordance with Section 20 of the Land Use Bylaw, this DC is appropriate as the proposed development cannot be reasonably achieved through a standard land use district and requires site-specific regulations to address the building's integrated public amenities and built form.

Site Context

The subject site is located in the community of Bankview on the east side of 14A Street SW between 24 Avenue and 25 Avenue SW. The site is currently occupied by three single-detached dwellings, including the previous family home of the Brawn family. The surrounding area is one in transition, between the busy commercial thoroughfare of 14 Street SW and the rapidly redeveloping residential core of Bankview.

The site benefits from proximity to transit, with multiple bus routes along 14 Street SW and nearby 26 Avenue SW, providing direct connections to Downtown, Mount Royal University, and the broader LRT network. The site is well situated within walking distance of community amenities including Buckmaster Park, the Bankview Community Centre, Bankview Community Garden, and local shops and services along 14 Street SW. Additionally, the City has planned cycling infrastructure upgrades including new bike lanes on adjacent streets, which will further enhance accessibility and support sustainable transportation options for residents. The adjacent 14 Street SW corridor is identified within the Primary Transit Network (PTN), providing the site with access to a variety of services and transit options to support future intensification.

Policy Framework

The subject site falls within the boundaries of the West Elbow Communities Local Area Plan (LAP), approved by Council on May 7, 2025, and the proposed development complies with the LAP. In the LAP, the site is designated as the Neighbourhood Local Urban Form with a Mid Building Scale modifier. The designation supports a range of residential and mixed-use buildings that contribute to the vibrancy and walkability of the neighbourhood. The Mid classification allows buildings up to 12 storeys in height and encourages developments that contribute to a high-quality public realm through activated ground floor uses.

Land Use Amendment

The site is currently designated as Residential - Grade-Oriented Infill (R-CG) under the Land Use Bylaw. While the R-CG District supports low-density residential forms, it does not accommodate the proposed density or public uses envisioned for the site. As such, a land use redesignation will be required.

A Direct Control (DC) District based on the Multi-Residential High Density High Rise (M-H3) District is proposed to enable the desired height and inclusion of public amenities on the uses. The DC will allow for

customized provisions to facilitate a 12-storey built form with integrated public uses at-grade and on the roof, while maintaining compatibility with the surrounding land use context. The proposed DC aligns with the broader objectives of the LAP, providing a site-specific response that delivers new housing opportunities with an added public benefit.

Section 20 of the Land Use Bylaw sets out the rules for Direct Control Districts. The proposed DC complies with these requirements in the following ways:

1. **Unique Characteristics or Innovative Ideas:** The proposed development includes a publicly accessible interpretive centre and an indoor rooftop garden commemorating the Brawn family legacy, an innovative feature that offers a meaningful public benefit.
2. **Inability to Achieve Results Through Standard Districts:** The unique mix of public, institutional and residential uses cannot be accommodated within a standard land use district, necessitating the use of a DC District.
3. **Requirement for Specific Regulation:** A DC District is required to accommodate site-specific elements such as building height, setbacks and a tailored range of land uses, including cultural and institutional uses that are not included within the standard M-H3 permissions.

The proposed Direct Control (DC) District will allow for a maximum building height of 60.0 metres to enable a 12-storey built form and a corresponding density of 8.0 FAR. In addition to the standard permitted and discretionary uses of the M-H3 district, the DC will specify rules for ground floor height, rear and front yard setbacks and stepbacks to enable the proposed built form. The applicant is committed to collaborating with Administration on a DC District that effectively supports the proposed development, while aligning with the broader objectives of the LAP.

Public Engagement

The project team has engaged in conversations with the Bankview Community Association's Development Committee chair, and is committed to ongoing dialogue with Administration, Ward 8 Councillor's office and the broader community throughout the application process. To date, public engagement has included a frequently updated project website, a postcard mailout to nearby neighbours, an in-person public open house, and a virtual public open house sharing information about the proposed development and land use redesignation application.

Conclusion

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

- Offer a unique public amenity through a museum and publicly-accessible rooftop garden that honours the Brawn family legacy, making a meaningful contribution to the community.
- Introduce new housing near parks, transit, community services, and local businesses along 14 Street SW, enhancing connectivity and livability.
- Revitalize an underutilized site with a landmark building that introduces a mix of uses supported by the direction of the West Elbow Communities LAP, enhancing neighbourhood vibrancy and contributing to a high-quality public realm.
- Leverage the site's location along the Primary Transit Network and planned SA network upgrades to support multi-modal connectivity and future residential intensification.
- Reflect the intent of the West Elbow Communities LAP by proposing an innovative development that integrates a public amenity.

Applicant Outreach Summary

2025 July 21



O2

Applicant Outreach Summary

Outreach Strategy

O2 implemented an outreach strategy to share details of the proposed Land Use Redesignation application, receive feedback from interested stakeholders, and consider revisions to the proposed application. The following engagement tactics were implemented:

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

On-Site Notice Posting

Consistent with the City's notice-posting requirements, one large-format public notice sign was installed on the site June 17, 2025, and remained in place until it was replaced with new issued signage on July 18, 2025, reflecting the revised application. One comment was received regarding the notice posting from an adjacent neighbour, noting support of relocating the existing traffic barrier west along 24 Avenue SW.

Postcard Circulation

Approximately 250 postcards were distributed to neighbouring residents in advance of the in-person and virtual information sessions. The postcards outlined the proposed land use redesignation, provided a link to the project website, and included details for attending both upcoming engagement sessions.

Project Website

A project website [Engage Daisy 14A](#) was created to provide project information and updates to the public on the Land Use Amendment application. The website includes a comment form through which visitors can submit questions or feedback directly to the project team. While this provided an additional opportunity for public input, no comments have been submitted through the site to date.

Bankview Community Association

O2 met with the Chair of the Bankview Community Association's Development Committee to discuss the proposed development and identify opportunities for community engagement. Engagement with the Community Association will continue, with a meeting involving the broader Development Committee anticipated in the coming weeks.



In-person Public Information Session

July 14, 2025

On Monday July 14, 2025, members of the public were invited to attend an in-person open house drop in style from 6:00-7:30pm. Members of the project team were in attendance including the Brawn family (property owner). Approximately 12 residents were in attendance during the in-person session, including representation from the Bankview Community Association. Virtual copies of the panels were distributed to attendees following the session, as well posted publicly on the project website.

Virtual Public Information Session

July 17, 2025

On Thursday July 17, 2025, a virtual information session was held from 7:00-8:00pm. Members of the project team were in attendance including the Brawn family (property owner) and Zeidler Architecture, in addition to 11 residents. O2 provided a presentation with an overview of the proposed Land Use Application. The session concluded with a question-and-answer period whereby attendees could ask questions to the project team.

Summary of Comments

The main comments outlined during our Public Outreach included:

- Concerns regarding a 12-storey built form.
- Potential shadow impacts on the surrounding properties.
- Questions about vehicular access to the site from 14 Street SW.
- Inquiries regarding on-site parking provisions, including whether it will accommodate both residents and visitors to the public amenities.
- Interest in shifting the existing traffic barriers along 24 Avenue SW and 25 Avenue SW further west toward 14A Street, while maintaining limited internal road access.
- Requests for clarification on public access to the building, including how these areas will be secured and managed.
- Questions about the anticipated tenure and ownership structure of the residential units, including eligibility criteria for the 5% affordable housing commitment.
- Interest in incorporating unique architectural features and design elements that reflect the legacy intent of the project.

Responses to Outreach Feedback

The revised application responds to feedback received through engagement with the Bankview Development Committee, area residents, and City Administration. Key themes included the land use compatibility, building height, site access from 14 Street SW, and questions regarding the mix of public uses within the development. Additional comments related to detailed building design, unit composition, parking and expected tenure, were received and will be reviewed through the Development Permit process.

Land Use Compatibility:

The proposed Land Use Amendment is consistent with the direction of the West Elbow Communities Local Area Plan (LAP), which was adopted by Council on May 7, 2025. The LAP identifies this block within the Neighbourhood Local urban form category with a 'Mid' building scale modifier, supporting increased residential density and mixed-use opportunities in well-located areas. While the proposal represents one of the taller buildings currently within the community, it aligns with the LAP's vision for contextually appropriate intensification and is anticipated to serve as a catalyst for future redevelopment in the area.

The site's key location and legacy-driven purpose also present an opportunity to contribute meaningfully to the community. Through the detailed design process, it is the intent to incorporate historically significant materials such as elements from the Calgary Stampede, the 88' Olympics and the former Brawn family home.

Building Height:

The proposed building height aligns with the 'Mid' building scale modifier identified in the West Elbow Communities Local Area Plan (LAP), which supports buildings up to 12 storeys. In response to policy direction and community feedback, the height has been reduced from 13 to 12 storeys to better reflect the intent of the LAP and ensure compliance with the applicable scale modifier. Preliminary shadow studies indicate that adequate sunlight will be maintained for adjacent properties. Further opportunities to mitigate height impacts such as the use of stepbacks, tower placement, and building articulation will be explored through the detailed design process at the Development Permit stage.

Vehicular Access:

A Transportation Impact Assessment (TIA) has been completed in support of the proposed Land Use Application. The study recommends relocating the existing traffic barriers further west along 24 Avenue SW and 25 Avenue SW toward 14A Street SW, enabling vehicular access to the site directly from 14 Street SW. This adjustment would facilitate a more efficient access to the building's parking podium while limiting traffic infiltration into the broader Bankview community. An adjacent property owner expressed support for relocating the barrier along 24 Avenue SW, which would also benefit accessibility to their site.

Detailed parking provisions will be determined at the Development Permit stage. However, it is the intent to meet the minimum residential parking requirements, while also providing additional stalls to support the publicly accessible components of the development.

Mix of Uses:

The proposed development is designed to deliver a mix of residential and public amenities, with clearly defined and secure access points to support user safety. The public component includes an interpretive centre featuring flexible co-working space targeted toward local not-for-profit organizations, as well a publicly accessible indoor rooftop garden. These spaces are envisioned as lasting community amenities that contribute to the cultural and social identity of Bankview.



O2

The residential component will consist of purpose-built rental units, reflecting a long-term commitment within the community. This includes a minimum of 5% of units to be delivered as affordable housing, in alignment with CMHC affordability guidelines.

Community Association Response

2025 August 18

Hi Jack,

I've included the response from the "Bankview Society" as it consists of members from the community, and I felt it was important to share their perspective since they raised some valid points. To confirm, the CA has no affiliation with the "Bankview Society."

In addition, the Development Committee would like to provide comments regarding By-law No. 59C82 and the proposed removal of the barriers to allow access to 24 AVE and 25 AVE from 14 ST SW. While we recognize that moving these barriers may be in the best interest of alleviating traffic in the community, we request that consideration be given to the design and beautification of the new barriers. Specifically, they should be integrated into the sidewalk network to ensure safe pedestrian passage at 24 AVE, and similarly at 25 AVE, with appropriate lanes to accommodate bicycle traffic. We want to avoid the use of temporary concrete blocks, as those often become permanent fixtures and would visually detract from the character of 14A ST.

We would also like to recommend that O2 explore, in partnership with the Brawn family, opportunities to enhance the character of 14A ST between 24 and 25 AVE. As an example, the Marda Loop streetscape along 18 ST SW between 34 and 36 AVE has successfully introduced character elements. We would like to see a similar exploration here — such as the potential for a cobblestone roadway and a widening of the section to match the street width immediately to the north. A cobblestone roadway would strengthen the heritage character of this street, which is part of Precinct 2, and provide a unique and attractive streetscape improvement for the community.

I would also like to confirm that our previous email is included in the comments that go to the CPC and developer.

Thank you,

Michal

Bankview Development Committee

2025 August 05

The Bankview Development Committee has reviewed initial community feedback related to LOC2025-100. At this time, the Committee does not take a position of support or opposition to the proposed land use change. We acknowledge that community input has included both supportive and critical perspectives, reflecting a diversity of views about the project and its potential impact.

The following is a summary of key themes:

- **Understanding and Precedent:** Several residents found the developer's recent presentation helpful in understanding the proposal. As the first major application to proceed under the new West Elbow Local Area Plan (WEP), this project is viewed as precedent-setting for future developments along 14 Street SW, where up to 12-storey heights are now permitted.
- **Applicant and Process:** Residents acknowledged that the applicant has taken steps to engage the community, including hosting information sessions and sharing early concepts. It is encouraging that the proposal considers not only built form but also community integration and amenities. Supporters see this as an opportunity to realize the kind of mixed, inclusive neighbourhood envisioned in the Local Area Plan. They noted potential benefits such as increased housing choice and affordability, and greater support for local businesses, services, and culture—especially along the 14 Street corridor.
- **Concerns About Height and Massing:** Others expressed concern about the proposed 12-storey height, especially in relation to nearby residential streets and areas previously identified as "Conservation" zones. While the proposal aligns with the new plan's allowances, some feel it represents a significant change from the existing context south of 10th Avenue. There is concern it may accelerate redevelopment and erode Bankview's diversity and affordable housing. The building's location just off 14 Street, rather than directly on it, was also noted as a factor that may amplify its impact. Residents emphasized the need for thoughtful design and sensitivity to Bankview's character and history.
- **Traffic and Access:** The developer's plan to restrict vehicle access to 14 Street SW was noted as a positive step that could help reduce impacts on the rest of the neighbourhood.
- **Development Permit Engagement:** There is general agreement that engagement at the development permit stage will be more meaningful. Several residents expressed interest in a future meeting with the applicant and design team to better understand design decisions and provide input. There is shared interest in working toward a collaborative outcome that considers both neighbourhood concerns and the goals of the Local Area Plan.

- Parking System Skepticism: Some residents expressed skepticism about the proposed automated parking system and indicated they will be watching closely to see how it is addressed during the development permit process.
- In summary, while perspectives vary, the Bankview Development Committee acknowledges the range of community input and remains committed to supporting an open, transparent process. We will continue to gather feedback as the application progresses and look forward to future engagement.

Sincerely,

Bankview Development Committee

Land Use Amendment in Altadore (Ward 8) at 2048 – 50 Avenue SW, LOC2025-0105

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares $\pm$ (0.16 acres $\pm$) located at 2048 – 50 Avenue SW (Plan 1962GU, Block 4, Lot 24) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 AUGUST 21:

That Council give three readings to **Proposed Bylaw 159D2025** for the redesignation of 0.06 hectares $\pm$ (0.16 acres $\pm$) located at 2048 – 50 Avenue SW (Plan 1962GU, Block 4, Lot 24) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a variety of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings.
- 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 *West Elbow Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choice within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- 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 Altadore was submitted by Horizon Land Surveys on behalf of the landowner, 1966720 Alberta Ltd. (Bill Truong), on 2025 May 26.

The approximately 0.06 hectare (0.16 acre) site is situated at the northeast corner of 50 Avenue SW and 20 Street SW. It is currently developed with a single detached dwelling and a detached garage that is accessed via a lane from 20 Street SW. The site is immediately adjacent to the northbound Route 7 (Marda Loop) bus stop located along 20 Street SW and approximately 75 metres (a one-minute walk) from the southbound Route 7 (Marda Loop) bus stop.

As indicated in the Applicant Submission (Attachment 2), the subject parcel meets the location criteria of the Housing – Grade Oriented (H-GO) District established in Land Use Bylaw 1P2007

Land Use Amendment in Altadore (Ward 8) at 2048 - 50 Avenue SW, LOC2025-0105

as the site is located within an approved Local Area Plan (LAP) and is identified within the Neighbourhood Connector Urban Form Category. No development permit has been submitted at this time.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

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

City-Led Outreach

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

Administration received one letter in opposition which cited concerns regarding the potential increased height and shadowing impacts. The CA provided a letter on 2025 June 25 (Attachment 4) indicating the proposal aligns with the LAP and they have no comments on the proposed land use district. The letter outlines several considerations relevant to a future development permit application submission.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate, including confirming that the proposal meets the location criteria of the H-GO District. The building and site design, number of units, on-site parking, site access and protection of public trees will be reviewed and determined at the development permit stage.

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

Land Use Amendment in Altadore (Ward 8) at 2048 - 50 Avenue SW, LOC2025-0105

IMPLICATIONS

Social

This land use amendment would enable the development of more housing in a variety of housing types to cater to different age groups, lifestyles and demographics, which may contribute to a more inclusive community.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of a future development permit which will align with the *Calgary Climate Strategy – Pathways to 2050* (Program D: Renewable energy). Further opportunities to consider additional environmental and climate-resilient strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to moderately increase density on the parcel would allow for more efficient use of land and existing infrastructure. The future development may also support local businesses and employment opportunities in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 159D2025**

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 Altadore at the northeast corner of 50 Avenue SW and 20 Street SW. The site is approximately 0.06 hectares (0.16 acres) in size and is approximately 16 metres wide by 40 metres deep. The site is currently developed with a single detached dwelling and a garage accessed via the lane from 20 Street SW.

Surrounding development to the north, east and south is characterized primarily by low density residential development in the form of single detached, semi-detached, duplex dwellings, townhouses and rowhouses designated as the Residential – Grade-Oriented Infill (R-CG) District. Alternative High School (grades 10-12) is located across 20 Street SW to the west of the site.

Community Peak Population Table

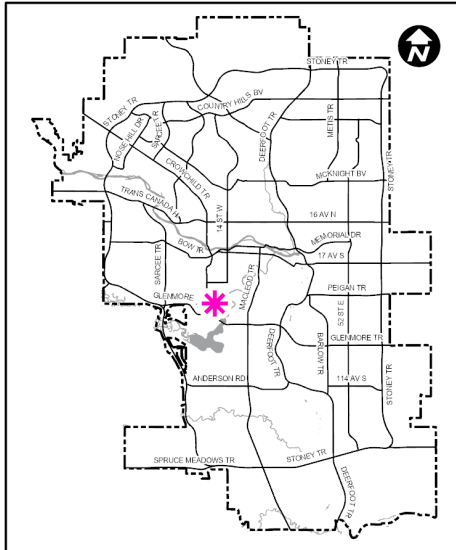
As identified below, the community of Altadore reached its peak population in 2019.

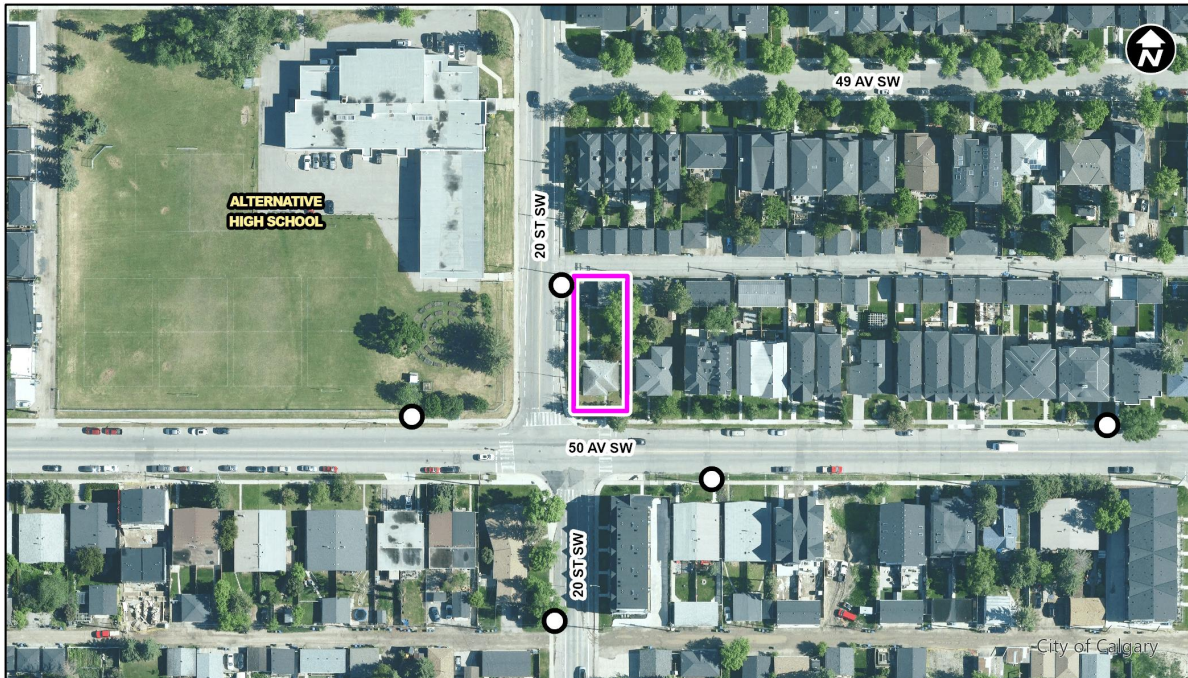
Altadore	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	0 %

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District is a low-density residential designation applied to developed areas that accommodates single detached, semi-detached, duplex dwellings, rowhouse and townhouse buildings. The R-CG District allows for a maximum building height of 11 metres and a maximum of 75 dwelling units per hectare. Based on the area of the subject site, this would allow for up to four dwelling units. Secondary suites are permitted uses within the R-CG District.

The proposed Housing – Grade Oriented (H-GO) District accommodates grade-oriented developments in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings in a form and at a scale that is consistent with adjacent residential districts. The H-GO District offers a balance of compatibility with the adjacent residential districts and greater design flexibility.

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 maximum floor area ratio (FAR) of 1.5;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 motor vehicle parking stalls per dwelling unit and secondary suite.

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 *West Elbow Communities Local Area Plan* (LAP) and therefore meets the locational criteria of Section 1386(d).

Development and Site Design

The rules of the proposed H-GO District will provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking.

Transportation

The site fronts onto 20 Street SW, a Collector Road and 50 Avenue SW, a Parkway. Pedestrian connectivity in the neighborhood is provided through the existing sidewalks on 20 Street SW and 50 Avenue SW, providing access to the surrounding area and park spaces.

The site is served by cycling infrastructure with existing on-street bikeways along 20 Street SW and 50 Avenue SW, connecting to the greater Always Available for All Ages and Abilities (5A) Network.

The proposed development is located within close proximity to transit, with stops for the northbound Route 7 (Marda Loop) located directly adjacent to the parcel along 20 Street SW. Additionally, the parcel is located approximately 50 metres (a one-minute walk) from the eastbound and westbound transit stops for Route 13 (Altadore) on 50 Avenue SW, as well as 75 metres (a one-minute walk) from the southbound Route 7 (Marda Loop) transit stop on 20 Street SW.

Future vehicular access to the subject site is anticipated to be provided from the rear paved lane. On-street parking is presently unrestricted along 50 Avenue SW, but constrained by the stop control and pedestrian crossing. Additionally, parking is restricted on 20 Street SW with the presence of the on-street bike lane and transit stop directly adjacent to the parcel.

Environmental Site Considerations

No environmental concerns were noted for this site.

Utilities and Servicing

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

The subject parcel 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 delivers small and incremental benefits to climate resilience. The proposal is in keeping with relevant MDP policies as the proposed H-GO District allows for a modest redevelopment of the site in a form that is sensitive to the existing context in terms of height, scale and massing.

Calgary Climate Strategy (2022)

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

West Elbow Communities Local Area Plan (Statutory – 2025)

The [West Elbow Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighborhood Connector category (Map 3: Urban Form) with a Low Building Scale (Map 4: Building Scale), which allows for up to six storeys. Neighbourhood Connector areas are characterized by a broad range of housing types along higher activity streets. The proposed H-GO District is in alignment with the LAP.

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

May 19th, 2025

LOC Number (office use only):

On behalf of the landowner, please accept this application to redesignate a +/-0.064 hectare site from R-CG to H-GO to allow for:

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

The subject site, 2048 50 Ave SW, is a corner lot located in the community of Altadore along 20 Street and 50 Ave SW. The lot is currently developed with a single detached dwelling built in 1955. Alternative High School is to the west of the site. A five units R-CG developments exist to the immediate south of the site. The lot is surrounded to the north and east by single detached dwelling.

The site is approximately 0.064 hectares in size. A rear lane exists to the north of the site. Vehicle access to the parcel is available and will be via the rear lane. The area is well served by Calgary Transit with closet bus station right by the garage of the lot. There are also multiple bus stations along 50 Ave SW.

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

West Elbow Communities Local Area Plan define the lot as Neighbourhood Connector with a building scale of up to 6 storeys. The proposal fully aligns with LAP. The land use encourage a broad range of housing types and support a higher frequency of units

and entrances facing the street.

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

With the lot being a corner lot, the impacts of higher density use on neighbouring lower density properties can be reduced. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks.

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

Applicant Outreach Summary

2025 July 08



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2048 50 Ave SW

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

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

Outreach Strategy

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

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "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 to 8th, 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.

From June 24th to June 25th, we have email correspondences with Mardaloop Community Association. CA's concern are mostly DP related and lot size to support H-GO development.

Stakeholders

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

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

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

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

Some people also express concerns over property value and crime. Community association express concerns with the proposed H-GO zoning would allow.

How did stakeholder input influence decisions?

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

A traffic study was provided.
Also plan for concurrent DP application to provide clear development scheme of the site.

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 Councillor office, community association and local residents.

calgary.ca/planningoutreach

Community Association Response



June 25th, 2025

The City of Calgary Planning Services
Attention: File Manager, Shallu Sharma
Community Planning, Planning & Development
The City of Calgary

Re: Application LOC2025-0105; 2048 50 AV SW

Dear Shallu,

We are writing on behalf of the Marda Loop Communities Association (MLCA) Planning & Mobility Committee to provide comments on **LOC2025-0105**, a proposed land use amendment at 2048 50 AV SW that seeks to change the land use designation from R-CG to H-GO.

We recognize that this application aligns with the direction provided within the West Elbow Local Area Plan, and we have no comments on the proposed land use district. Rather, our comments are focused on future Development Permit-related details, as follows:

- The site contains mature trees, which provide environmental and aesthetic benefits to both the local community and the broader city. These trees should be preserved to the greatest extent possible. Where preservation is determined to be infeasible, the new development should aim to include additional trees beyond the minimum the Land Use Bylaw requires to offset the loss, as new trees do not provide the same benefits as mature trees.
- This is a gateway site into the community. The future development should feature a high standard of architecture and the incorporation of materials that befit its prominent location.
- Waste and recycling should be managed comprehensively through Moloks or other waste management solutions rather than individual bins, which can proliferate on developments like this.
- There is an existing bus stop that abuts the west edge of the site. Entrances to a future building should minimize impacts on transit users.
- Prior to submitting a Development Permit for the site, we encourage the applicant to reach out to the MCLA to initiate a constructive, collaborative process.

Thank you for the opportunity to provide comments. |

Marda Loop Communities Association
3130 - 16th Street SW, Calgary, Alberta T2T 4G7
(403) 244-5411 info@mardaloopca.org www.mardaloopca.org



Sincerely,

Planning & Mobility Committee

Marda Loop Communities Association

Marda Loop Communities Association
3130 - 16th Street SW, Calgary, Alberta T2T 4G7
(403) 244-5411 info@mardaloopca.org www.mardaloopca.org

PROPOSED

CPC2025-0754
ATTACHMENT 5

BYLAW NUMBER 159D2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2025-0105/CPC2025-0754)

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 _____

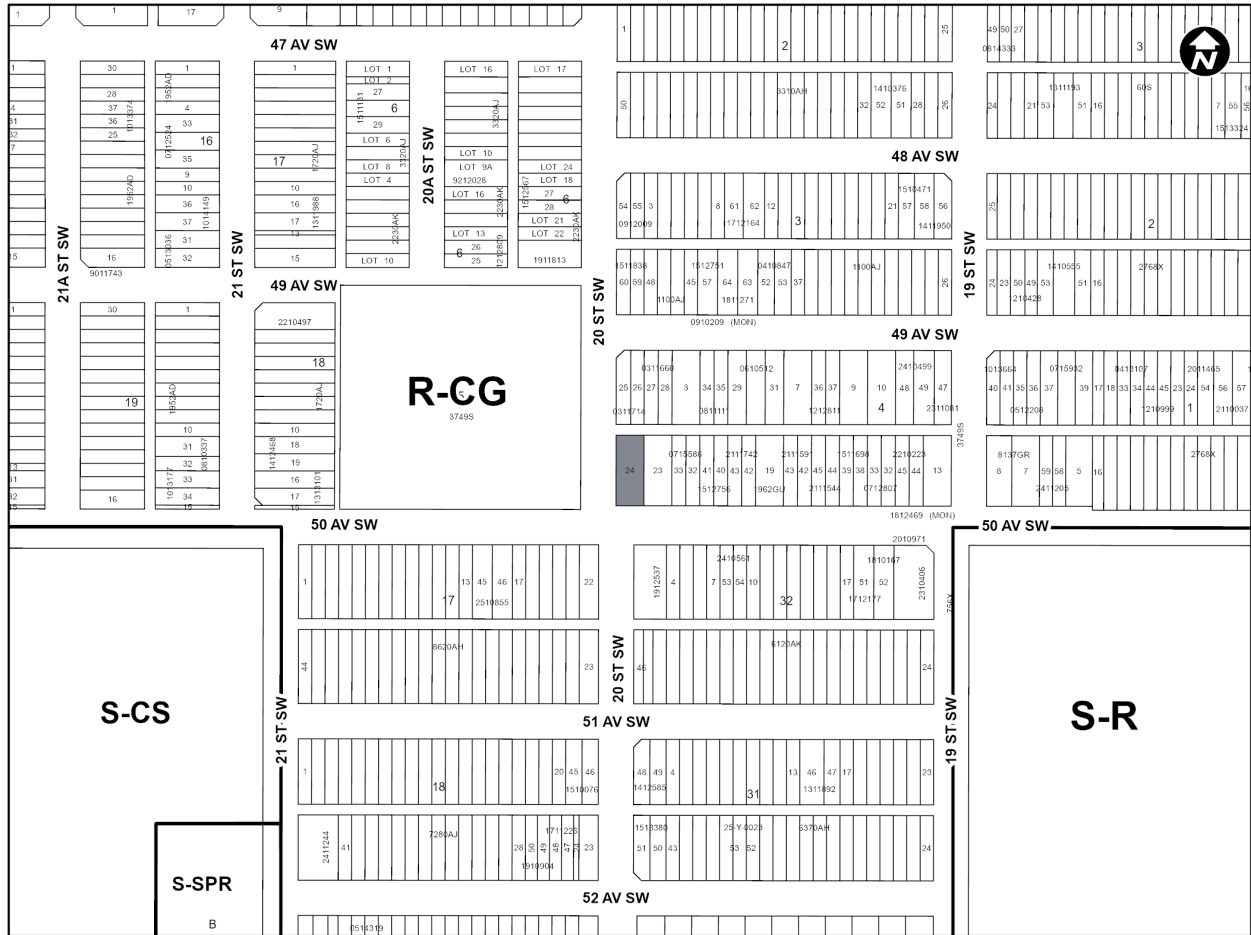
MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0105/CPC2025-0754
BYLAW NUMBER 159D2025

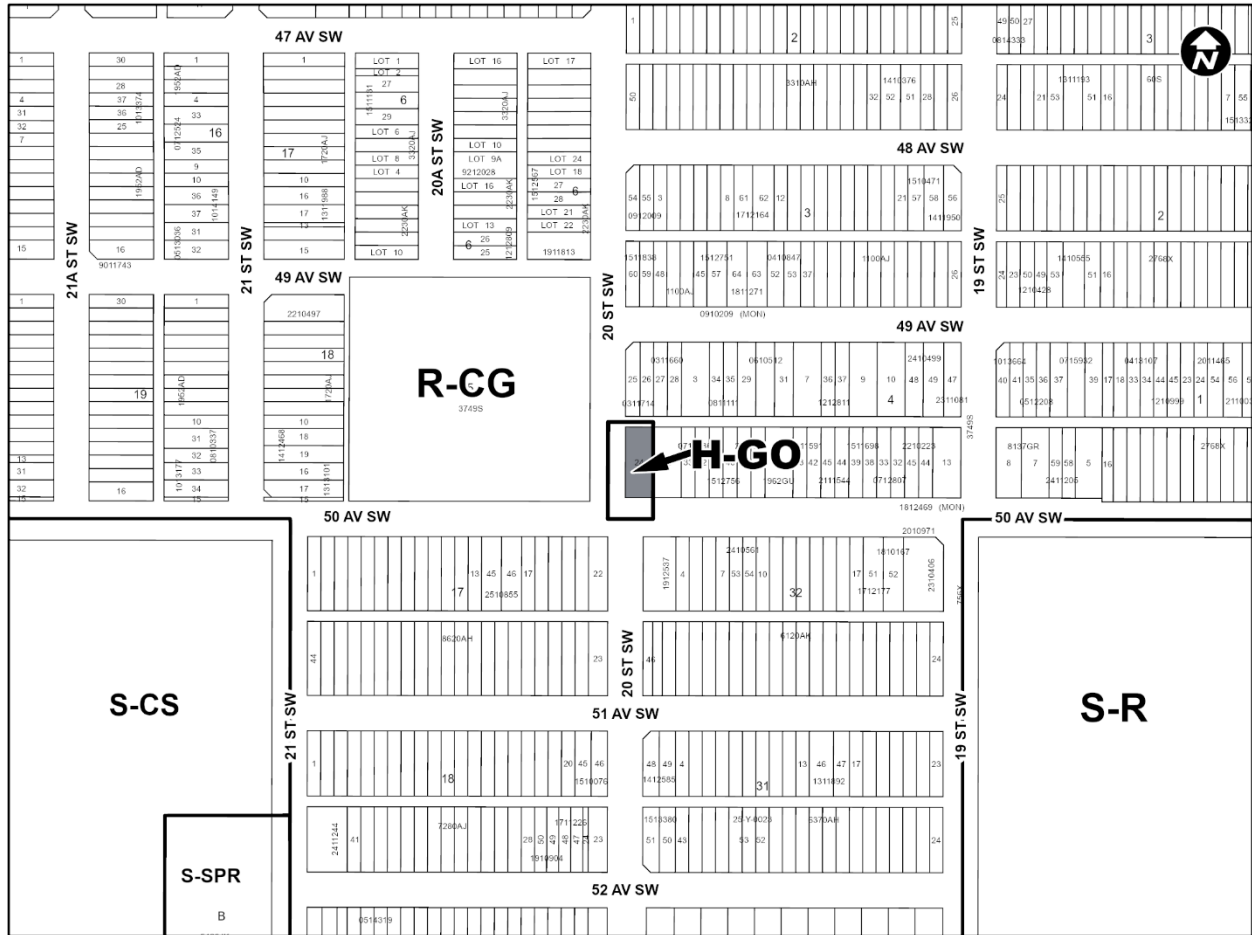
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0105/CPC2025-0754
BYLAW NUMBER 159D2025

SCHEDULE B



Policy Amendment in Ramsay (Ward 9) at 2221 – 9 Street SE, LOC2025-0076

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

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

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 AUGUST 21:

That Council give three readings to **Proposed Bylaw 78P2025** for the amendment to the Ramsay Area Redevelopment Plan (Attachment 2).

HIGHLIGHTS

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

DISCUSSION

This policy amendment application, in the southeast community of Ramsay, was submitted by Souleau Contracting on behalf of the landowner, Christopher Marra, on 2025 March 27. The approximately 0.06 hectare (0.15 acre) site is located at the northwest corner of the intersection at 23 Avenue SE and 9 Street SE. This corner parcel is currently developed with a single detached dwelling with vehicular access from the rear lane.

A policy amendment is required to allow for additional building forms and units that are available in the Residential – Grade-Oriented Infill (R-CG) District, as noted in the Applicant Submission (Attachment 3). A development permit (DP2024-07157) is currently under review for a four unit rowhouse with four secondary suites.

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

Policy Amendment in Ramsay (Ward 9) at 2221 - 9 Street SE, LOC2025-0076

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed policy amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. In response, the applicant reached out to the adjacent neighbours requesting feedback on the application. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

Administration received three letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased density and massing;
- impact on neighbouring properties such as privacy and shadowing;
- loss of community character;
- increased traffic and parking; and
- infrastructure capacity.

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

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, building height and parking are being reviewed through the development permit application (DP2024-07157).

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

IMPLICATIONS

Social

The proposed policy amendment would allow for additional housing types and accommodate site and building design that is adaptable to the functional requirements of evolving households and lifestyle needs.

Environmental

The application does not include any actions that specifically address the objectives of *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this

Planning and Development Services Report to
Calgary Planning Commission
2025 August 21

ISC: UNRESTRICTED
CPC2025-0631
Page 3 of 3

Policy Amendment in Ramsay (Ward 9) at 2221 - 9 Street SE, LOC2025-0076

site with applicable climate strategies are being explored and encouraged through the review of the development permit.

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
- 2. Proposed Bylaw 78P2025**
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Ramsay. It is approximately 0.06 hectares (0.15 acres) in size, with dimensions of approximately 35 metres in depth and 16 metres in width. The site is developed with one single detached dwelling and an accessory residential building (garage) currently on site.

Surrounding development is characterized primarily by low density residential dwellings. Parcels immediately to the north and west of the site are designated as Residential – Grade-Oriented Infill (R-CG) District, while to the east are parcels designated Multi-Residential – Contextual Grade-Oriented (M-CG) District. Parcels directly to the south are designated Industrial – Edge (I-E) District.

A bus stop for Route 17 (Renfrew/Ramsay) is located approximately 140 metres (a two-minute walk) on 8 Street SE. The site is located approximately 800 metres (a 13-minute walk) southwest of the proposed Ramsay/Inglewood Green Line Light Rail Transit (LRT) Station. Restricted parking is available on 9 Street SE.

Community Peak Population Table

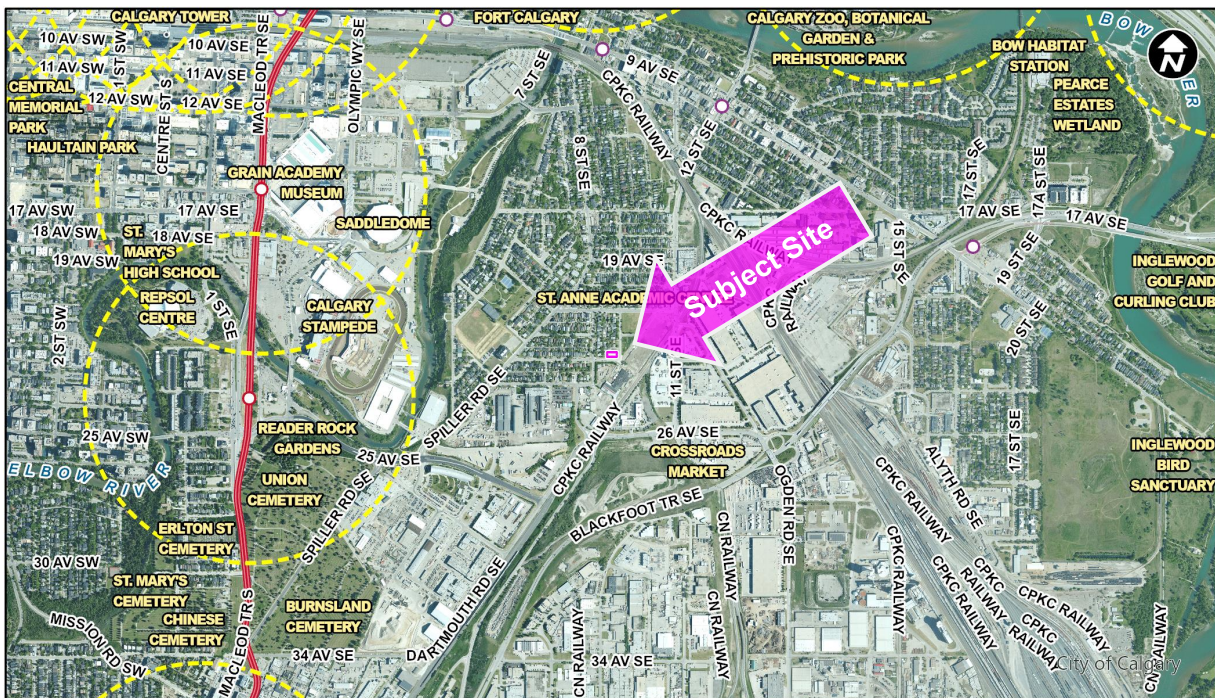
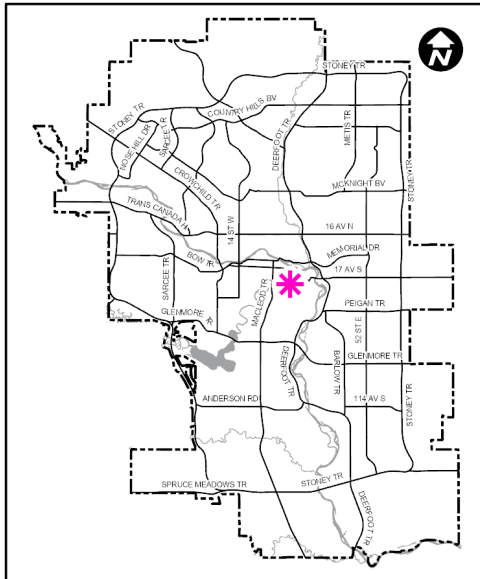
As identified below, the community of Ramsay reached its peak population in 1969.

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

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

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

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more

efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. The proposal is in keeping with relevant MDP policies.

Calgary Climate Strategy (2022)

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

Ramsay Area Redevelopment Plan (Statutory – 1994)

The site is located within the Low Density Residential Area, as identified on Map 1: Action Plan Executive Summary in the [Ramsay Area Redevelopment Plan](#) (ARP). The Low Density Residential Area policies of the ARP discourage development of more than two dwelling units on parcels identified as Low Density Residential. An amendment to Map 1: Action Plan Executive Summary from Low Density Residential to Low Density Multi Unit Residential for the subject site is required. The proposed amendment will allow the ARP's policies to better align with the MDP and the existing R-CG District designation, which supports a wider range of low-density housing forms and allows for the development proposed under the associated development permit (DP2024-07157).

The proposed amendment is considered appropriate based on the policy guidance provided by the MDP and ARP.

PROPOSED

CPC2025-0631
ATTACHMENT 2

BYLAW NUMBER 78P2025

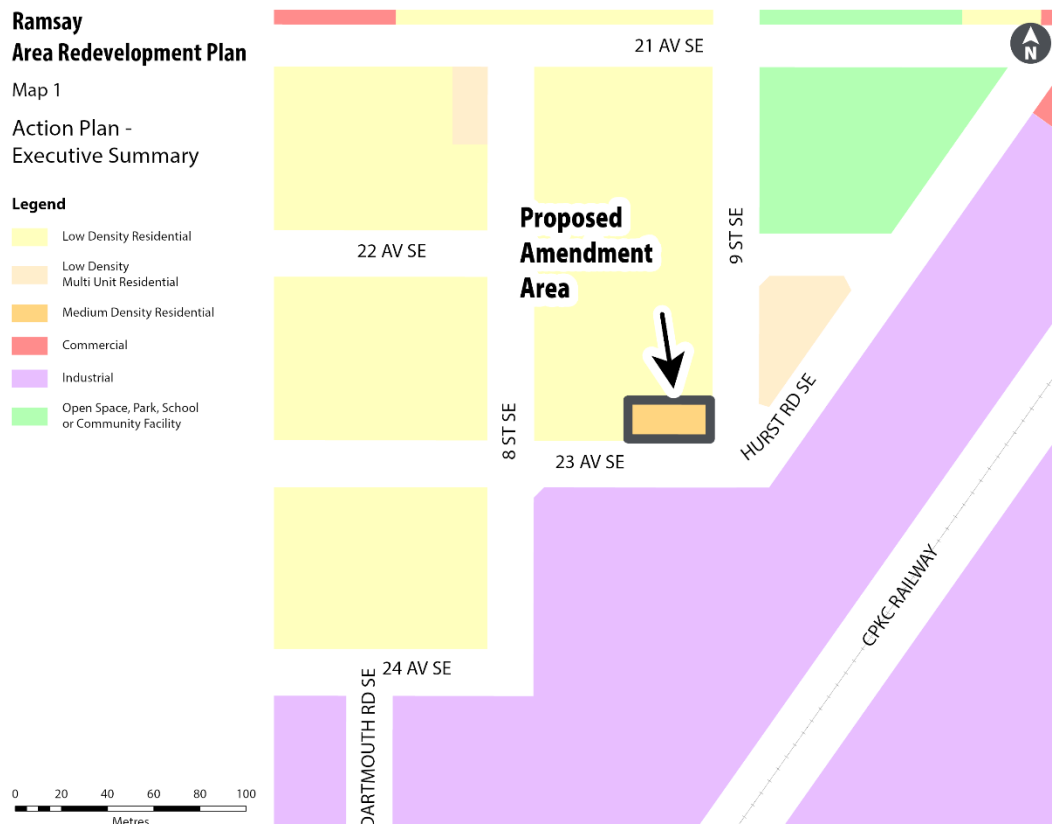
BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE RAMSAY AREA REDEVELOPMENT PLAN BYLAW 1P94 (LOC2025-0076/CPC2025-0631)

WHEREAS it is desirable to amend the Ramsay Area Redevelopment Plan Bylaw 1P94, as amended;

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

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

1. The Ramsay Area Redevelopment Plan attached to and forming part of Bylaw 1P94, as amended, is hereby further amended as follows:
 - (a) Amend Map 1 entitled 'Action Plan – Executive Summary' by changing 0.06 hectares $\pm$ (0.15 acres $\pm$) located at 2221 – 9 Street SE (Plan 4662R, Block 11, Lots 22 and 23) from 'Low Density Residential' to 'Low Density Multi Unit Residential' as generally illustrated in the sketch below:



PROPOSED

BYLAW NUMBER 78P2025

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

Applicant Submission

Company Name (if applicable):

Souleau Contracting Ltd

LOC Number (office use only):

Applicant's Name:

Justin Yee

Date:

March 27th 2025

ARP Policy Amendment Requested for R-CG zoned land to have Row Town-Homes included in the Community Plan under Low Density Residential as is consistent with the Zoning.

Applicant Outreach Summary

2025 July 06



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2221 9th Street SE

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

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

Minor Ramsay ARP Amendment - CPC

Prior Community Outreach for the DP2024-07157 submission as part of the overall submission.

Pre-application Enquiry August 28 2024 as an allowable building form for R-CG zoning.

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 site has few residential neighbours to contact but those neighbours were notified by mail of the DP Application 2024-07157 and encouraged to submit any questions and concerns to administration, which they did.

October 30, 2024 Modifications to the DP submission were made with respect to the neighbours concerns about privacy, noise, fencing and setbacks.

Spoke directly with adjacent neighbours and contacted directly online about the submission and the future of the area given the Chicken plant demolition in progress and Future Greenline.

Adjacent properties to the East and South are zoned Industrial and Medium Density (I-E and M- CG) and some are fallow.

Affected Parties

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

Directly adjacent residential neighbours.

Other neighbours are Brownfield, Industrial and Commercial properties.

DP2024-07157 - Public Community Advertising

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.

Privacy of backyard exposure from the proposed project to the direct neighbour.

Noise questions about whether Air Conditioning Units to be added.

Questions on whether the property was going to be owner occupied or for rentals.

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.

Windows frosted and fencing adjusted to minimize the impact on adjacent property and provide as much privacy as possible.

No Air Conditioning units to be added to the building to eliminate possible noise sensitivity.

Building and secondary building setback revisions to minimize impact on next door property and access.

Notified the property will be primarily used as rental units with some below market rent units for lower income families.

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)

Multiple revisions requested by DP Planner based on community/neighbour/planning responses.

Neighbours were notified directly back via the City Planner about requests and modifications made to the project to assuage their concerns and minimize impacts.

calgary.ca/planningoutreach

**Policy and Land Use Amendment in Inglewood (Ward 9) at 908 – 13 Street SE,
LOC2025-0098**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. **Forward this report (CPC2025-0868) to the 2025 November 18 Public Hearing Meeting of Council; and**

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Inglewood Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 0.19 hectares $\pm$ (0.47 acres $\pm$) located at 908 – 13 Street SE (Plan 2511411, Block 11, Lot 47) from a Direct Control (DC) District to the Mixed-Use Active Frontage (MU-2f4.5h24) District.

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

That Council:

1. Give three readings to **Proposed Bylaw 81P2025** for the amendments to the Inglewood Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 165D2025** for the redesignation of 0.19 hectares $\pm$ (0.47 acres $\pm$) located at 908 – 13 Street SE (Plan 2511411, Block 11, Lot 47) from a Direct Control (DC) District to the Mixed-Use Active Frontage (MU-2f4.5h24) District.

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

“The following documents were distributed with respect to Revised Report CPC2025-0868:

- Revised Cover Report; and
- A presentation entitled "LOC2025-0098 / CPC2025-0868 Land Use Amendment".”

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for street-oriented mixed-use development up to six storeys in height.
- The proposal represents an appropriate density increase on a Neighbourhood Main Street with good access to primary transit services, the future Ramsay / Inglewood Green Line LRT Station and is in alignment with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This proposal would allow for greater housing choice and commercial opportunities in a Neighbourhood Main Street with access to alternative transportation modes allowing for more efficient use of existing infrastructure.

Approval: **S. Lockwood** concurs with this report. Author: **C. Stanford**
City Clerks: **A. Lennox / A. Adegunwa**

Policy and Land Use Amendment in Inglewood (Ward 9) at 908 - 13 Street SE, LOC2025-0098

- Why does this matter? The proposal would provide additional housing and commercial options in the area, contributing to employment opportunities and a range of community amenities.
- An amendment to the *Inglewood Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- A concurrent development permit (DP2025-03193) was submitted on 2025 May 25.
- There is no previous Council direction regarding the proposal.

DISCUSSION

This application in the southwest community of Inglewood was submitted by Civicworks on behalf of the landowner, Louson Investments Ltd., on 2025 May 09. A development permit application (DP2025-03193) for this proposal was submitted on 2025 May 25 and is under review. As noted in the Applicant Submission (Attachment 3), the intent is to provide a transit-oriented development that locates a higher density mixed-use development near the primary transit network, commercial amenities, open space and employment lands of the area. The proposed (MU-2f4.5h24) District would allow for a mixed-use development at a maximum building height of 24 metres, or up to six storeys.

The approximately 0.19 hectares (0.47 acres) site is located at the corner of 9 Avenue SE and 13 Street SE. The site is well served by Calgary Transit and located approximately 400 metres from the future Ramsay / Inglewood Green Line LRT Station.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. The applicant's outreach relied on the City of Calgary's standard notice posting, letters to adjacent residents and information on the City's online Development Map. After the initial comment period, the applicant reached out to the Inglewood Community Association (CA) to discuss their letter of opposition and to offer a meeting. The applicant provided responses to the Inglewood Community Association questions. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received one letter of opposition from the public. The letter of opposition included the following areas of concern:

Policy and Land Use Amendment in Inglewood (Ward 9) at 908 - 13 Street SE, LOC2025-0098

- height out of scale;
- inappropriate historic character/ contextual fit; and
- impact to the neighbourhood.

The Inglewood Community Association also provided a letter of opposition on 2025 July 29. The letter can be found in Attachment 5. Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed land use, including the intended district and associated modifiers, are in alignment with the *Municipal Development Plan* (MDP) regarding density, height and location considerations. However, an amendment to the *Inglewood Area Redevelopment Plan* (ARP) is required to accommodate the proposal to increase it to a six-storey height from the current maximum of four storeys. The anticipated parking and traffic safety impacts, relevant to the proposed land use application, have been considered and are acceptable. Matters relating to precedent setting, property value, construction phase impacts and market demand for specific uses are not planning considerations and therefore were not considered in the assessment of this land use application. The building and site design, number of units, traffic safety and on-site parking considerations will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

The proposal enables the continuation of higher density residential and commercial uses in the community of Inglewood and provides for diversification of housing choice and opportunity for mixed-use development.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies have been identified and shared with the applicant, including solar ready and electric vehicle infrastructure, and are being pursued through the development permit stage.

Economic

The proposal would allow for new housing and commercial opportunities on a vacant site on a Neighbourhood Main Street that would help support the surrounding communities and local businesses.

Service and Financial Implications

No anticipated financial impact.

RISK

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

ISC: UNRESTRICTED
Corrected CPC2025-0868
Page 4 of 4

**Policy and Land Use Amendment in Inglewood (Ward 9) at 908 - 13 Street SE,
LOC2025-0098**

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
- 2. Proposed Bylaw 81P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
- 6. Proposed Bylaw 165D2025**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is a single lot located in the southeast community of Inglewood at the southeast corner of 9 Avenue SE and 13 Street SE. It is approximately 0.19 hectares $\pm$ (0.47 acres $\pm$) in size and approximately 50 metres wide by 37 metres deep. The site is generally flat with vehicular access provided on the south side through a rear lane. It is currently an empty graveled surface with no buildings on site. The historic 114-year-old Gresham Block building was located on the lot but was demolished prior to the submission of the application. The proposed building intends to integrate materials salvaged from the original building and would include a commemorative plaque.

The immediate surrounding development is largely characterized by commercial and mixed-use development. A parcel designated Commercial – Corridor 1 (C-COR1f4.0h23) District is located to the west across 13 Street SE. A number of sites along 9 Avenue SE are designated Direct Control (DC) District ([Bylaw 1Z93](#)). This allows for heights ranging from 18 to 36 metres with uses in accordance with the permitted and discretionary uses of the C-2 General Commercial District of the 2P80 Bylaw. The residential parcels to the north and south of the 9 Avenue SE main street are designated Residential – Grade Oriented Infill (R-CG) District. A commercial (The Attic Bar/Restaurant) property is located adjacent to the site on its eastern edge. Low-density residential R-CG sites are also located to the south across the lane.

The site benefits from good transit connections. It is within 250 metres (less than a five-minute walk) of the 12 Street SE intersection with 9 Avenue SE, which hosts primary transit routes (Route 1, 302 / BRT Southeast, and MAX Purple BRT) and local transit services (Route 101). It is also within 400 metres (less than a 10-minute walk) of the future Ramsay /Inglewood Green Line LRT Station.

The site is within 280 metres (a four-minute walk) of the Holy House of Our Lady and St John School and within 300 metres (a four-minute walk) of Gilbertine Academy School. It is also within 250 metres (a four-minute walk) of Mills Park, 450 metres (a six-minute walk) of Nellie Breen Park, and 550 metres (an eight-minute walk) of Gopher Park. The site is located 450 metres (a six-minute walk) away from the Inglewood Aquatic Centre and the Wilder Institute Calgary Zoo is across the Bow River to the north.

Community Peak Population Table

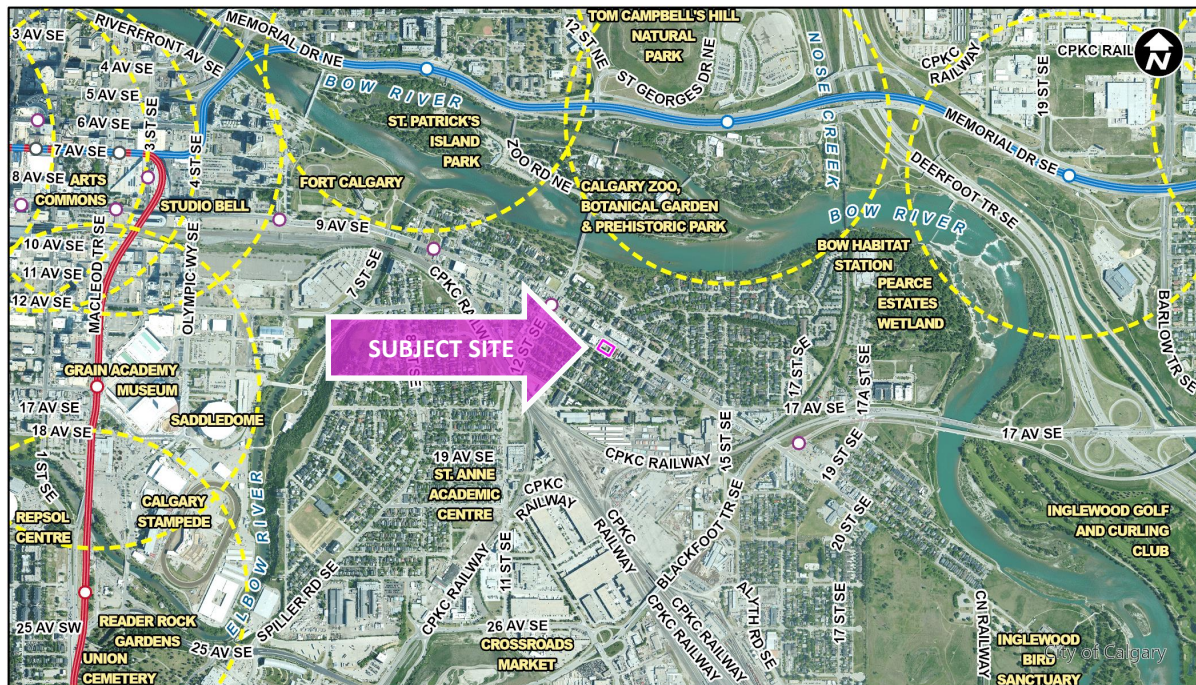
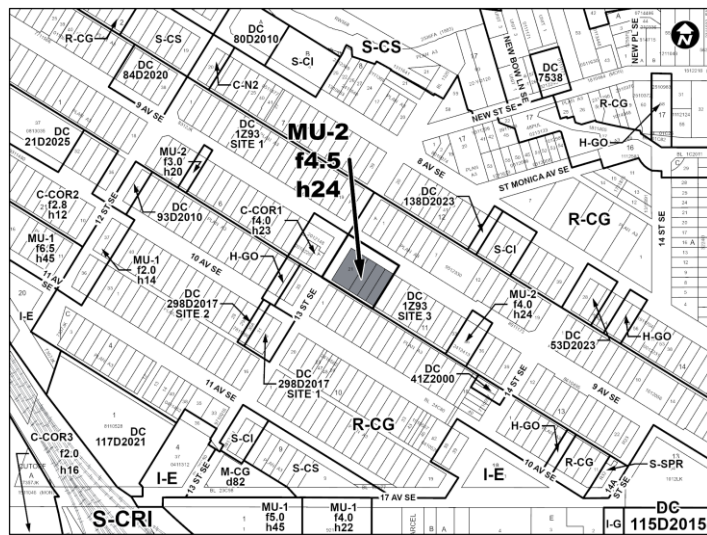
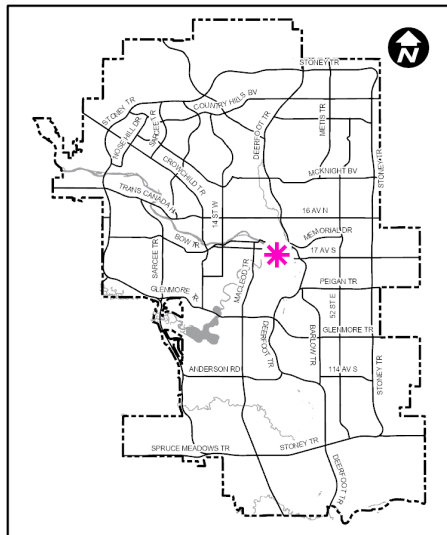
As identified below, the community of Inglewood reached its peak population in 2018.

Inglewood	
Peak Population Year	2018
Peak Population	4072
2019 Current Population	4024
Difference in Population (Number)	-48
Difference in Population (Percent)	-1.18%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC ([Bylaw 1Z93](#)) District is based on the General Commercial District C-2 (20) District of [Land Use Bylaw 2P80](#). This District in this location allows for a maximum height of 20 metres (if a minimum of three floors of residential is included), a floor area ratio (FAR) of 2.0 and a variety of commercial uses (retail, restaurant, drinking establishments, and grocery stores etc.) as well as dwelling units.

The proposed Mixed Use – General (MU-2) District is intended to accommodate a mix of residential and commercial uses in the same building or in multiple buildings with a requirement for active frontages at grade. The proposed district with the proposed height modifier, would allow a maximum building height of 24 metres (up to six storeys) and is designed to be adjacent to and accommodate a wide variety of compatible adjoining uses with specific rules for setbacks and maximum heights at the shared property line or lane. The proposed land use district would allow for a maximum building floor area of approximately 8,523 square metres through a floor area ratio (FAR) modifier of 4.5. The site is surrounded by a variety of land use districts which allow for mixed-use buildings with commercial uses at grade, recreational facilities and light-industrial uses.

Development and Site Design

If this application is approved by Council, the rules of the MU-2 District and the *Inglewood Area Redevelopment Plan* will provide guidance for the design of future development, including the appropriate building height and floor area. A development permit has been submitted and is

under review that proposes a six-storey, mixed-use building that includes 83 dwelling units, retail and commercial uses at-grade and a three-storey underground parkade that is accessed from the rear lane. The proposed development adheres to the overall intent of the MU-2 District by providing a street oriented mixed-use development with commercial uses at-grade and residences above.

Transportation

The site is well-served by Calgary Transit with good access to primary and local transit service and is within a municipally identified Transit Oriented Development (TOD) zone. It is within 250 metres (less than a five-minute walk) of the 12 Street SE intersection with 9 Avenue SE, which hosts primary transit (Route 1, 302 / BRT Southeast, and MAX Purple BRT) and local (Routes 101) transit service and within 400 metres (less than a ten-minute walk) of the future Ramsay /Inglewood Green Line LRT Station. Pedestrian access to the site is available from existing sidewalks along 9 Avenue SE and 13 Street SE. 9 Avenue SE sees higher levels of vehicle, cyclist and pedestrian activity and connects to notable roadways like Blackfoot Trail SE / 17 Avenue SE, as well as the East Village and Greater Downtown. 9 Avenue SE is also a Neighborhood Main Street, as identified in the *Municipal Development Plan* and is intended to accommodate population and employment growth. Vehicular access to the site is via the lane to the rear.

Environmental Site Considerations

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

Utilities and Servicing

Public water, sanitary and storm utilities are available. Specific details of site servicing, stormwater management and waste and recycling management will be reviewed in detail through the development permit application and Development Site Servicing Plan (DSSP)..

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

The [Municipal Development Plan](#) (MDP) identifies the site as a Neighborhood Main Street on the Urban Structure Map (Map 1). The proposal is consistent with the General policies for Main Streets (Section 3.4.1) and Neighborhood Main Street policies (Section 3.4.3). The MDP's City-wide policies (Section 2) and specifically Section 2.2, Shaping a More Compact Urban Form, provides direction to encourage transit use, making optimal use of transit infrastructure and improve the quality of the environment in communities. The goals of these policies are to direct future growth of the city in a way that fosters a more compact and efficient use of land, create complete communities, allow for greater mobility choices and enhance vitality and character in local neighborhoods with transit-oriented development. A key policy of the MDP is to accommodate 50 percent of future population growth over the next 60 - 70 years within the city's Developed Areas. The proposed land use is in alignment with the applicable policies in the MDP.

Calgary Climate Strategy (2022)

This application proposes a density increase and the implementation of transit-oriented development, which aligns with the objectives of the [Calgary Climate strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies is being explored and encouraged with the development permit application.

Inglewood Area Redevelopment Plan (Statutory – 1993)

The [Inglewood Area Redevelopment Plan \(ARP\)](#), identifies the subject site as being 'C17' – Commercial' which allows for the development of a mixed-use building with commercial at-grade up to four storeys. The applicable designated 'C-17' areas covers multiple properties as shown on 'Map 8 Sites Requiring Redesignations Commercial/ Industrial'. The development guidelines section in 'Table 3 Proposed Commercial/ Industrial Redesignations' set out additional requirements for these areas including limiting glass facades, limiting frontages and that historic facade treatment and signage is encouraged. While the policy for this area supports the development of a mixed-use building with commercial uses at grade; it does not align with the project's proposed height.

A policy amendment to the ARP is required to allow for additional height on the subject site, from the allowable four storeys to the proposed six storeys (24 metres), to support the envisioned development. The amendment would also allow supermarket uses to exceed the maximum façade width on the provision that developments have appropriate contextual fit for the historic nature of the area. 9 Avenue SE is the core of the Inglewood 'Special Character District' as identified in the ARP and as such the design of new buildings should reflect the heritage theme of the area. Materials used should reflect the character of the older brick, sandstone and traditional materials in the surrounding context. Historic facade treatment, retention and sensitive signage appropriate for contextual fit is encouraged. Glass facades should be limited in scope.

The proposal is in keeping with the applicable policies of the ARP, as amended, and the policies relating to building design will be reviewed at the development permit stage.

PROPOSED

CPC2025-0868
ATTACHMENT 2

BYLAW NUMBER 81P2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE INGLEWOOD AREA
REDEVELOPMENT PLAN BYLAW 4P92
(LOC2025-0098/CPC2025-0868)**

WHEREAS it is desirable to amend the Inglewood Area Redevelopment Plan Bylaw 4P92, 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 Inglewood Area Redevelopment Plan attached to and forming part of Bylaw 4P92, as amended, is hereby further amended as follows:
 - (a) Delete existing Map 8 entitled “Sites Requiring Redesignations - Commercial/Industrial” and replace it with revised Map 8 entitled “Sites Requiring Redesignations - Commercial/Industrial” as attached in Schedule A.
 - (b) In Section 3.5 Implementation, Table 3 entitled ‘Proposed Commercial/Industrial Redesignations’, insert the following row at the end of the table:

SITE	EXISTING DESIGNATION	PROPOSED POLICY	PROPOSED LAND USE DESIGNATION	DEVELOPMENT GUIDELINES (may be detailed in redesignations to Direct Control)
C27 908 – 13 Street SE	DC – C-2/C-3	Mixed-use development incorporating commercial and residential units	MU-2f4.5h24	• The maximum building height is 24.0 metres • No auto-related uses/storage malls • No front yard parking or vehicular access off 9 Avenue SE • Historic façade treatment and signage encouraged • Parking to be accessed from the lane • Relaxations to the Land Use Bylaw rule for façade width for uses facing a street are supported for Supermarket uses provided the design recognizes the historic nature of 9 Avenue SE

PROPOSED

BYLAW NUMBER 81P2025

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

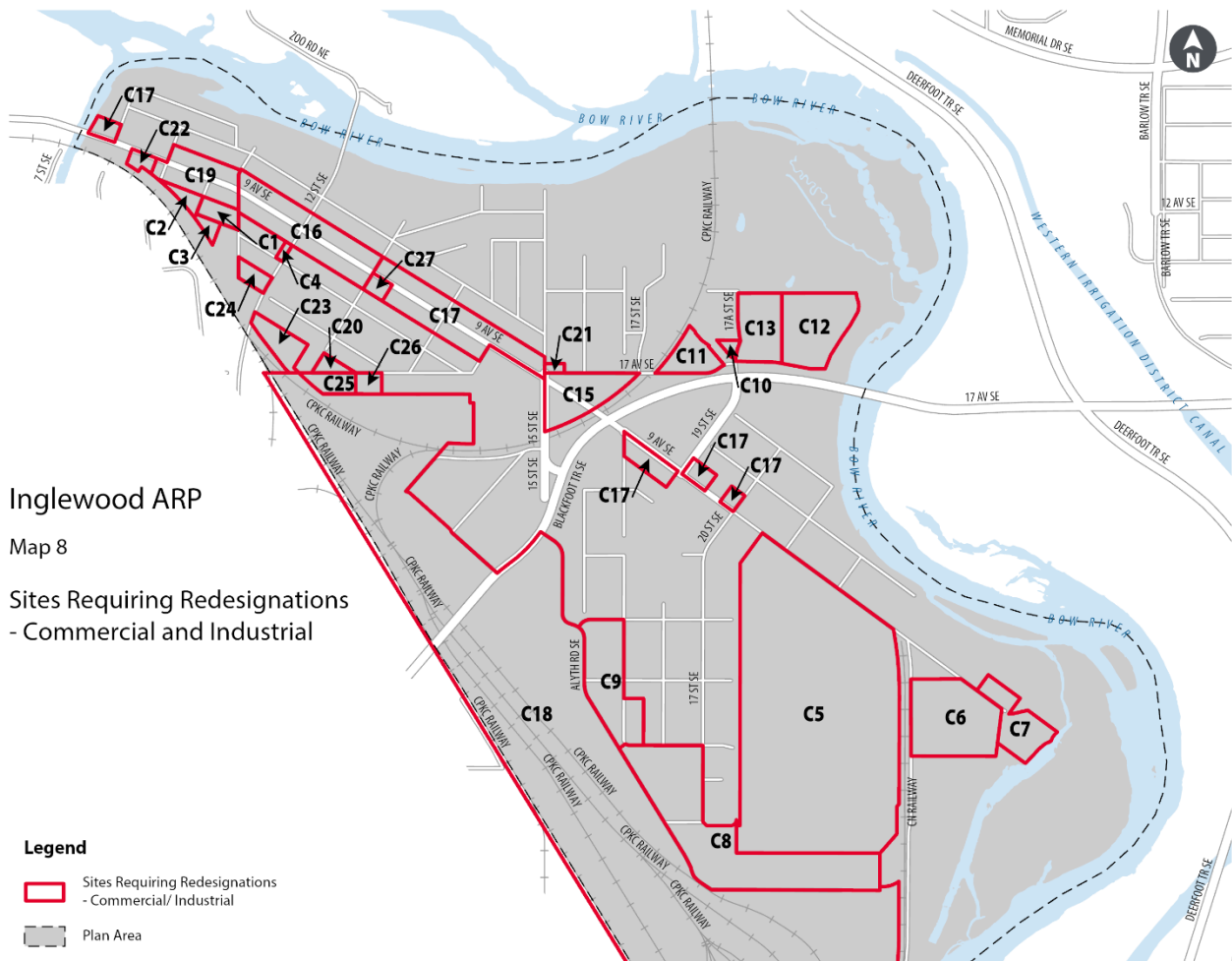
CITY CLERK

SIGNED ON _____

PROPOSED

BYLAW NUMBER 81P2025

SCHEDULE A



Applicant Submission

2025 May 09



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

P 403 201 5305
E info@civicworks.ca

Proposed Land Use Change Applicant Summary

Project Location: 1403 – 1409 9 Avenue SE (Gresham Block)
Existing Land Use: Direct Control (DC93Z1) District
Proposed Land Use: Mixed-Use – Active Frontage (MU-2f4.5h24) District

APPLICATION SUMMARY

On behalf of Truman and Louson, CivicWorks has submitted a Land Use Redesignation ('rezoning') application to transition the property at 1403 – 1409 9 AV SE from the existing Direct Control (DC93Z1) District to the Mixed-Use – Active Frontage (MU-2f4.5h24) District. This proposed change will enable the development of a six-storey mixed-use building that incorporates Bylaw-aligned setbacks to provide a sensitive and contextually appropriate transition to the surrounding mixed-use and multi-residential forms along the evolving 9 AV SE Neighbourhood Main Street. A concurrent Development Permit application has been submitted by project team architect, Casola Koppe Architects. A summary of key project details is provided below:

Building Height: 6 Storeys (24m Max. Building Height)
Floor Area Ratio (FAR): 4.5 Max. FAR
Residential Units: ±83 (±32 one-bedroom units, ±51 two-bedroom units)
Vehicle Parking Stalls: ± 105 Resident & Visitor Vehicle Parking Stalls, ±18 Commercial-Retail Vehicle Parking Stalls
Bicycle Parking Stalls: ±94 Indoor Class-1 Bicycle Stalls, ±9 Outdoor Class-2 Bicycle Stalls

To provide The City of Calgary, surrounding area residents and the general public with additional information about the proposed development vision, the project team has published a fulsome *Application Brief* with details, drawings, and plans on the project website (greshamblock.com).

PROJECT SITE CHARACTERISTICS

The project development vision is well-suited to the project given its lot characteristics, strategic location, and the character and scale of surrounding area development:

Rear Lane Access: The project site has rear lane access for all vehicle movements, eliminating the need for driveway cuts and creating an uninterrupted and pedestrian-friendly streetscape. Sites with direct lane access minimize the impact of vehicles on adjacent streets and sidewalks and also allow for organized waste and recycling collection from the lane.

Higher Activity Street: The project site is located along 9 AV SE, which sees higher levels of vehicle, cyclist, and pedestrian activity and connects to notable roadways like Blackfoot TR SE / 17 AV SE, as well as the East Village and Centre City.

Nearby Main Street: The project site is located along the 9 AV SE Neighbourhood Main Street, a municipally-identified corridor for future population growth and incremental redevelopment. This Neighbourhood Main Streets provide convenient access to a variety of services and amenities for everyday life and diversity of built forms.

Nearby Transit Service: The project site is within ±250m of the 12 ST SE Collector Road intersection with 9 AV SE, which hosts Primary (Route 1, 302 / BRT Southeast, & MAX Purple BRT) and Local (Routes 101) transit service and within ±400m of future Ramsay / Inglewood Green Line LRT Station. The availability of various transit route options within easy-walking distance of the project site provides access from the site to key local and regional destinations, and supports vehicle-reduced or vehicle-free lifestyles.

www.civicworks.ca

1



Nearby Open Spaces & Community Amenities: The project site is within a short 10-minute walk of a variety of local area destinations and amenities, including the Calgary Riverwalk and Bow River Regional Multi-Use Pathway, Calgary Zoo, The Confluence Historic Site & Parkland, and the Calgary Culture + Entertainment District.

Nearby Multi-Unit Development: The project site is neighbour to The Irvine (905 13 ST SE), a six-storey mixed use multi-residential development, Inglewood 1410 (1410 9 AV SE), a four-storey mixed use multi-residential development, and the recently approved four-storey mixed-use development at 1429 & 1431 9 AV SE (former Blues Can site), reflecting the evolving community's character and housing needs.

CALGARY'S GROWTH PLANS

Contemporary city-wide plans like the *Municipal Development Plan (MDP)* and *Calgary Transportation Plan (CTP)* guide Calgary's current planning policy, placing priority on building complete and resilient communities that make more sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal capital.

The proposed change and development vision are consistent with the city-wide goals and policies of these plans, which encourage: the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services. Being located within close proximity to Primary Transit Service, the MDP also encourages a more compact urban form.

LOCAL AREA PLAN

The project site is located within the boundary of the *Inglewood Area Redevelopment Plan (ARP)* (1993), and falls within the C17 policy area, which allows for mixed-use or commercial developments up to 4-storeys in height. To ensure alignment with the contemporary city-wide goals and policies of the *Municipal Development Plan*, a minor table-based policy amendment to the ARP is required to allow up to six-storeys in height within the subject site.

HERITAGE COMMEMORATION

The former Gresham Block was listed on Calgary's Inventory of Evaluated Historic Resources; however, it did not have any formal heritage designation or legal protection. The building had fallen into disrepair, and while reclamation was thoroughly explored, it was ultimately not feasible. As a result, the building was demolished prior to this application.

The project team remains committed to commemorating the site's heritage. With guidance from heritage specialists Cariou Heritage Conservation, and in planned collaboration with The City of Calgary's Heritage Planning team and Heritage Calgary, the project team is undertaking several commemoration initiatives. These include the creation of a photographic record, the installation of commemorative plaques and signage, and the salvage of key architectural elements—such as pressed metal ceiling tiles, Douglas fir beams, original bricks, and the entrance transom window—for thoughtful reuse within the new development.



APPLICANT-LED OUTREACH

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

This application is supported by a dedicated website (greshamblock.com), phone line, online feedback form, and email inbox for public questions and comments, along with custom on-site signage and mailers hand delivered to residents living within $\pm 200\text{m}$ of the project site. Key application materials are also shared directly with the local area Ward Councillor's Office, Community Association, and Business Improvement Area with opportunities to share feedback, find out more about the project or meet with the project team as helpful.

As our outreach process draws to a close and we approach key decision points in the application process, an *Applicant-led Outreach Summary* will be shared with community groups and The City, and published on the project website for broader public access.

CITY OF CALGARY NOTICE & OUTREACH REQUIREMENTS

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

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

CONCLUSION

The proposed land use change and development vision is in keeping with the city-wide goals and policies of the *Municipal Development Plan* and will introduce new and innovative housing options for Calgarians looking to live in established communities that enjoy excellent access to transit, existing infrastructure and community amenities. Should you have any questions, comments, or concerns, please contact us at 587.747.0317 or engage@civicworks.ca, referencing Gresham Block (1403 – 1409 9 AV SE).

Applicant Outreach Summary

2025 July 23



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Gresham Block (1404 & 1409 9 AV SE)

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

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

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)

CivicWorks, Truman, and Louison Investments are committed to being good neighbours and working with community groups and members throughout the application process. The project team undertook a meaningful and appropriately-scaled outreach process in support of all applications to ensure a clear and transparent process for all interested parties. As part of our process, we contacted the local area Ward Councillor's Office, Inglewood CA, Inglewood BIA, Heritage Calgary, and surrounding residents at the outset of the application process to encourage them to share questions and concerns. Additional elements of our outreach process include:

- Neighbour Mailers: ±306 delivered to surrounding area residents and businesses within ±200m of the project site
- Custom Signage: installed on-site June 4, 2025
- Meeting with Heritage Calgary on June 3, 3035
- Digital Information Session held on June 12, 2025
- Meeting with Ward 9 Councillor's Office on June 23, 2025

Affected Parties

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

- Ward 9 Councillor's Office
- Inglewood Community Association (CA)
- Inglewood Business Improvement Area (BIA)
- Surrounding Area Residents

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

Feedback via the dedicated project phone line, email inbox, website feedback portal, and digital meetings was responded to by a member of the project team to provide an opportunity for more detailed discussion. A fulsome Outreach Summary report summarizing all feedback received during the application review period will be available for review on the project website greshamblock.com and submitted on the public record in advance of formal decision making stages.

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.

We received positive and detailed input from the Urban Design Review Panel (UDRP) regarding the building's design. The feedback was constructive and aligned with the project's overall urban design goals. As a result, refinements may be made to the building's design through the Development Permit process.

How did you close the loop ?

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

The Applicant-led Outreach Summary will be shared with community group(s), will be published on the project website (greshamblock.com) for public review and is will be published on the official public record as an attachment to the City of Calgary's Administration Report to Council.

calgary.ca/planningoutreach

Community Association Response

INGELWOOD COMMUNITY ASSOCIATION
1740 24TH AVE SE
CALGARY, ALBERTA, T2G 1P9

29 July 29, 2025

Carl Stanford
Per Email: carl.stanford@calgary.ca

Re: DP2025-03193 Gresham Block

The Inglewood Community Association hereby formally object to the proposed land use redesignation and associated development application DP2025-03193 for the Gresham Block at 1403 9 Avenue SE in Inglewood.

The proposed height of 24 metres significantly exceeds the maximum allowable building heights established in both the Inglewood Area Redevelopment Plan (ARP), and the Local Area Plan (LAP). Specifically:

- The statutory **Inglewood ARP** for site C17 prescribes a **maximum of 4 storeys**, intended to preserve the historic character and human-scale development pattern of 9 Avenue SE.
- The proposed Historic East Calgary **LAP** allows for a **maximum of 6 storeys** in select locations. Even under this more flexible framework, the proposed 24 m height surpasses acceptable limits.

Approving this application would set a troubling precedent, undermining carefully developed community plans that reflect years of stakeholder input, including from residents, heritage advocates, and local businesses. Inglewood's character depends on moderate-scale, sensitive development—not formable massing incompatible with its historic streetscape.

I respectfully urge the City to **reject the current proposal in its present form** and to request a revised application that adheres to the applicable ARP and LAP policies for height and scale.

Thank you for considering my objection. I am available for any further comment or clarification as needed.

If you have any questions, you can reach me at design@icacalgary.com

Yours truly,

INGLEWOOD COMMUNITY ASSOCIATION
Planning Committee

Glen Kerr, Planning Chair

*INGELWOOD COMMUNITY ASSOCIATION
1740 24TH AVE SE
CALGARY, ALBERTA, T2G 1P9*

21 August 2025

Carl Stanford
Per Email: Carl.Sanford@calgary.ca
Development and Building Approvals
Box 2100, Station M
Calgary, Alberta
T2P 2M5

Dear Carl:

Re: DP2024-03193, 1403 9 Ave SE, Gresham Block

The Inglewood Community Association has previously reviewed the associated Land Use Change, LOC2025-0098, and this Development Application. Our concerns on the DP were submitted June 29, 2025 and on the LOC August 11, 2025. We will summarize our comments in opposition to the development as follows.

While we appreciate the design and consideration for parking the building is well over the height stipulated in the Inglewood ARP and the BIA report by Urban Strategies.

Further, to the design itself, the build has no setback from the property line and removes the boulevard on 13 street. The underground parking access requires cars to transit a significant length of the alleyway along residences and secondary suites. Loading docks for the building are also accessed from the back alley, blocking the access to the alley during deliveries.

In addition, we would like to understand from the City if the lane is going to be paved, as the additional traffic including deliveries, will add a lot of wear and tear on the gravel surface of the alleyway.

I trust our comments will further guide the development here, please do not hesitate to contact us should you have any questions in this regard.

INGLEWOOD COMMUNITY ASSOCIATION
Planning Committee

Glen Kerr, Planning Chair

PROPOSED

CPC2025-0868
ATTACHMENT 6

BYLAW NUMBER 165D2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0098/CPC2025-0868)**

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

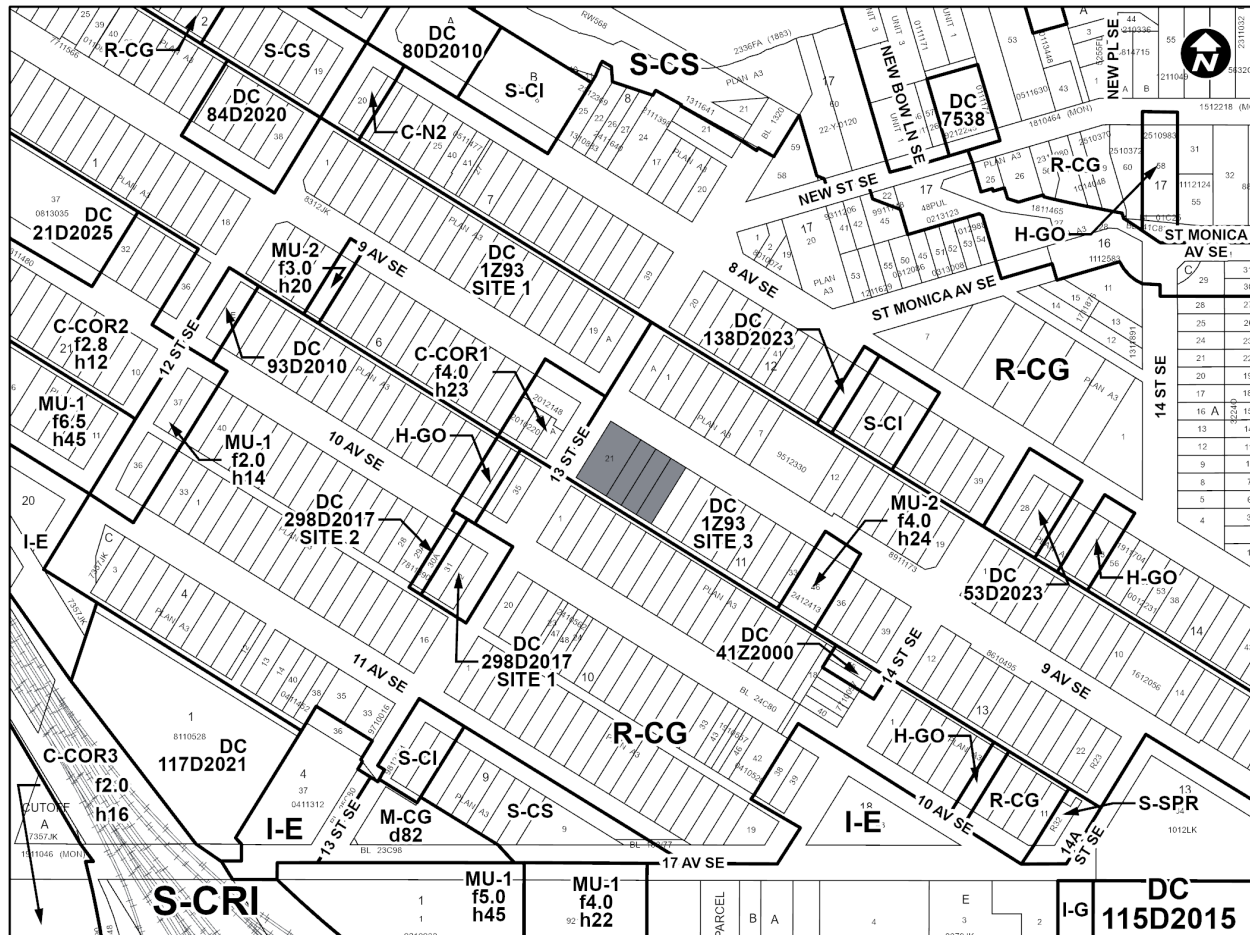
READ A THIRD TIME ON _____

MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

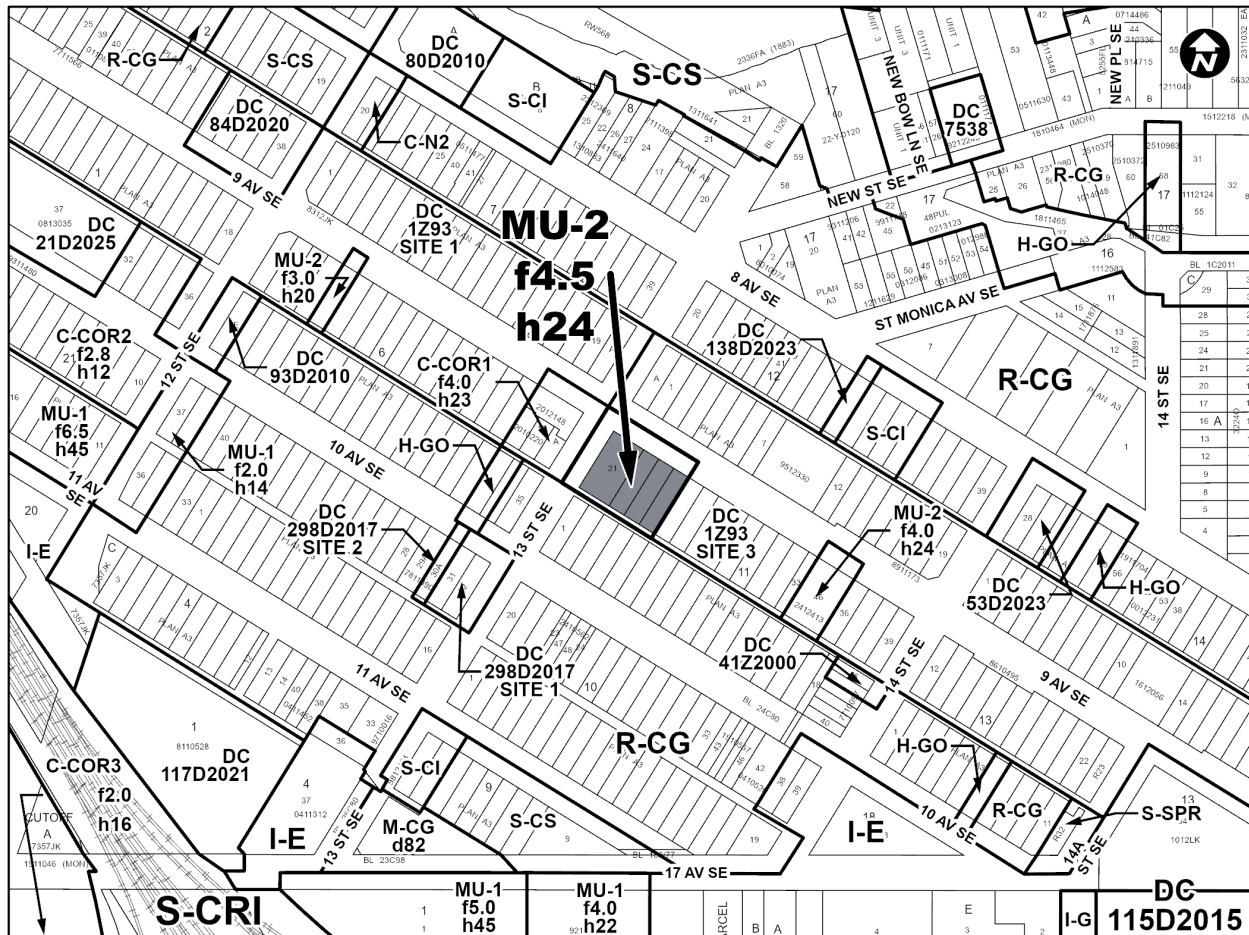
**AMENDMENT LOC2025-0098/CPC2025-0868
BYLAW NUMBER 165D2025**

SCHEDULE A



**AMENDMENT LOC2025-0098/CPC2025-0868
BYLAW NUMBER 165D2025**

SCHEDULE B



Policy Amendment in Ogden (Ward 9) at 2415 Crestwood Road SE, LOC2025-0042

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendments to the Millican-Ogden Area Redevelopment Plan (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025
SEPTEMBER 4:**

That Council give three readings to **Proposed Bylaw 80P2025** for the amendments to the Millican-Ogden Area Redevelopment Plan (Attachment 2).

HIGHLIGHTS

- This application seeks a policy amendment to the *Millican-Ogden Area Redevelopment Plan* (ARP) to allow for rowhouses and townhouses, in addition to the building types already allowed under the ARP (e.g., single detached, semi-detached and duplex dwellings).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed policy amendment would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed policy amendment would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit (DP2024-08378) for a new four-unit townhouse with four secondary suites and a detached garage has been submitted and is ready for decision pending Council's decision on this policy amendment.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the southeast community of Ogden, was submitted by Ktran Design and Drafting on behalf of the landowners, Tasnima Abedin and Mohammad Rahman on 2025 March 20. The approximately 0.06 hectare (0.14 acre) site is located on the west side of Crestwood Road SE, 55 metres south of 69 Avenue SE. It is currently developed with a single detached dwelling with rear lane access.

A concurrent development permit (DP2024-08378) for a four-unit townhouse with secondary suites and a detached garage has been submitted and Administration is ready to approve the development pending Council's decision on this policy amendment application. This is in alignment with the building forms available under the Residential – Grade-Oriented Infill (R-CG) District.

Policy Amendment in Ogden (Ward 9) at 2415 Crestwood Road SE, LOC2025-0042

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. After completing the Applicant Outreach Toolkit, the Applicant decided not to proceed with community outreach. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

No public comments were received at the time of writing this report, and no comments were received from the Millican Ogden Community Association.

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 policy amendment would allow for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving households and lifestyle needs.

Environmental

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

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

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

ISC: UNRESTRICTED
 CPC2025-0753
 Page 3 of 3

Policy Amendment in Ogden (Ward 9) at 2415 Crestwood Road SE, LOC2025-0042

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 80P2025**
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Ogden on the west side of Crestwood Road SE, 55 metres south of 69 Avenue SE. This mid-block parcel is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide and 36 metres deep. It is currently developed with a single detached dwelling with rear lane access.

Surrounding development is characterized by single and semi-detached dwellings on parcels designated Residential – Grade-Oriented Infill (R-CG) District to the north, south and west of the site. The parcel to the east across Crestwood Road SE is designated Direct Control (DC) District ([Bylaw 120Z99](#)) to accommodate multi-residential development with ground floor commercial and retail uses.

The site is well served by public transit, and is close to local parks, schools and commercial amenities. Bus stops serving Route 117 (Mckenzie Towne Express), Route 131 (East Bow Express), Route 151 (New Brighton Express), and Route 302 (BRT Southeast/City Centre) are located approximately 210 metres (a four-minute walk) to the east on Ogden Road SE. The future Ogden Green Line Light Rail Transit (LRT) Station is located approximately 400 metres (a seven-minute walk) to the southeast. George Moss Park is located approximately 210 metres (a four-minute walk) to the south. In addition, there are a range of commercial and retail amenities within walking distance to the east and along Ogden Road SE.

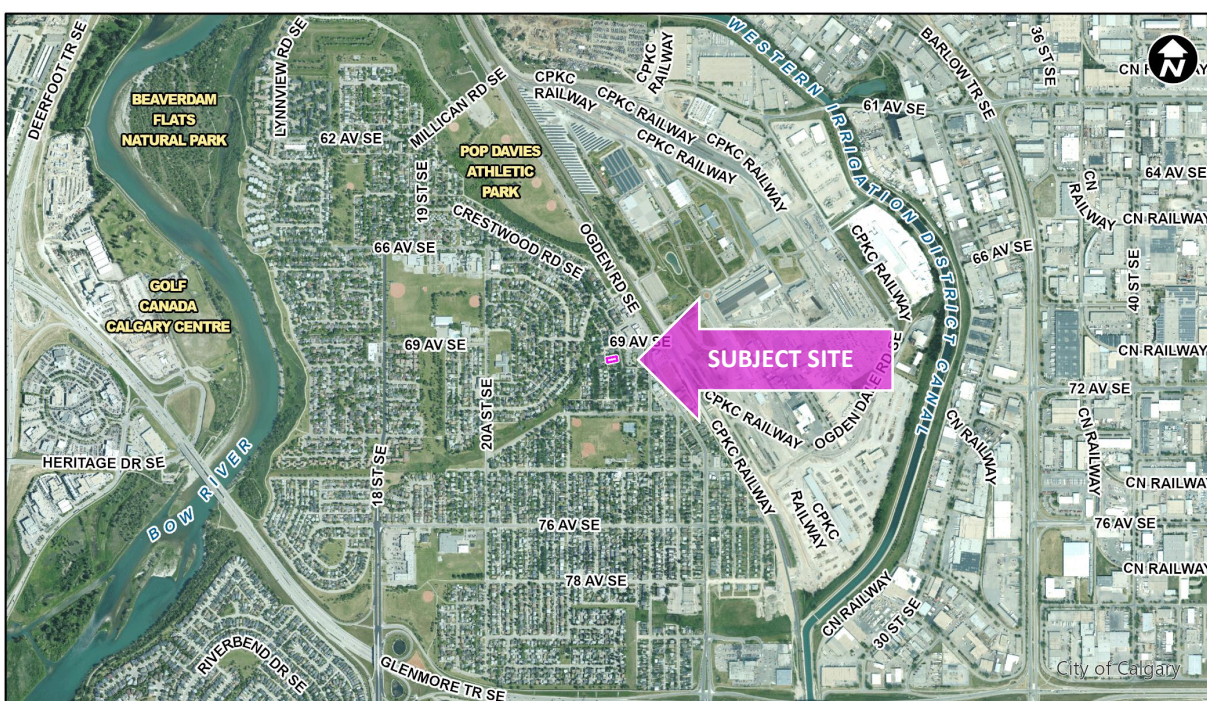
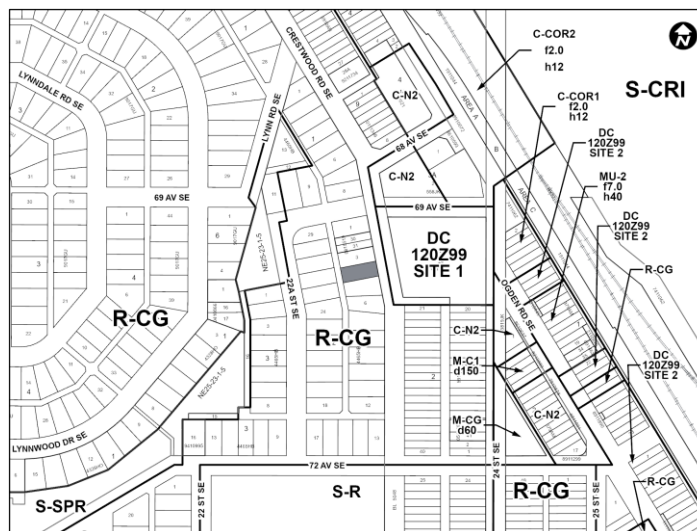
Community Peak Population Table

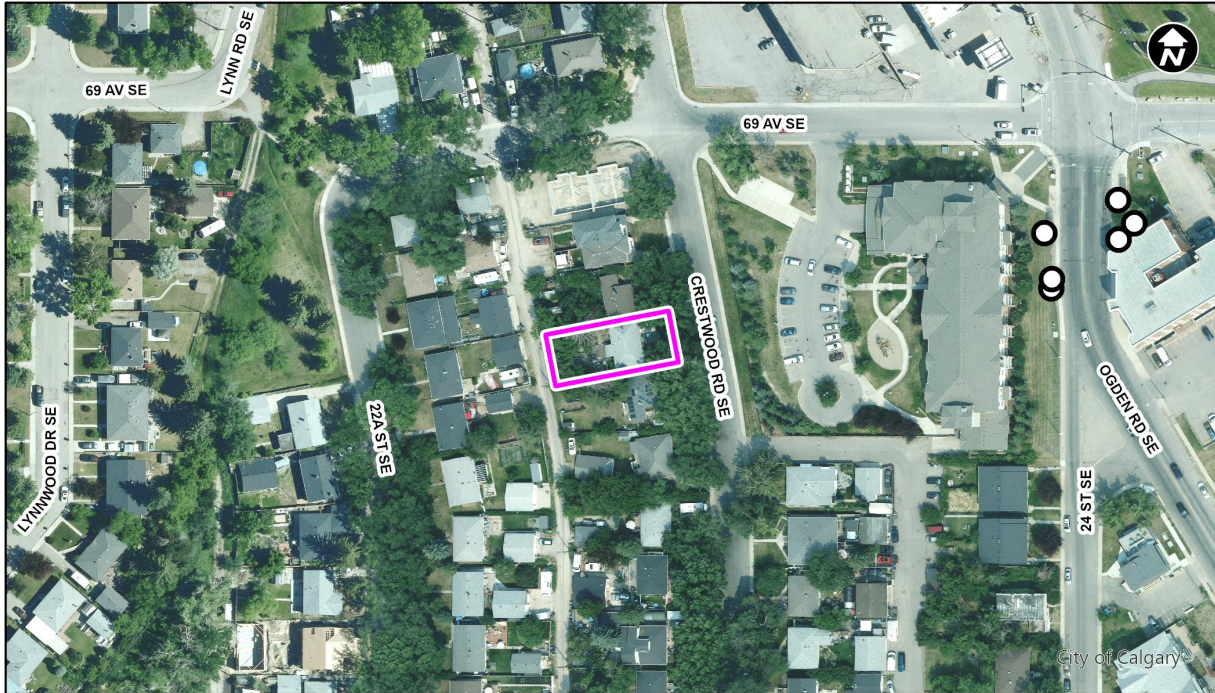
As identified below, the community of Ogden reached its peak population in 1982.

Ogden	
Peak Population Year	1982
Peak Population	11,548
2019 Current Population	8,576
Difference in Population (Number)	- 2,972
Difference in Population (Percent)	- 25.74%

Source: *The City of Calgary 2019 Civic Census*

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





Previous Council Direction

None.

Planning Evaluation

Land Use

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

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

Transportation

Vehicular access for the site will only be permitted to and from the adjacent residential lane. Transit service is available within 210 metres (a four-minute walk) along Ogden Road SE for Route 117 (McKenzie Towne Express), Route 131 (East Bow Express), Route 151 (New Brighton Express) and Route 302 (BRT Southeast/City Centre). 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 and/or proposal.

Utilities and Servicing

Public water, sanitary and storm mains exist within the adjacent public road right-of-way. Servicing requirements will be determined at the time of 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 applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit, and thereby representing an incremental benefit to climate resilience. The proposal is in keeping with the policies of the MDP.

Calgary Climate Strategy (2022)

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

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 policy objectives of the Guidelines including ensuring transit supportive land uses, optimizing existing sites and infrastructure, as well as increasing density around transit stations.

Millican-Ogden Area Redevelopment Plan (Statutory – 1999)

The site is located within the Low Density Conservation area as identified on Map 5 – Proposed Land Use Policies of the [Millican-Ogden Area Redevelopment Plan](#) (ARP). As per ARP policies in Section 3.4.3 (Residential Land Use), the Low Density Conservation area is intended to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood. The Low Density Conservation area supports residential development in the form of single and two-unit dwellings. The proposed policy amendment to Map 5 would amend the subject site from Low Density Conservation to Low or Medium Density Multi-Dwelling Residential to reflect the allowable uses under the R-CG District and align with MDP policies. A text amendment is proposed to further clarify that 75 units per hectare is appropriate on the subject site in alignment with the R-CG District maximum allowable density.

PROPOSED

CPC2025-0753
ATTACHMENT 2

BYLAW NUMBER 80P2025

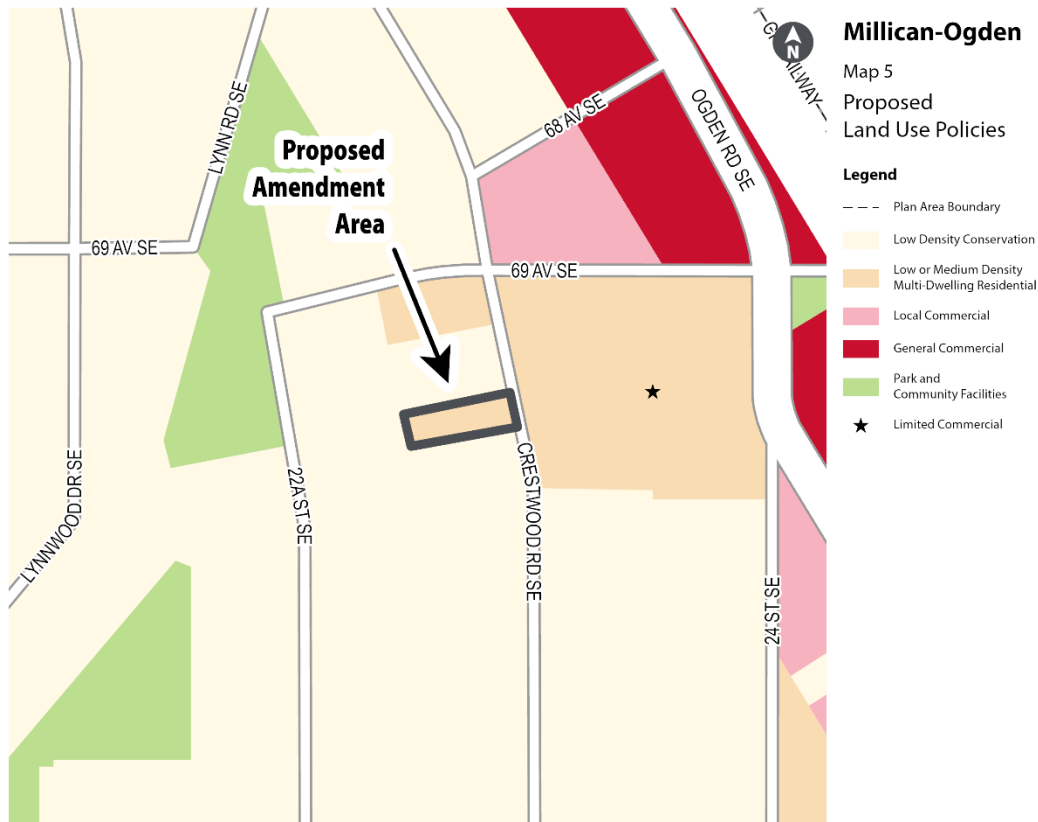
BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE MILLICAN-OGDEN AREA REDEVELOPMENT PLAN BYLAW 8P99 (LOC2025-0042/CPC2025-0753)

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

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

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

1. The Millican-Ogden Area Redevelopment Plan attached to and forming part of Bylaw 8P99, as amended, is hereby further amended as follows:
 - (a) Amend Map 5 entitled 'Proposed Land Use Policies' by changing 0.06 hectares $\pm$ (0.14 acres $\pm$) located at 2415 Crestwood Road SE (Plan 4465HB, Block 2, Lot 4) from 'Low Density Conservation' to 'Low or Medium Density Multi-Dwelling Residential' as generally illustrated in the sketch below:



PROPOSED

BYLAW NUMBER 80P2025

- (b) In Section 3.4.3 Residential Land Use, subsection 3.4.3.3 Policies, Policy 2 (a), add 2415 Crestwood Road SE to the list of addresses.
- (c) In Section 3.4.3 Residential Land Use, subsection 3.4.3.3 Policies, Policy 2, delete bullet (b) and replace with the following:
 - “(b) The following sites do not have a maximum density of units per hectare, but have a maximum floor area ratio of 1.5: 6240 – 18A Street SE.”

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

Applicant Submission

Company Name (if applicable):

KTran Design & Drafting

LOC Number (office use only):

LOC2025-0042

Applicant's Name:

Kevin Tran

Date:

April 22nd 2025

this minor policy amendment is to amend the Millican-Ogden Area Redevelopment Plan to be consistent with the current R-CG District. This is required for the current DP application for the site.

This Development Permit application requires a minor policy amendment to the Millican-Ogden Community Revitalization Plan. Therefore, this DP application cannot be approved until the minor policy amendment gets approved.

Applicant Outreach Summary

2025 May 28

No outreach was conducted because this is a minor policy amendment to the Millican-Ogden Redevelopment Plan. The purpose of this application is to ensure the ARP is consistent with the current R-CG District.

Policy Amendment and Land Use Amendment in Red Carpet (Ward 9) at 721 and 901 – 68 Street SE, LOC2024-0199

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the East Calgary International **Avenue** Communities Local Area Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 8.08 hectares $\pm$ (19.97 acres $\pm$) located at 721 and 901 – 68 Street SE (Plan 3270AG, Block Z; Condominium Plan 2010033, a portion of Unit B) from Multi-Residential – Contextual Grade-Oriented (M-CGd60) District, Multi-Residential – High Density Low Rise (M-H1h18d155) District and Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District, Multi-Residential – High Density Low Rise (M-H1h24) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 AUGUST 21:

That Council:

1. Give three readings to **Proposed Bylaw 79P2025** for the amendments to the East Calgary International Avenue Communities Local Area Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 161D2025** for the redesignation of 8.08 hectares $\pm$ (19.97 acres $\pm$) located at 721 and 901 – 68 Street SE (Plan 3270AG, Block Z; Condominium Plan 2010033, a portion of Unit B) from Multi-Residential – Contextual Grade-Oriented (M-CGd60) District, Multi-Residential – High Density Low Rise (M-H1h18d155) District and Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District, Multi-Residential – High Density Low Rise (M-H1h24) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 August 21:

“The following documents were distributed with respect to Report CPC2025-0785:

- Revised Cover Report; and
- A presentation entitled "LOC2024-0199 / CPC2025-0785 Land Use and Policy Amendment".”

HIGHLIGHTS

Policy Amendment and Land Use Amendment in Red Carpet (Ward 9) at 721 and 901 - 68 Street SE, LOC2024-0199

- This application seeks to redesignate the subject site to increase the maximum allowable height and density to allow for multi-residential development.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would enable additional housing choice and diversity for the community as well as a new public park.
- Why does this matter? The proposal would allow for additional density to support the continued development of a Neighbourhood Activity Centre serving the subject site and surrounding communities.
- An amendment to the *East Calgary International Avenue Communities Local Area Plan* (LAP) is required to accommodate the proposed Special Purpose – School, Park and Community Reserve (S-SPR) District.
- 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 Red Carpet, was submitted by B&A Studios on behalf of the landowners, Lansdowne Equity Ventures Ltd. and The City of Calgary, on 2024 August 02. The subject site is located on the west side of 68 Street SE, approximately 500 metres (an eight-minute walk) north of 17 Avenue SE, which is part of the Primary Transit Network.

In 2018, approximately 8.01 hectares (17.79 acres) of the subject site was redesignated to the Multi-Residential – Contextual Grade-Oriented (M-CGd60) District and the Multi-Residential – High Density Low Rise (M-H1h18d155) District as part of a comprehensive application to accommodate phased multi-residential and mixed-use development. As noted in the Applicant Submission (Attachment 3), this land use amendment follows previous applications to increase the overall density of the site through modifier adjustments, providing additional flexibility for the development of the two remaining phases.

The proposal also includes approximately 0.25 hectares of Special Purpose – School, Park and Community Reserve (S-SPR) District as municipal reserve. The remaining 0.07 hectares of the subject site is a City-owned parcel currently designated Special Purpose – Future Urban Development (S-FUD) District. This parcel has been deemed surplus to the needs of The City's Mobility Business Unit and is proposed as S-SPR District in conjunction with the reserve-dedicated land. Stewardship of the parcel has been transferred to Parks, with the intent that the underutilized land can supplement the municipal reserve and allow for a more functional park design.

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

Policy Amendment and Land Use Amendment in Red Carpet (Ward 9) at 721 and 901 - 68 Street SE, LOC2024-0199

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the Community Association was appropriate. In response, the applicant provided information online, delivered postcards to nearby residences and contacted the Penbrooke Meadows Community Association (CA). The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

No public comments were received at the time of writing this report.

There is no community association for the subject area. The application was circulated to the neighbouring Applewood Park CA and Penbrooke Meadows CA and no response was received.

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

IMPLICATIONS

Social

The proposed land use would contribute to the supply of diverse housing options that may better accommodate the needs of different age groups, lifestyles and demographics.

Environmental

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

Economic

The proposed land use would allow for increased density in the established area resulting in a more efficient use of land, services and existing infrastructure.

Service and Financial Implications

No anticipated financial impact.

Planning and Development Services Report to
Calgary Planning Commission
2025 August 21

ISC: UNRESTRICTED
Corrected CPC2025-0785
Page 4 of 4

**Policy Amendment and Land Use Amendment in Red Carpet (Ward 9) at 721 and
901 - 68 Street SE, LOC2024-0199**

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 79P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 161D2025**

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 Red Carpet on the west side of 68 Street SE near the intersection of Applewood Drive SE. The application includes a total area of approximately 8.08 hectares (19.97 acres) and is part of a larger development site that extends along 68 Street SE from the Canadian National rail line to 14 Avenue SE. The site has been partially developed through phased multi-residential development occurring since 2020.

Surrounding development consists of predominantly low-density residential development in the form of single detached dwellings, manufactured homes and low-rise multi-residential development along 17 Avenue SE. Local commercial uses are available across 68 Street SE at Applewood Drive SE, and adjacent to the southwest is Mountview Park, which includes a playground, baseball diamonds and a cricket pitch. The subject site is approximately 500 metres north (an eight-minute walk) of 17 Avenue SE, which includes a MAX Purple station located within 750 metres (a 13-minute walk) of the site. West of 60 Street SE, 17 Avenue SE is identified as an Urban Main Street, also known as International Avenue.

The existing land use for the subject site was established through a land use amendment and outline plan in 2018 to accommodate a comprehensively planned mixed-use development called Elliston Village. The application included the Multi-Residential – Contextual Grade-Oriented (M-CGd60) District, Multi-Residential – High Density Low Rise (M-H1h18d155) District and Commercial – Corridor 1 f3.0h16 (C-COR1f3.0h16) District. Since the approval of the first application, Council has approved two subsequent land use amendments to increase the allowable density while generally maintaining the original concept. Currently, 174 dwelling units have been completed through the first three phases in the form of grade-oriented multi-residential development, with another 184 units approved for phase 4.

Community Peak Population Table

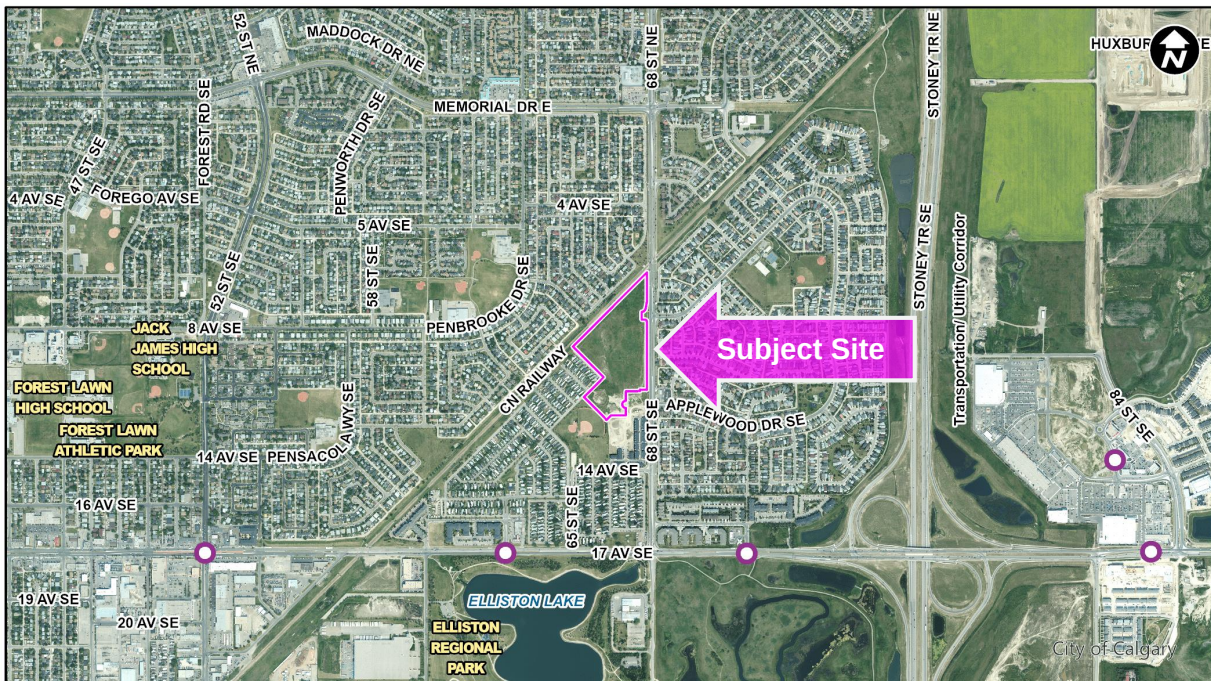
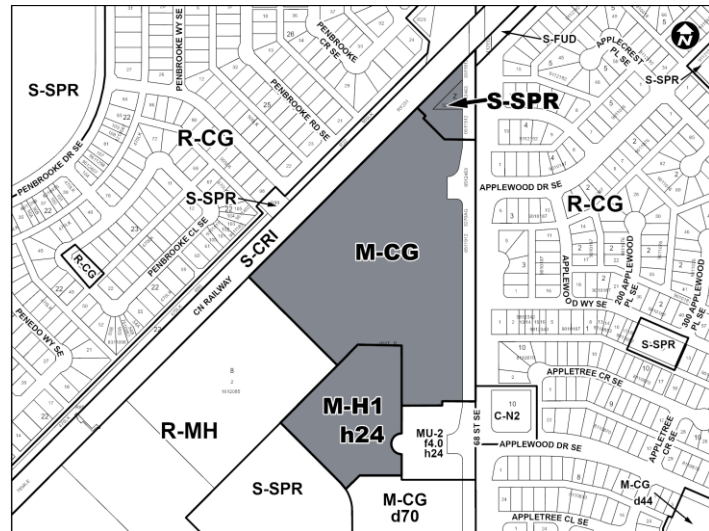
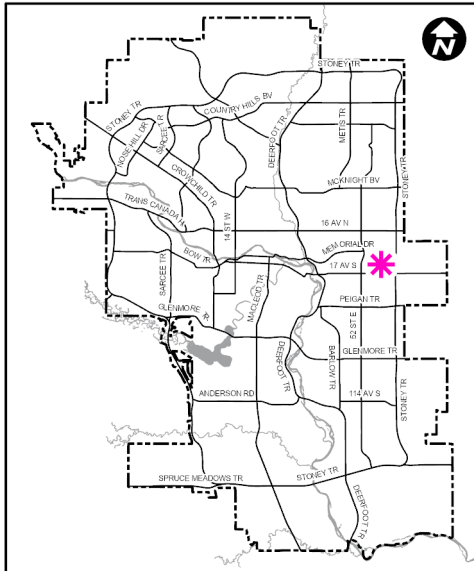
As identified below, the community of Red Carpet reached its peak population in 2006.

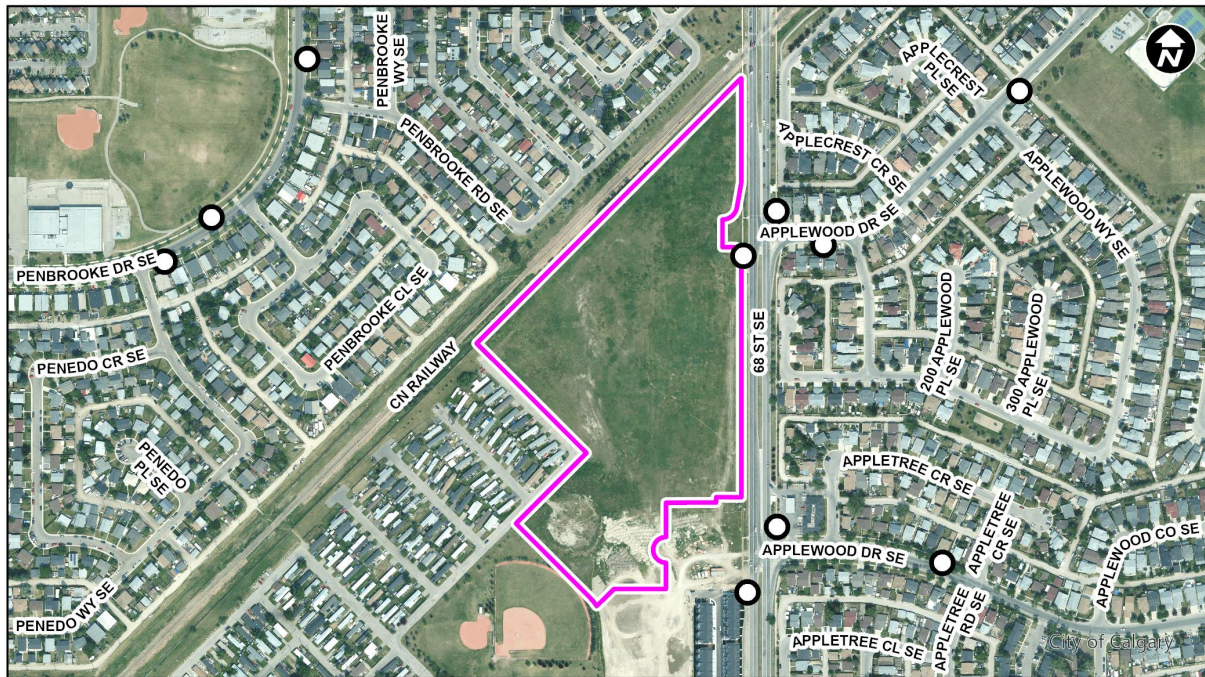
Red Carpet	
Peak Population Year	2006
Peak Population	1,777
2019 Current Population	1,594
Difference in Population (Number)	-183
Difference in Population (Percent)	-10.3%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Multi-Residential Contextual – Grade-Oriented (M-CGd60) District is a multi-residential designation that accommodates multi-residential development in a variety of forms, with higher numbers of dwelling units and higher traffic generation than low-density residential districts. M-CGd60 allows for a maximum building height of 12.0 metres and a maximum density of 60 units per hectare. Based on the current M-CGd60 area, this would allow for a maximum of 364 dwelling units.

The proposed M-CG District removes the density modifier of 60 units per hectare for the standard density of 111 units per hectare. This would allow for a maximum of 658 dwelling units based on the proposed M-CG area.

The existing Multi-Residential – High Density Low Rise (M-H1h18d155) District allows for high-density multi-residential development, is intended to be located at community nodes and allows for a limited range of support commercial uses. M-H1h18d155 allows for a maximum floor area ratio (FAR) of 4.0 (approximately 77,200 square metres), a maximum building height of 18 metres (approximately five storeys) and a maximum density of 155 units per hectare. Based on the current M-H1h18d155 area, this would allow for a maximum of 299 dwelling units. The M-H1 District also has a minimum density requirement of 150 units per hectare, requiring at least 289 dwelling units for the subject area.

The proposed M-H1h24 District would increase the maximum height to 24 metres (approximately six storeys) and removes the density modifier. The adjusted land use boundary would reduce the M-H1 area by 0.10 hectares, reducing the maximum floor area by 4,000 square metres.

The existing Special Purpose – Future Urban Development (S-FUD) District is applied to lands that are awaiting urban development and utility servicing and allows for a limited range of temporary uses.

The proposed Special Purpose – School, Park and Community Reserve (S-SPR) District is intended to provide for schools, parks and open spaces, and is applied to land dedicated as reserve pursuant to the *Municipal Government Act*. The proposal includes the redesignation of 0.26 hectares (0.64 acres) of M-CGd60 to S-SPR, which will satisfy deferred reserve for the subject parcel upon subdivision. This area would be supplemented by the adjacent City-owned parcel, for a combined S-SPR area of 0.33 hectares. This parcel was deemed surplus to the needs of the Mobility Business Unit, and stewardship was transferred to Parks and Open Spaces in support of this application and the subsequent development of a park.

Development and Site Design

The rules of the proposed M-CG, M-H1h24 and S-SPR District would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping and parking.

Other key factors that will be considered during the review of the development permits include, but are not limited to:

- ensuring an engaging built interface along the 68 Street SE frontage;
- establishing the layout and configuration of dwelling units and pedestrian routes; and
- providing an appropriate interface with the proposed park.

Transportation

Pedestrian access is available from existing sidewalks adjacent to the site on 68 Street SE and 14 Avenue SE. Existing pathways along 68 Street SE provide a connection from the site to 17 Avenue SE and primary transit service as part of the current Always Available for All Ages and Abilities (5A) Network.

The nearest transit service is available adjacent to the site on 68 Street SE, with southbound service for Routes 68 (68 St E) and 87 (Applewood/17 Av SE), and corresponding northbound service across 68 Street SE within 100 metres (a two-minute walk) of the site. The MAX Purple BRT is located to the south on 17 Avenue SE, with the nearest station approximately 750 metres from the subject site (a 13-minute walk).

Vehicular access to the site is currently available via the internal road network accessed from 14 Avenue SE; however, a second access from 68 Street SE will be provided as part of the construction of phase 4 and a third access for phase 5.

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 future development permit applications. Improvements to public sanitary mains will be required at the developer's expense.

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 – Established City Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit. The proposal is in keeping with relevant MDP policies as the proposed land use provides for an increase in density in a form that is consistent and compatible with previously constructed phases of the comprehensive development, and in close proximity to a Neighbourhood Activity Centre.

Calgary Climate Strategy (2022)

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

East Calgary International Avenue Communities Local Area Plan (Statutory – 2024)

The [East Calgary International Avenue 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 Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. Neighbourhood Connector areas are intended for a broad range of housing forms along higher activity streets and may include small-scale commercial uses to serve the surrounding area. The proposed M-CG and M-H1h24 Districts are in alignment with the applicable policies of the LAP, as they provide for a mix of housing forms along an important community corridor as well as a limited range of commercial uses, restricted in size and location.

To accommodate the proposed S-SPR District, this application proposes amendments to Map 3: Urban Form and Map 4: Building Scale of the LAP to recognize this 0.32-hectare (0.79 acre) area with categories that are consistent with the parks and open space network throughout the Plan. On Map 3, the subject area would change from Neighbourhood Connector to Parks and Open Space. On Map 4, the subject area would change from Low (up to six storeys) to Parks, Civic and Recreation. If these amendments are approved by Council, Administration would perform similar updates to the following non-statutory Appendix Maps:

- Map B3: Growth Plan Placetype Alignment;
- Map C1: Pedestrian Corridors;
- Map C2: Cycling Network;
- Map C3: Road and Street Network;

- Map C4: Goods Network; and
- Map C5: Transit Network.

Administration supports this amendment, as it is aligned with the Plan's core values and realizes an opportunity for new parks and open space in the Plan Area. The LAP notes that parks, natural areas and open spaces provide a number of ecological benefits and contribute to mental and physical health, a sense of belonging and general wellness.

The Development Next to Freight Rail Corridors Policy (Non-Statutory – 2018)

The site is subject to the [Development Next to Freight Rail Corridors Policy](#) (Policy), as it falls within 30 metres of a freight railway corridor and allows for what the Policy identifies as High Density Residential and Commercial Uses. The Policy outlines risk mitigation measures to enable development that supports the vision of the Local Area Plan in close proximity to the freight rail. Risk mitigation, as well as mitigation of noise and vibration impacts will be considered and reviewed at the development permit stage.

PROPOSED

CPC2025-0785
ATTACHMENT 2

BYLAW NUMBER 79P2025

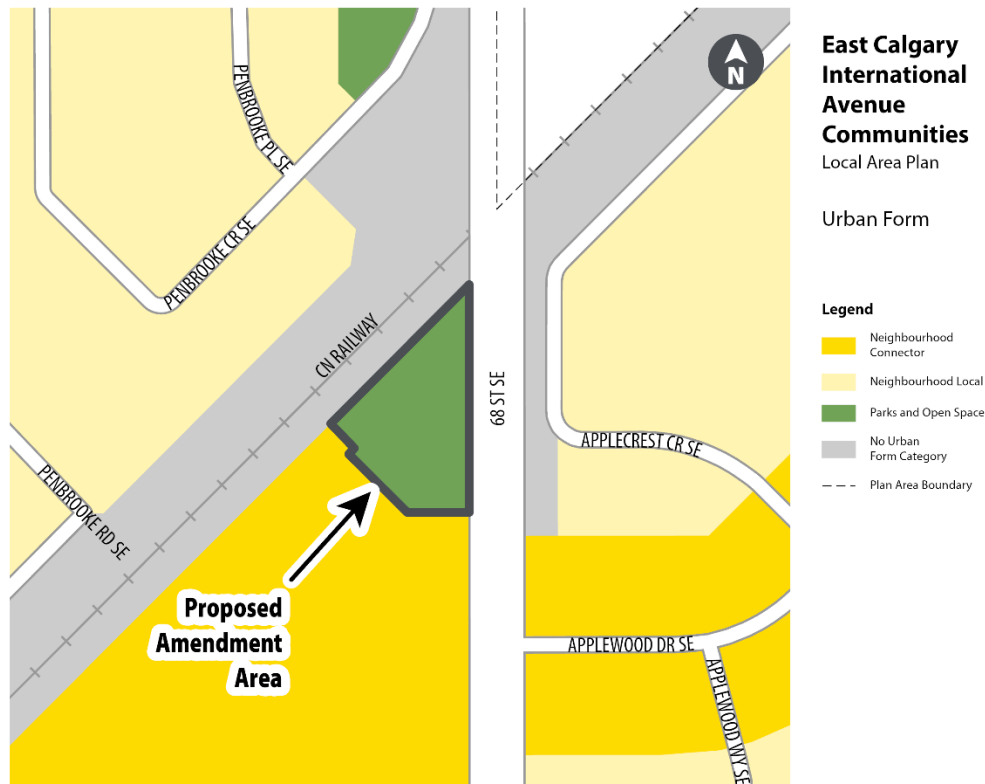
**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE EAST CALGARY INTERNATIONAL AVENUE
COMMUNITIES LOCAL AREA PLAN BYLAW 67P2024
(LOC2024-0199/CPC2025-0785)**

WHEREAS it is desirable to amend the East Calgary International Avenue Communities Local Area Plan Bylaw 67P2024, as amended;

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

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

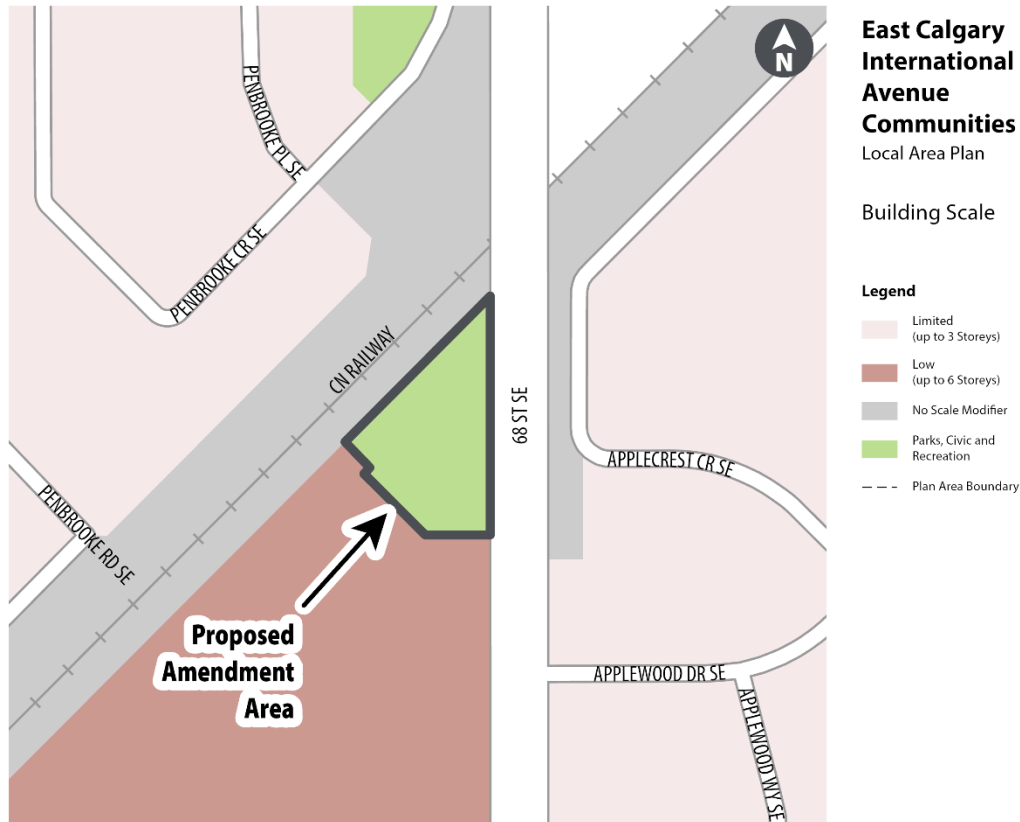
1. The East Calgary International Avenue Communities Local Area Plan attached to and forming part of Bylaw 67P2024, is hereby amended as follows:
 - (a) Amend Map 3 entitled 'Urban Form' by changing 0.32 hectares $\pm$ (0.79 acres $\pm$) located at 721 – 68 Street SE (Plan 3270AG, Block Z) and 901 – 68 Street SE (Condominium Plan 2010033, a portion of Unit B) from 'Neighbourhood Connector' to 'Parks and Open Space' as generally illustrated in the sketch below:



PROPOSED

BYLAW NUMBER 79P2025

- (b) Amend Map 4 entitled 'Building Scale' by changing 0.32 hectares $\pm$ (0.79 acres $\pm$) located at 721 – 68 Street SE (Plan 3270AG, Block Z) and 901 – 68 Street SE (Condominium Plan 2010033, a portion of Unit B) from 'Low (up to 6 Storeys)' to 'Parks, Civic and Recreation' as generally illustrated in the sketch below:



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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

Applicant Submission



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

June 27, 2025

Elliston Village Land Use Amendment LOC 2024-0199 B&A File #2024-148

Elliston Village is envisioned as a comprehensively planned community featuring rental grade-oriented townhouses and apartment buildings. The single condominiumized parcel at 901 68 St SE is owned by Lansdowne Equity Ventures Ltd. who intend to retain ownership of the parcel to provide much needed rental housing. Lansdowne is working with the Calgary Mortgage and Housing Corporation (CMHC) affordable housing program to provide below market affordable rental units throughout Elliston Village.

This land use amendment application pertains to a portion of the site which is located in the southeast Calgary community of Red Carpet between Pembroke Meadows and Applewood Park. The subject site is located along 68th St SE, approximately 500m north of the intersection of 68th St and 17th Ave SE (International Ave). The irregularly shaped parcel is bound by the CN rail line to the northwest and 68th St SE to the east. Surrounding land uses include the Residential-Mobile Home (R-MH) district to the south and west, the Commercial-Neighbourhood 2 (C-N2) district to the east across 68th St SE and a mix of low-density residential houses within the R-CG district to the east and west.

Phases 1-3 of Elliston Village are actively developing and a land use amendment (LOC2024-0152) application for Phase 4 was approved on April 8, 2025.

This land use amendment application seeks the redesignation of the remaining of Phases 5 & 6 of Elliston Village which covers ± 8.080ha of the subject site from M-H1h18d155, M-CGd60 and S-FUD to M-H1h24, M-CG and S-SPR. The Deferred Reserve of 0.49ac will be satisfied through the provision of ±0.81ac to be designated as Special Purpose-School, Park and Community Reserve (S-SPR). A portion of the S-SPR area intersects with a utility-right-of-way (URW). Following a decision from

the JUCC, the portion of the park space that intersects with the URW counts as 50% credit for Municipal Reserve (MR). The proposed park space additionally includes a ± 0.15 ac City owned parcel which has been added to the site boundary with authorization from Parks and RE&Ds. This parcel, currently designated Special-Future Urban Development (S-FUD) is proposed to be designated as S-SPR and will be incorporated into the proposed ± 0.79 ac park space. This project will not receive MR credit for the City owned parcel.

The redesignation of the M-CG parcel would remove the density modifier and revert to the base district maximum density of 111 units per hectare (uph). The proposed development would remain consistent with the surrounding neighbourhood and the proposed housing forms would be consistent with the townhouses built and currently under construction in Phases 1-3. Due to the irregular shape of the site, there is already a constraining factor on the number of units that can be accommodated. By removing the density maximum, a comprehensive site can be designed that meets the City's standards and provides additional rental housing without worrying about a unit cap.

The M-H1 District is intended to be located at community nodes and along transportation corridors such as 68th St SE. The redesignation would remove the density modifier that provides a maximum density of 155 uph, only 5uph above the minimum. There is no maximum density on the M-H1 base district. The redesignation would also remove the height modifier which currently limits the building height to 18m. A change in the height modifier to 24m height allows for more flexibility in the size and number of units provided in the proposed apartment buildings. The final height of any proposed apartment buildings will be determined at the time of DP submission. The 24m height modifier aligns with the approved

24m height of the adjacent MU-2 district that was approved as part of LOC2024-0152 and aligns with the Local Area Plan.

The proposed increase in height and density allows additional rental units to be built and offers more flexibility in development forms that meet the criteria of the M-CG and M-H1 district. The reason for the density modifiers previously in place as part of the existing Outline Plan are unknown and predate the current development team's involvement. As a part of this application, a Master Plan has been produced that demonstrates the increased capacity and development potential for the site that can be achieved through the proposed land use amendment. The additional missing middle rental units will contribute to addressing the current housing crisis faced in the Calgary region.

This site is an ideal opportunity for increased density that is consistent with developing housing forms. In their review of the application, Mobility Engineering noted that the site is well served by Calgary Transit and has a direct route to the Marlborough LRT station from 17th Ave SE. As an area of planned high activity in proximity to a Bus Rapid Transit (BRT) line along 17th Ave SE, this application serves to further the City's goals of directing population growth towards area with good and reliable access to transit and amenities such as this site.

There is no Area Structure Plan or Area Redevelopment Plan for the site, however the East Calgary International Avenue Communities Local Area Plan (LAP), which was approved in late 2024, provides direction on the development of the subject site in the future and identifies the site as Neighbourhood Connector which is intended to provide a mix of housing types, unit structures, and forms. A map amendment to the LAP is required to identify the new proposed park space and is part of this application.

The benefits of this proposed redesignation and subsequent development can be realized through this proposed land use application. In consideration, the support of Administration, Calgary Planning Commission, and Council is respectfully requested.

Sincerely,



EMILY KLOPPENBURG
RPP, MCIP
Community Planner II

CC: Steve Seroya, Director, Development | Lansdowne Equity Ventures Ltd.

Applicant Outreach Summary

2024 August 21



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Elliston 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.

Outreach Strategy

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

A virtual information session was scheduled for August 8th, 2024. Postcards were circulated to nearby residents within one kilometre of the project site. Information on the postcard invited them to reach out to the project team, to visit the webpage on the Lansdowne website where we have been providing updates on the project, and providing an opportunity to register for the virtual information session. An email was directed to the Penbrooke Meadows Community Association advising them of the application and the open house and asking them to circulate the information to their members.

The Lansdowne website also includes the presentation slides and new updates throughout the project work. A survey was also available on the website for anyone to add comments or ask questions about the project. The survey was available from August 8th to August 19th. (
<https://lansdowne.ca/lansdowne-ca-development-raw-land/>)

Affected Parties

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

Penbrooke Meadows Community Association and adjacent residents.

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 one registered to attend the virtual information session despite 17 scans of the QR code that directed people to the Zoom registration. No emails were received by the project team indicating that the date and time were an issue that impacted attendance of the session. As a result the virtual information session was canceled and a notice was placed on the website noting that it had been canceled due to no registration. The survey link was also never used and no feedback was received through the survey. The presentation slides remained on the website from August 8th to August 22nd.

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 input to influence the decision was received.

How did you close the loop ?

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

The project website was kept up to date throughout the project and emails were sent to the Penbrooke Meadows Community Association advising of next steps for the project.

calgary.ca/planningoutreach

PROPOSED

CPC2025-0785
ATTACHMENT 5

BYLAW NUMBER 161D2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2024-0199/CPC2025-0785)**

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

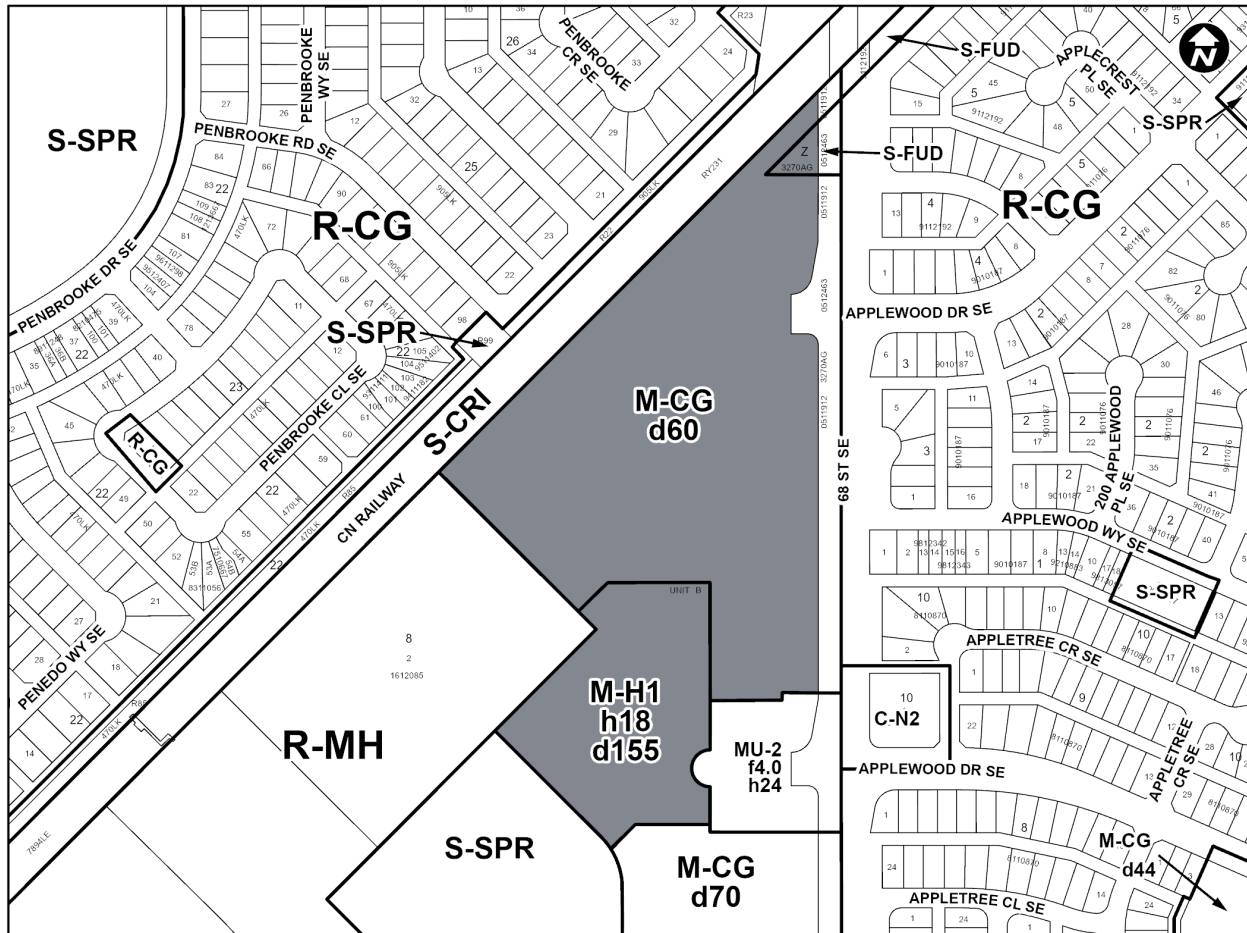
READ A THIRD TIME ON _____

MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

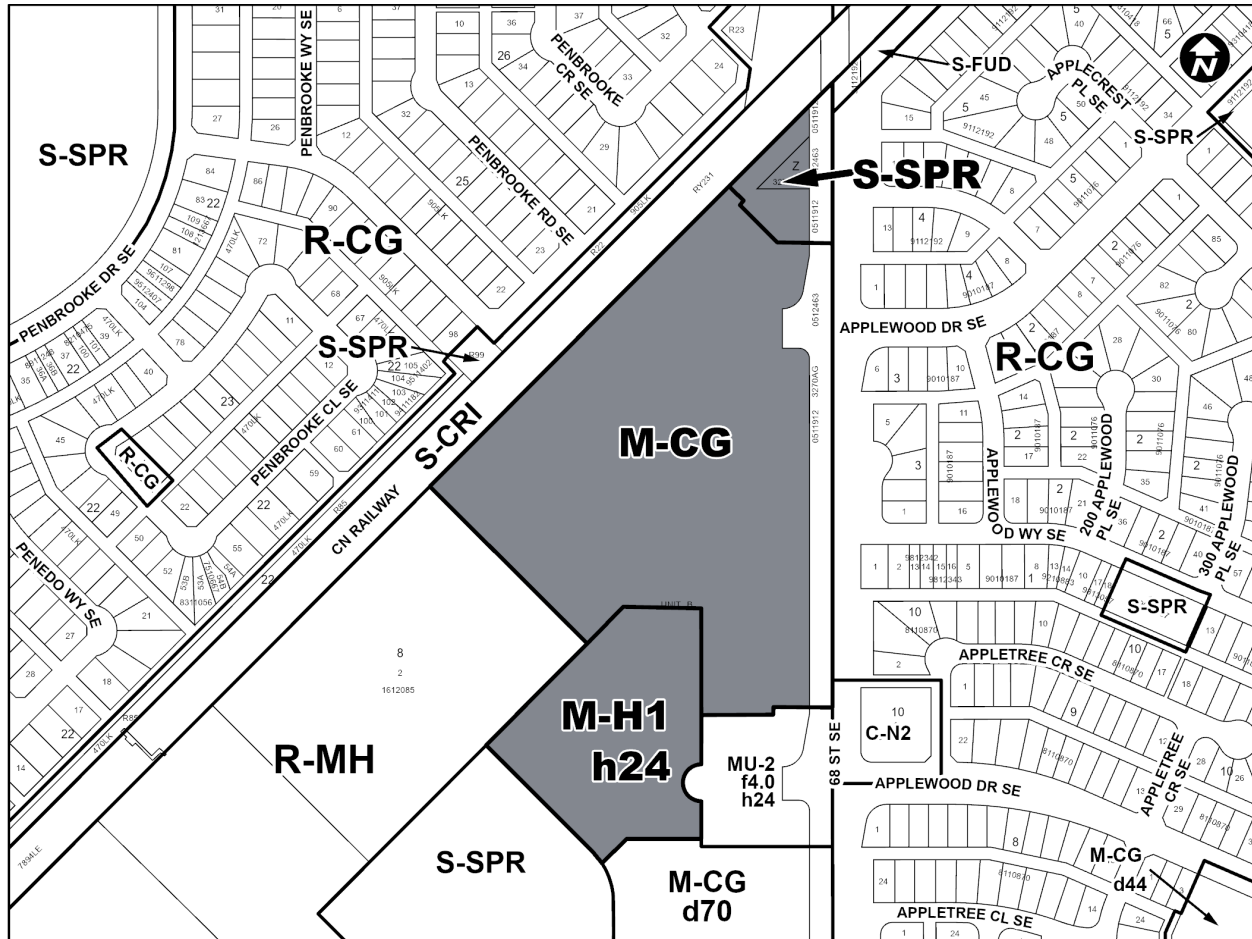
**AMENDMENT LOC2024-0199/CPC2025-0785
BYLAW NUMBER 161D2025**

SCHEDULE A



**AMENDMENT LOC2024-0199/CPC2025-0785
BYLAW NUMBER 161D2025**

SCHEDULE B



Land Use Amendment in Starfield (Ward 9) at 6201 – 68 Street SE, LOC2025-0075

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.82 hectares $\pm$ (2.03 acres $\pm$) located at 6201 – 68 Street SE (Plan 7558AF, Block N) from Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Special Purpose – Urban Nature (S-UN) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 AUGUST 21:

That Council give three readings to **Proposed Bylaw 163D2025** for the redesignation of 0.82 hectares $\pm$ (2.03 acres $\pm$) located at 6201 – 68 Street SE (Plan 7558AF, Block N) from Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Special Purpose – Urban Nature (S-UN) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

HIGHLIGHTS

- This application seeks to redesignate a portion of the subject property to accommodate larger storm ponds and to refine setback areas along the existing Forest Lawn Creek channel with the appropriate Special Purpose Districts.
- The application is a minor adjustment in alignment with an approved Outline Plan (LOC2017-0305) and aligns with the policies of the *Municipal Development Plan* (MDP) and the *Southeast 68 Street Industrial Area Structure Plan* (ASP).
- What does this mean to Calgarians? This application is a minor adjustment of existing boundaries for a storm pond to support future industrial land.
- Why does this matter? The proposal would address potential flooding within the area and reduce harmful sediments in the City's existing waterways.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application, in the southeast community of Starfield was submitted by Situated Consulting, on behalf of the landowner, The City of Calgary's Real Estate and Development Services (RE&DS) Department on 2025 March 26. No development permit has been submitted at this time.

As indicated in the Applicant Submission (Attachment 2), the primary purpose of this application is to apply for minor adjustments that align with the approved Outline Plan (LOC2017-0305) to accommodate larger storm ponds and to refine setback areas along the existing Forest Lawn Creek channel to align with current City policies. While a development permit (DP2023-06032) has been approved for stripping and grading activities, no other development permits have been received for this site.

Land Use Amendment in Starfield (Ward 9) at 6201 - 68 Street SE, LOC2025-0075

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. The applicant determined that no outreach was required due to the minor scope of this application. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

No public comments were received at the time of writing this report and there is no community association for the subject area.

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

IMPLICATIONS

Social

The proposed application would optimize the size and location of the stormwater pond to better service the area by reducing the potential of flooding following a storm or snowmelt.

Environmental

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

Economic

The proposal utilizes and promotes better designed infrastructure to help support development in the area that contributes to the local economy and creates job opportunities within the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

Planning and Development Services Report to
 Calgary Planning Commission
 2025 August 21

ISC: UNRESTRICTED
 CPC2025-0775
 Page 3 of 3

Land Use Amendment in Starfield (Ward 9) at 6201 - 68 Street SE, LOC2025-0075

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
- 4. Proposed Bylaw 163D2025**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

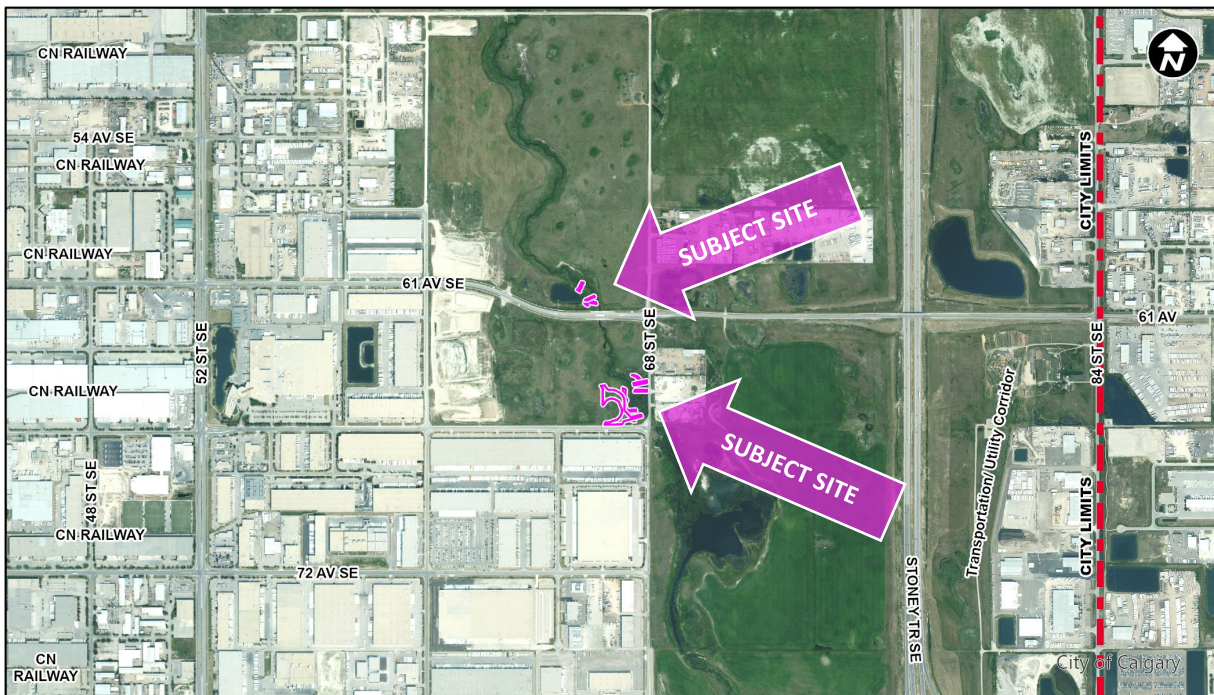
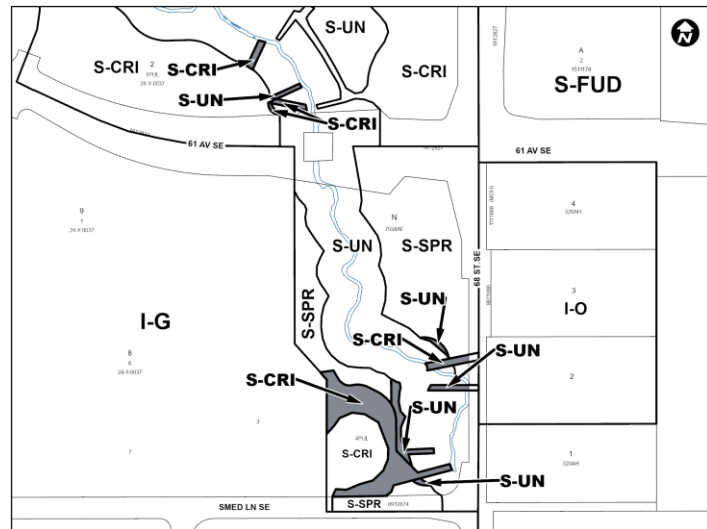
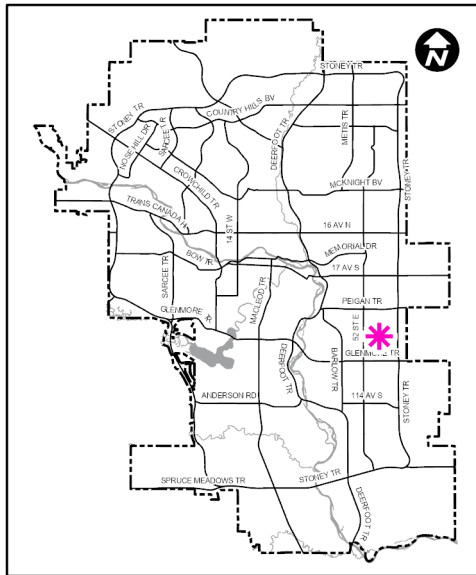
The subject parcels are located in the southeast community of Starfield, west of 68 Street SE and south and north of 61 Avenue SE. The proposed land use area is approximately 0.82 hectares (2.03 acres) in size in a variety of locations on the parcels.

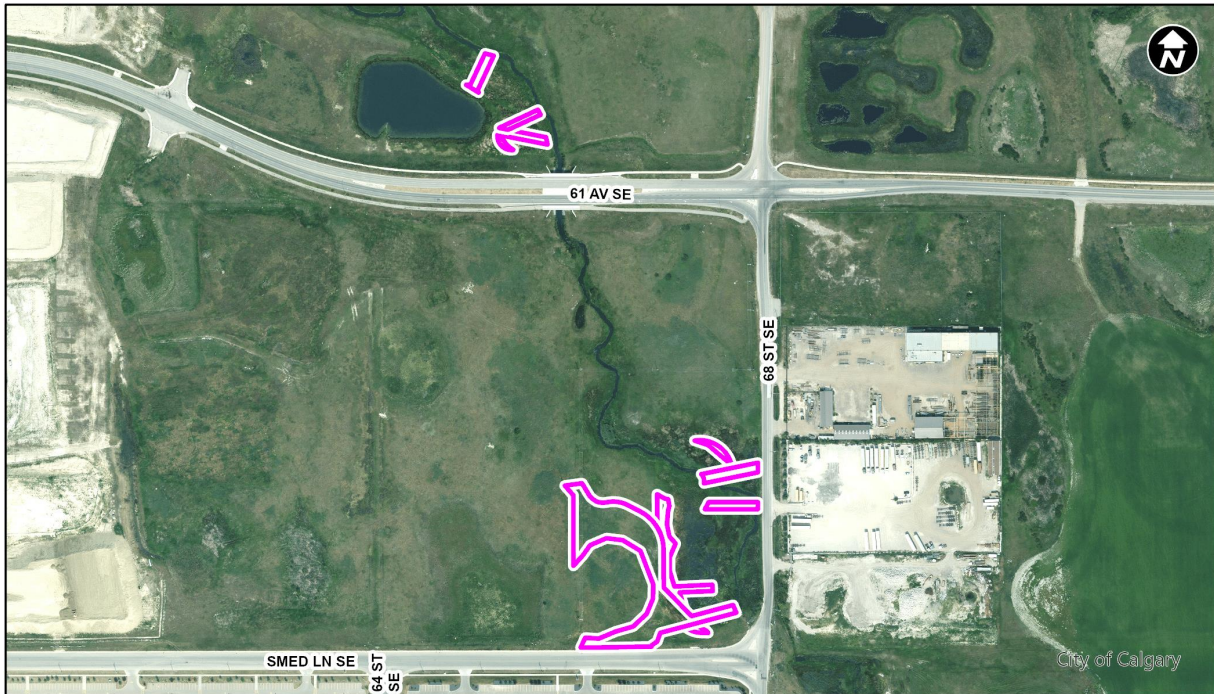
On 2022 July 05, Calgary Planning Commission and Council approved a comprehensive industrial outline plan and land use redesignation application (LOC2017-0305). The subject lands are within this outline plan area and the proposed land use redesignation adjusts the approved land use boundaries to accommodate larger storm ponds and to refine setback areas along the Forest Lawn Creek channel realignment as detailed design for the site progresses.

Community Peak Population Table

Not available because the subject area is industrial.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The proposed redesignation includes the following adjustments in response to detailed design for the storm pond facility to support future industrial development:

- 0.17 hectares (0.42 acres) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Special Purpose – Urban Nature (S-UN) District;
- 0.65 hectares (1.61 acres) from Special Purpose – School, Park and Community Reserve (S-SPR) District to Special Purpose – City and Regional Infrastructure (S-CRI) District; and
- the approved outline plan LOC2017-0305 supported municipal reserve dedication through a mixture of reserve land and cash-in-lieu payment. The proposed change in the boundary size of the S-CRI parcel would increase amount of cash-in-lieu from 3.7 percent to four percent.

The S-UN District is for lands that are to be retained in their natural state or are being rehabilitated to replicate a natural state. This district is applied to land dedicated as environmental reserve pursuant to the *Municipal Government Act*.

The S-CRI District is primarily for infrastructure and utility facilities, including stormwater facilities, that are operated by Federal, Provincial or Municipal levels of government.

Development and Site Design

The rules of the proposed S-CRI and S-UN Districts will provide guidance for the future development of the site and landscaping design.

Subdivision Design

There is an existing subdivision application (SB2025-0223) in circulation that is pending the approval of this land use application. The proposed boundaries of the Public Utility Lot, Environmental Reserve and Municipal Reserve align with the proposed land use redesignations.

Reserves are currently being provided in various phases of subdivision applications related to the approved Outline Plan (LOC2017-0305) and required deferred reserve caveats will be registered concurrent with the registrations of these applications.

Transportation

There are no transportation implications as a result of this application.

Environmental Site Considerations

The environmental site conditions of this development were previously reviewed and addressed with the Great Plains / Starfield Outline Plan (LOC2017-0305). This proposed land use amendment does not raise any additional environmental concerns or risks. There are no known environmental concerns.

Utilities and Servicing

The proposed land use redesignation is within a previously approved outline plan and subdivision area. Sanitary, storm and water servicing will be provided by the developer through the Starfield Phase 2 Development Agreement. The proposed change in land use boundaries align with changes to the design of the stormwater ponds that were required through the detailed design process as compared to the conceptual design that was assumed at the outline plan stage. The proposal does not impact the overall services for the area which has capacity to support the proposed development in the area.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

The site is identified as Standard Industrial on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The MDP policy speaks to maintain industrial as the primary use and supports the uses that facilitate industrial function of this area and cater to the day-to-day needs of area businesses and their employees.

Calgary Climate Strategy (2022)

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

Southeast 68 Street Industrial Area Structure Plan (Statutory – 2010)

The area is subject to the [*Southeast 68 Street Industrial Area Structure Plan*](#) (ASP) and is identified as a Special Study area. Special Study areas are evaluated at outline plan and development permit stages to protect Environmentally Significant Areas that are located further east of 57 Street SE. The ASP helps to ensure a sufficient supply of planned industrial land is available for a wider range of business and industrial uses.

The proposed land use amendment is supported by the policies of the ASP.

Applicant Submission

2025 March 26

In June 2022, Real Estate and Development Services (RE&DS) received Council approval for a comprehensive industrial Outline Plan and Land Use Redesignation application (LOC2017-0305) in the Community of Great Plains/Starfield.

As RE&DS progresses through the detailed design phase, minor adjustments are required to the approved land use to accommodate larger storm ponds and to refine setback areas along the channel realignment in accordance with the current City Policy.

The proposed Land Use Redesignation for approximately 0.82 hectares (2.02 acres) to the approved LOC2017-0305 will bring the approved land use in alignment with the detailed design approvals.

We request support for this minor amendment which will allow RE&DS to continue to deliver the much needed industrial land supply in a timely manner.

Community Outreach Summary

2025 March 25



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Great Plains/Starfield (Constellation Industrial Park)

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

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

Great Plains/Starfield has been in the planning stage for several years. The Community Outreach Summary was not in place at the time the initial outline plan and land use redesignation application was submitted. The original application for the now approved outline plan and land use redesignation (LOC2017-0305) was circulated to adjacent property owners and RE&DS had been in contact with some who reached out for more information. The proposed land use redesignation is a minor adjustment of the approved land use to accomodate larger storm ponds therefore public engagement was determined not to be required.

Outreach Strategy

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

PROPOSED

CPC2025-0775
ATTACHMENT 4

BYLAW NUMBER 163D2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0075/CPC2025-0775)**

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR
SIGNED ON _____

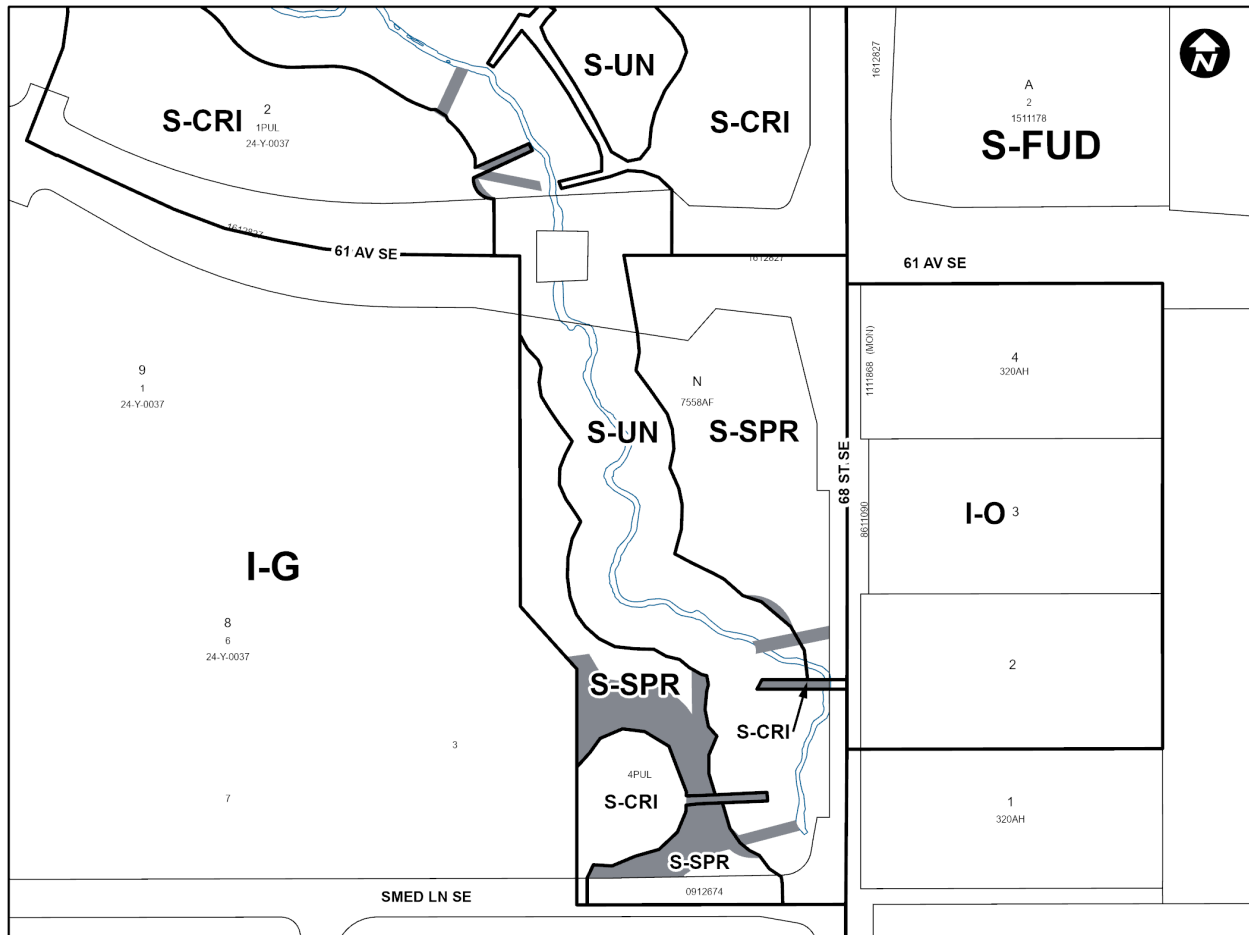
CITY CLERK
SIGNED ON _____

**AMENDMENT LOC2025-0075/CPC2025-0775
BYLAW NUMBER 163D2025**

AMENDMENT LOC2025-0075/CPC2025-0775

BYLAW NUMBER 163D2025

SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0075/CPC2025-0775
BYLAW NUMBER 163D2025

SCHEDULE B

