

**CITY OF CALGARY
NOTICE OF 2026 OCTOBER 6
PUBLIC HEARING ON
PLANNING MATTERS**

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

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

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

To be held at the Council Chamber, Calgary Municipal Building, 800 Macleod Trail SE, on **Tuesday, 2026 October 6, commencing at 9:30 a.m.**

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

Persons wishing to submit a letter, public opinion poll or other communication concerning these matters you may do so electronically or by paper, and include the name of the writer, mailing address, e-mail address (as applicable) and must focus on the application and its planning merits. Submissions with defamatory content and/or offensive language will be filed by the City Clerk and not published in the Council Agenda or shared with Members of Council. Only those submissions **received** by the City Clerk **before 12:00 p.m. (noon), Monday, 2026 September 28**, will be included in the Agenda of Council.

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

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

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

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

If you have questions regarding the collection and use of your personal information, please contact: City Clerk's Office, Legislative Services, 403-268-5861, or 700 Macleod Trail S.E., P.O. Box 2100, Station M (MC 8007), Calgary, Alberta, T2P 2M5.

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

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

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

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

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

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

INDEX OF ADVERTISED PLANNING ITEMS

For the meeting of City Council re: Public Hearing
on Proposed Amendments to the Land Use Bylaw
1P2007, and Other Planning Matters, to be held on
Tuesday, 2026 October 6 at 9:30 a.m.

* * * * *

PLANNING MATTERS FOR PUBLIC HEARING

- | | |
|--------|--|
| Item 1 | Road Closure and Land Use Amendment in Bankview (Ward 8) adjacent to
2516 – 14A Street SW, LOC2026-0001, CPC2026-0773
Proposed Bylaws 5C2026 and 112D2026 |
| Item 2 | Land Use Amendment in Parkhill (Ward 8) at 3901 Macleod Trail SW,
LOC2026-0012, CPC2026-0602
Proposed Bylaw 106D2026 |
| Item 3 | Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 1603 – 24 Avenue
SE and 2501 Alyth Road SE, LOC2025-0246, CPC2026-0677
Proposed Bylaw 110D2026 |
| Item 4 | Land Use Amendment in Highland Park (Ward 4) at 4015 Centre A Street
NE, LOC2026-0013, CPC2026-0724
Proposed Bylaw 108D2026 |
| Item 5 | Outline Plan, Policy and Land Use Amendment in Keystone Hills (Ward 3) at
13971 – 15 Street NE, LOC2025-0134, CPC2026-0736
Proposed Bylaws 36P2026, 37P2026 and 109D2026 |
| Item 6 | Land Use Amendment in Glendale (Ward 6) at 3 Gateway Drive SW
LOC2025-0169, CPC2026-0745
Proposed Bylaw 111D2026 |
| Item 7 | Land Use Amendment in West Hillhurst (Ward 7) at 2128 Westmount Road
NW, LOC2026-0034, CPC2026-0764
Proposed Bylaw 107D2026 |

Planning and Development Services Report to
Calgary Planning Commission
2026 September 10

ISC: UNRESTRICTED
CPC2026-0773
Page 1 of 4

Road Closure and Land Use Amendment in Bankview (Ward 8) adjacent to 2516 – 14A Street SW, LOC2026-0001

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2026-0773) to the 2026 October 06 Public Hearing Meeting of Council; and;

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed closure of 0.005 hectares $\pm$ (0.013 acres $\pm$) of road (**Plan 2611643, Area 'A'**) adjacent to 2516 – 14A Street SW, with conditions (Attachment 2).
3. Give three readings to the proposed bylaw for the redesignation of 0.005 hectares $\pm$ (0.013 acres $\pm$) of the closed road (**Plan 2611643, Area 'A'**) from Undesignated Road Right-of-Way to Special Purpose – City and Regional Infrastructure (S-CRI) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 SEPTEMBER 10:

That Council:

1. Give three readings to **Proposed Bylaw 5C2026** for the closure of 0.005 hectares $\pm$ (0.013 acres $\pm$) of road (Plan 2611643, Area 'A') adjacent to 2516 – 14A Street SW, with conditions (Attachment 2).
2. Give three readings to the **Proposed Bylaw 112D2026** for the redesignation of 0.005 hectares $\pm$ (0.013 acres $\pm$) of the closed road (Plan 2611643, Area 'A') from Undesignated Road Right-of-Way to Special Purpose – City and Regional Infrastructure (S-CRI) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, held 2026 August 27:

"The following documents were distributed with respect to Report CPC2026-0773:

- Revised Cover Report; and
- Revised Attachment 3."

HIGHLIGHTS

- This application proposes to close a portion of 25 Avenue SW, east of 14A Street SW, and redesignate to Special Purpose – City and Regional Infrastructure (S-CRI) District.
- The proposal will facilitate the relocation of the existing road closure located midblock on 25 Avenue SW, between 14A Street SW and 14 Street SW, to enable the redevelopment of 2516 – 14A Street SW. The proposal is in alignment with the *West Elbow Communities Local Area Plan*.

Road Closure and Land Use Amendment in Bankview (Ward 8) adjacent to 2516 – 14A Street SW, LOC2026-0001

- What does this mean to Calgarians? The proposal will enable more efficient use of existing infrastructure and services.
- Why does this matter? The proposal would allow for the redevelopment of the adjacent parcel, located at 2516 – 14A Street SW, by facilitating access to the site from 14 Street SW.
- A development permit for a 12-storey building with a mix of uses located on the adjacent parcel located at 2516 – 14A Street SW has been submitted and is currently under review.
- There is no previous Council direction related to this parcel.

DISCUSSION

This road closure and land use amendment application, in the southwest community of Bankview, was submitted by O2 Planning and Design on behalf of the landowner, 2116162 Alberta Limited (Brawn Group), on 2026 January 13. While 25 Avenue SW currently contains an existing road closure barrier located between 14A Street SW and 14 Street SW, this application proposes to relocate this closure further west.

As indicated in the Applicant Submission (Attachment 4), the revised road layout will enable access to the proposed redevelopment of the adjacent parcel to the north, 2516 – 14A Street SW, from 14 Street SW and mitigate traffic impacts on 14A Street SW. The subject site is to be closed through the Registered Road Closure Plan (Attachment 3) and redesignated to the Special Purpose – City and Regional Infrastructure (S-CRI) District.

Administration recommends pursuing this course of action to ensure that the closure of a public right of way occurs by bylaw and aligns with the requirements of the *Municipal Government Act*.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed road closure and land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. As the road closure is under review at the same time as a development permit ([DP2025-06096](#)) located adjacent that included community engagement and there have been two land use amendment applications during the preceding 12 months that provided opportunities for engagement, the applicant determined that no outreach was necessary. Further details are outlined in the Applicant Outreach Summary (Attachment 5).

Road Closure and Land Use Amendment in Bankview (Ward 8) adjacent to 2516 - 14A Street SW, LOC2026-0001

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 also were sent to adjacent landowners.

Two public comments were received at the time of writing this report and there was no response from the Bankview Community Association. Comments received raised concerns about increased traffic on the local road network and the required access for emergency services. Submissions also noted that no community outreach was undertaken by the applicant on the proposed road closure and that the *West Elbow Communities Local Area Plan* (LAP) is silent on road closures in this location.

Mobility issues outlined above have been considered through a Transportation Impact Assessment that was submitted as part of the land use amendment application and the mitigation measures identified are being addressed through the concurrent development permit and this road closure.

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

IMPLICATIONS

Social

This proposal would allow for the redevelopment of the adjacent parcel and the delivery of new housing, employment opportunities and community facilities.

Environmental

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

Economic

The closure of the undesignated road right-of-way would provide access to allow the redevelopment of an adjacent parcel.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

Planning and Development Services Report to
Calgary Planning Commission
2026 September 10

ISC: UNRESTRICTED
CPC2026-0773
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**Road Closure and Land Use Amendment in Bankview (Ward 8) adjacent to 2516 -
14A Street SW, LOC2026-0001**

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Road Closure Conditions
3. **Revised** Registered Road Closure Plan
4. Applicant Submission
5. Applicant Outreach Summary
6. **Proposed Bylaw 5C2026**
7. **Proposed Bylaw 112D2026**

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 undesignated portion of road located between 14A Street SW and 14 Street SW on 25 Avenue SW. There currently is a road barrier on 25 Avenue SW, approximately 20 metres west of the intersection with 14 Street SW. The site has an area of approximately 0.005 hectares (0.013 acres). The proposed relocation of the existing road closure to the intersection of 14A Street SW and 25 Avenue SW is required to facilitate the redevelopment of the adjacent site to the north for which a Direct Control District ([Bylaw 92D2026](#)) was approved by Council on 2026 June 23.

Parcels designated as Commercial – Corridor 2 (C-COR2) District are located at the northwest corner of 25 Avenue SW and 14 Street SW, with properties having vehicular access from 14 Street SW and 25 Avenue SW. To the south of 25 Avenue SW are parcels designated Multi-Residential – Contextual Medium Profile (M-C2) District and to the west of 14A Street SW, development is characterized by low density residential uses based on the Residential – Contextual One / Two Dwelling (R-C2) District.

Community Peak Population Table

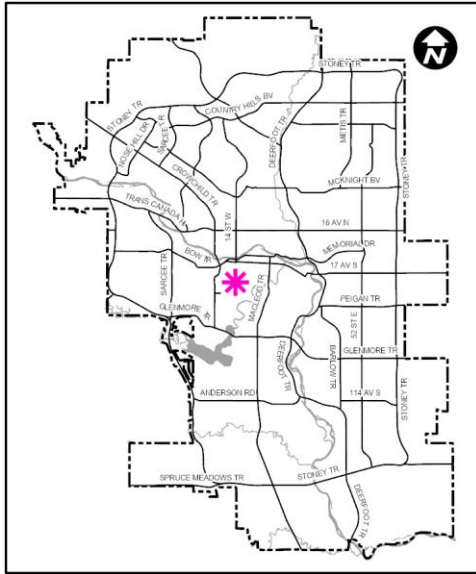
As identified below, the community of Bankview reached its peak population in 1981.

Bankview	
Peak Population Year	1981
Peak Population	5,590
2019 Current Population	5,256
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](#).

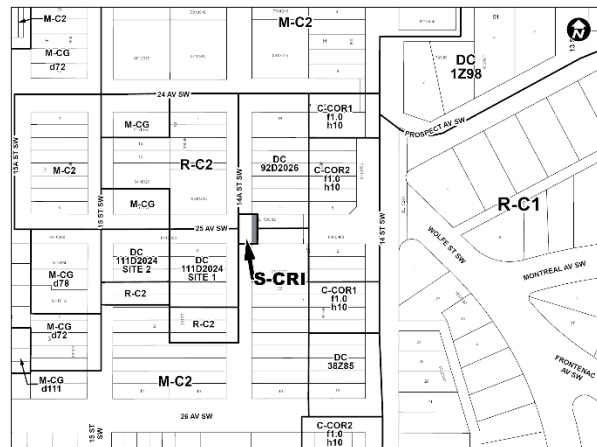
Location Maps

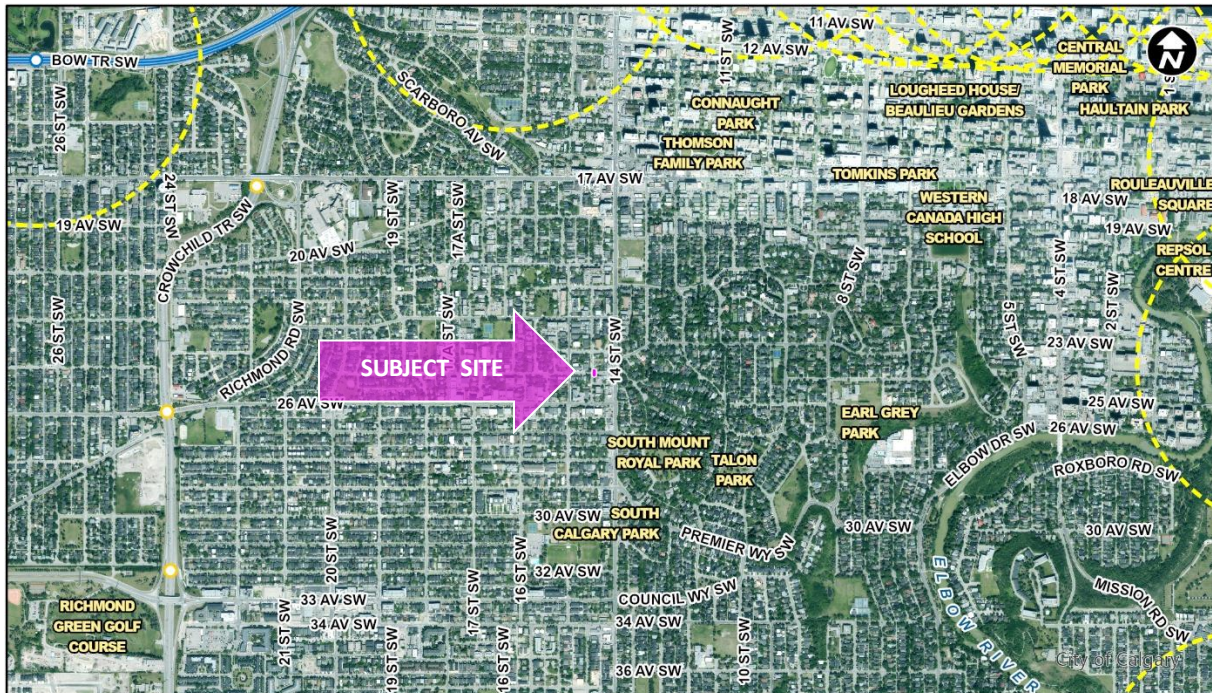


Road Closure Map



Proposed Land Use Map





Previous Council Direction

None.

Planning Evaluation

Road Closure

This application proposes the closure of approximately 0.01 hectares (0.01 acres) of undesignated road right-of-way located on 25 Avenue SW, between 14 Street SW and 14A Street SW. The proposal will lead to the relocation of the existing barrier further west to be adjacent to 14A Street SW on 25 Avenue SW. The revised road layout is required to enable the redevelopment of the adjacent parcel north of the subject site. Vehicle access to 2516 – 14A Street SW is currently from 14A Street SW and the proposed road closure would allow access to the parcel from 25 Avenue SW via 14 Street SW.

Land Use

The proposed Special Purpose – City and Regional Infrastructure (S-CRI) District is intended to accommodate infrastructure development, maintenance and the provision of utilities.

Development and Site Design

If this redesignation is approved by Council, the rules of the proposed S-CRI District would provide guidance for any future redevelopment on the site, however the land use designation is only intended to facilitate the road closure.

Transportation

This application would allow for the relocation of the existing closure on 25 Avenue SW westward to the intersection with 14A Street SW. The purpose of this road closure is to service future development on the parcel adjacent, which does not have a rear lane. Direct vehicle

access to the site is proposed to occur from 25 Avenue SW and requires the relocation of the existing closure. This will improve vehicular connectivity to the arterial road network and reduce reliance on local streets for site traffic.

The area is well served by transit, with Routes 7 (Marda Loop) and 22 (Richmond Road SW) located 75 metres (a one-minute walk) from the site. The area will also be served by the 26 Avenue Cycle Track project, which will introduce a two-way cycle track on the south side of 25 Avenue SW between 14A and 14 Street SW.

Utilities and Servicing

No servicing considerations are required as this is not a development site. No environmental concerns were noted and no reports were required for this road closure and land use 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 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 14 Street SW, a Neighbourhood Main Street, which supports medium to high levels of pedestrian activity and the Primary Transit Network, which supports frequent public transit..

This application proposes the relocation of an existing road closure to allow for a new building to be accessed from 14 Street SW and facilitate any necessary transportation improvement measures. The road closure will allow for the redevelopment of 2516 – 14A Street SW that would include 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 road closure and land use amendment is in alignment with applicable policies in the MDP.

Calgary Climate Strategy (2022)

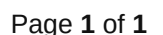
This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

West Elbow Local Area Plan (Statutory – 2025)

The proposal is to relocate the existing road barrier and does not propose new development of the subject site. However, the road closure is required to enable the redevelopment of the adjacent site to the north for a single mixed-use building with a building height of 12-storeys (approximately 52 metres). The [West Elbow Communities Local Area Plan](#) (LAP) identifies the dependent 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 proposed land use is in alignment with applicable policies of the LAP.

Proposed Road Closure Conditions

1. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.
2. The developer is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.



Applicant Submission

2026 September 1

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



Rationale for Road Closure Application

The proposed road closure application is the result of land use redesignation application LOC2025-0100 and development permit application DP2025-06096. The proposed development requires the existing road closure on 25 Avenue SW south of the development site to be moved further west. Due to the existing legal context of this road closure (implemented through City of Calgary Bylaw 59C82, which also regulates two other road closures in Bankview), it was determined by City Administration that as part of the land use redesignation application a new bylaw is required to allow for the new location of the road closure.

Given this content, the rationale for the road closure application is to enable the proposed development outlined through LOC2025-0100 and DP2025-06096, as supported by City Administration.

A handwritten signature in black ink, appearing to read 'N. Kuhl', with a stylized, flowing script.

Nicholas Kuhl
Associate, Planner
Nicholas.kuhl@o2design.com

Applicant Outreach Summary

2026 September 1

Road Closures

The Applicant Outreach Summary has been provided as an appendix item to this application. While the outreach was not undertaken specifically for the current road closure application, it was completed through the associated **LOC2025-0001 Land Use Redesignation** and **DP2025-06096 Development Permit** applications for the proposed 12-storey mixed-use development. At the request of City Administration, the road closure application was processed separately from the associated LOC and DP applications. As the road closure is directly related to and supports the same development proposal, a separate outreach program was not undertaken, as the relevant stakeholders and interested parties had already been engaged through the associated LOC and DP processes. Given that the road closure forms part of the implementation of this broader project, the engagement completed through these associated applications is provided for context and to summarize the outreach activities undertaken and feedback received.

Applicant Outreach Summary – LOC2025-0100 (CPC2025-0736) – 2025 August 8**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. A meeting with the broader Development Committee was held on August 7, 2025. Engagement with the Community Association will continue as the application evolves.



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.

Bankview Development Committee

August 7, 2025

On Thursday August 7, 2025, a virtual meeting with the Bankview Development Committee was held from 6:30-7:30pm. O2 provided a presentation with updates on the Land Use Amendment, followed by an open discussion with the Development Committee.

Bankview Development Committee

August 7, 2025

On Thursday August 7, 2025, a virtual meeting with the Bankview Development Committee was held from 6:30-7:30pm. O2 provided a presentation with updates on the Land Use Amendment, followed by an open discussion with the Development Committee.

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

PROPOSED

CPC2026-0773
ATTACHMENT 6

BYLAW NUMBER 5C2026

**BEING A BYLAW OF THE CITY OF CALGARY
FOR A CLOSURE OF A ROAD
(PLAN 2611643, AREA 'A')
(CLOSURE LOC2026-0001/CPC2026-0773)**

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

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

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

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

PLAN 2611643
AREA 'A'
EXCEPTING THEREOUT ALL MINES AND MINERALS

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

PROPOSED

CPC2026-0773
ATTACHMENT 7

BYLAW NUMBER 112D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2026-0001/CPC2026-0773)**

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

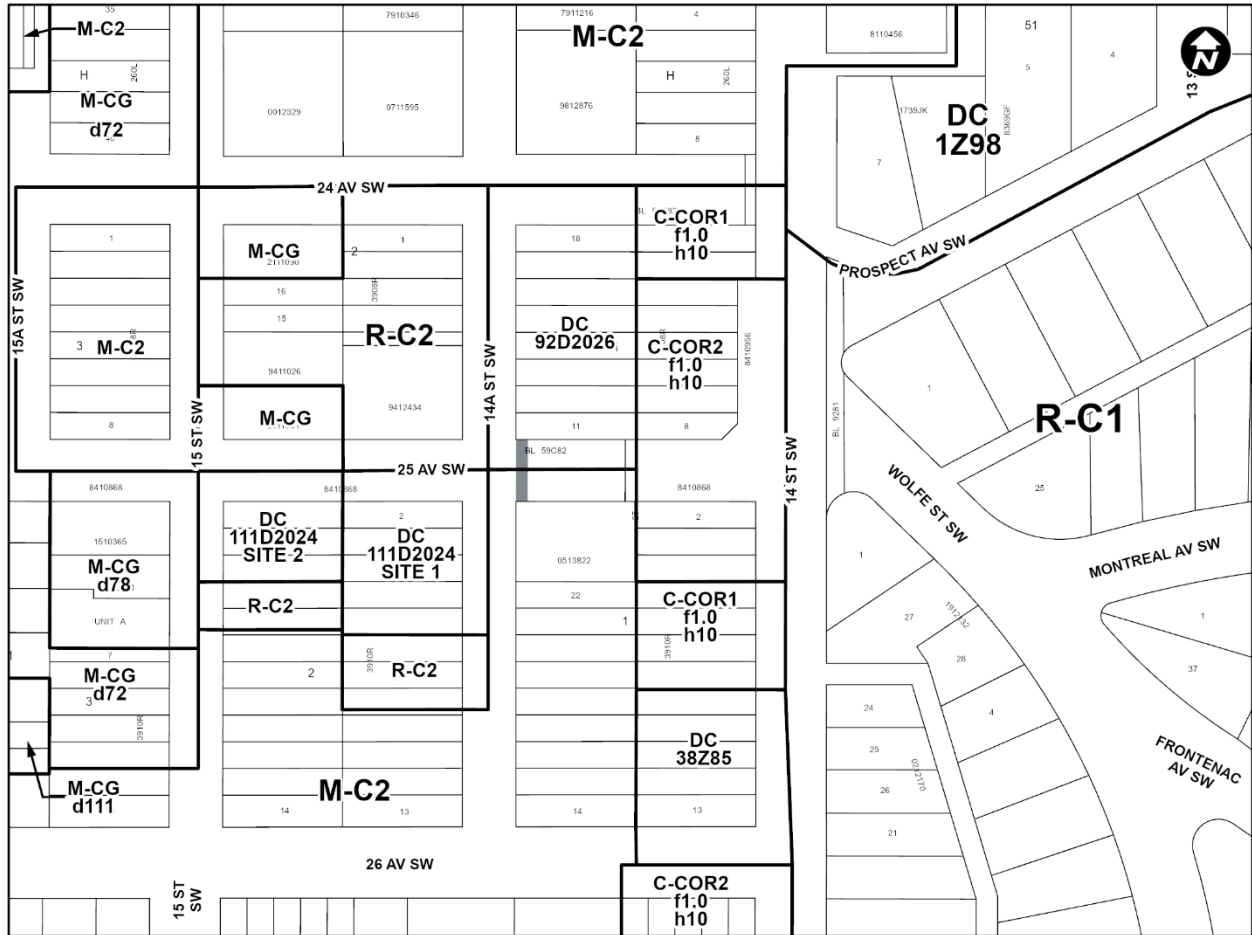
MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0001/CPC2026-0773
BYLAW NUMBER 112D2026

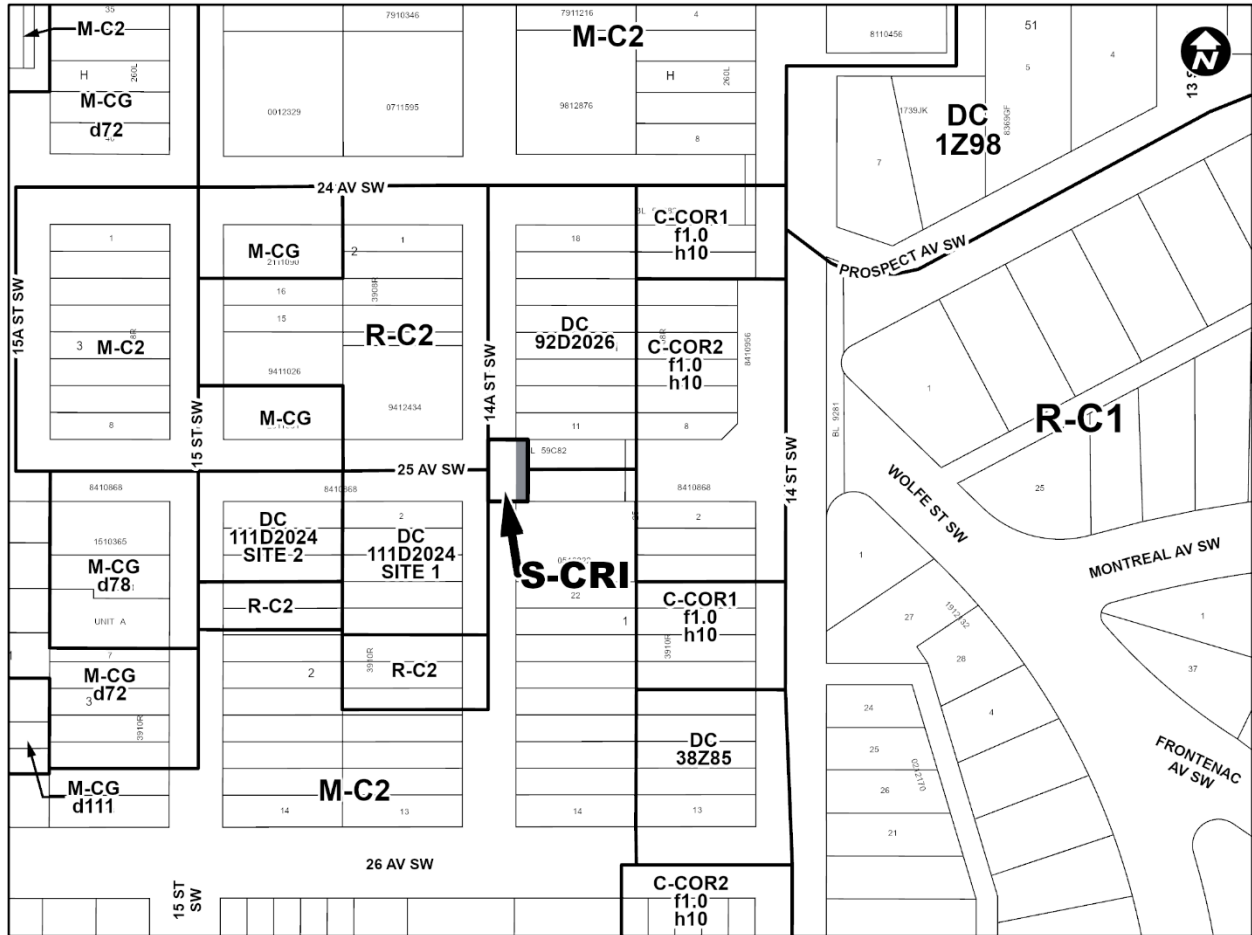
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0001/CPC2026-0773
BYLAW NUMBER 112D2026

SCHEDULE B



Land Use Amendment in Parkhill (Ward 8) at 3901 Macleod Trail SW, LOC2026-0012

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares $\pm$ (0.17 acres $\pm$) located at 3901 Macleod Trail SW (Plan 5793U, Block 3, Lot 8) from Multi-Residential – Contextual Low Profile (M-C1) District to Commercial – Corridor 2 f3.0h30 (C-COR2f3.0h30) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 AUGUST 13:

That Council give three readings to **Proposed Bylaw 106D2026** for the redesignation of 0.07 hectares $\pm$ (0.17 acres $\pm$) located at 3901 Macleod Trail SW (Plan 5793U, Block 3, Lot 8) from Multi-Residential – Contextual Low Profile (M-C1) District to Commercial – Corridor 2 f3.0h30 (C-COR2 f3.0h30) District

Opposition to Recommendation: Commissioner Boechler

HIGHLIGHTS

- This application seeks to redesignate a portion of the subject site to provide a variety of commercial services and a consistent land use designation across the entire parcel.
- The proposed land use will allow the site to continue operating as a commercial development and aligns with the applicable policies of the *Municipal Development Plan* (MDP) and the *Chinook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This proposal would accommodate a range of commercial uses within an established area of the city and would allow for an efficient use of existing infrastructure.
- Why does this matter? The proposal would allow for commercial uses across the site in an area that is well served by transit.
- A development permit application (DP2025-05128) has been submitted and is under review.
- There is no previous Council direction regarding the proposal.

DISCUSSION

This application, in the southwest community of Parkhill, was submitted by Rick Balbi Architects/Axiom Architecture on behalf of the landowner, Bruce Williams Holdings Ltd., on 2026 February 02. Administration is reviewing an associated development permit for the site (DP2025-05128) for a new single-storey (with mezzanine) Auto Service - Major use building. As noted in the Applicant Submission (Attachment 2), the intent is to allow for the continuation of the existing Auto Service use with improved facilities while also facilitating future long term uses with a zoning that is consistent with the character of the area.

Currently, the site consists of a single split zoned parcel designated as Multi-Residential – Contextual Low Profile (M-C1) District and Commercial – Corridor 2 f3.0h30 (C-COR2 f3h30) District. This proposal would redesignate a portion of the subject parcel from M-C1 to

Land Use Amendment in Parkhill (Ward 8) at 3901 Macleod Trail SW, LOC2026-0012

Commercial - Corridor 2 District so the entire parcel has the same C-COR2 commercial land use designation with a maximum building height of 30 metres, or up to ten storeys.

The subject parcel is situated at the southwest corner of 38 Avenue SW and Macleod Trail S. The application proposes redesignating only the western portion or an area of approximately 0.07 hectares± (0.17 acres ±). The site is well-served by Calgary Transit and is located approximately 350 metres (a six-minute walk) northwest of the 39 Avenue Light Rail Transit (LRT) Station and approximately 140 metres (a two-minute walk) east of the nearest bus stop (Route 10 – City Hall/Southcentre) on Macleod Trail S. A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant reached out to the Parkhill Community Association (CA) and the Ward 8 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. No comments from the CA were received.

Administration received one letter from the public that was neither in opposition nor support of the application. The letter expressed some concerns about privacy impact if the site was developed to the maximum height allowed in the proposed land use district.

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 MDP and the LAP regarding density, height and location. The building and site design, traffic safety and on-site parking considerations will be reviewed and determined as part of the development permit review.

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 Parkhill (Ward 8) at 3901 Macleod Trail SW, LOC2026-0012

IMPLICATIONS

Social

The proposal enables a variety of commercial development uses in the community of Parkhill that can better serve the community and is appropriate to a commercial corridor.

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 the development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use amendment would enable the development of commercial uses allowing employment opportunities within Parkhill and the surrounding communities.

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 106D2026**

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 eastern portion of the community of Parkhill. The site is located at the southwest corner of 38 Avenue SW and Macleod Trail S. The portion of the site being redesignated is approximately 0.07 hectares (0.17 acres) in size and measures approximately 46 metres wide by 15 metres deep. There is a significant grade change across the site from west to east with a retaining wall several meters tall running generally north to south across the middle of the site. The site is currently developed with an existing one-storey building for a car dealership with automotive services. Vehicular access is currently provided on the north side off 38 Avenue SW and the east side off Macleod Trail S.

The surrounding development is generally characterized by a mix of residential, industrial, and commercial development one and two stories in height. Parcels located along Macleod Trail S are designated Commercial – Corridor 2 (C-COR2) District and parcels west of the site are designated Multi-Residential – Contextual Low Profile (M-C1) District. Further to the east across Macleod Trail S are parcels designated as Industrial – Redevelopment (I-R) and Industrial – General (I-G) Districts.

The site is well served by Calgary Transit. It is located approximately 350 metres (a six-minute walk) northwest of the 39 Avenue Light Rail Transit (LRT) Station and approximately 140 metres (a two-minute walk) east of the nearest bus stop (Route 10 – City Hall/Southcentre) on Macleod Trail S. The site is approximately 800 metres (an 11-minute walk) northeast of Stanley Park, and 950 metres (a 14-minute walk) east of the Elbow River Pathway. The subject site is located within an Urban Main Street as identified in the *Municipal Development Plan* (MDP) and a transit-oriented development zone as indicated by the *Chinook Communities Local Area Plan* (LAP).

Community Peak Population Table

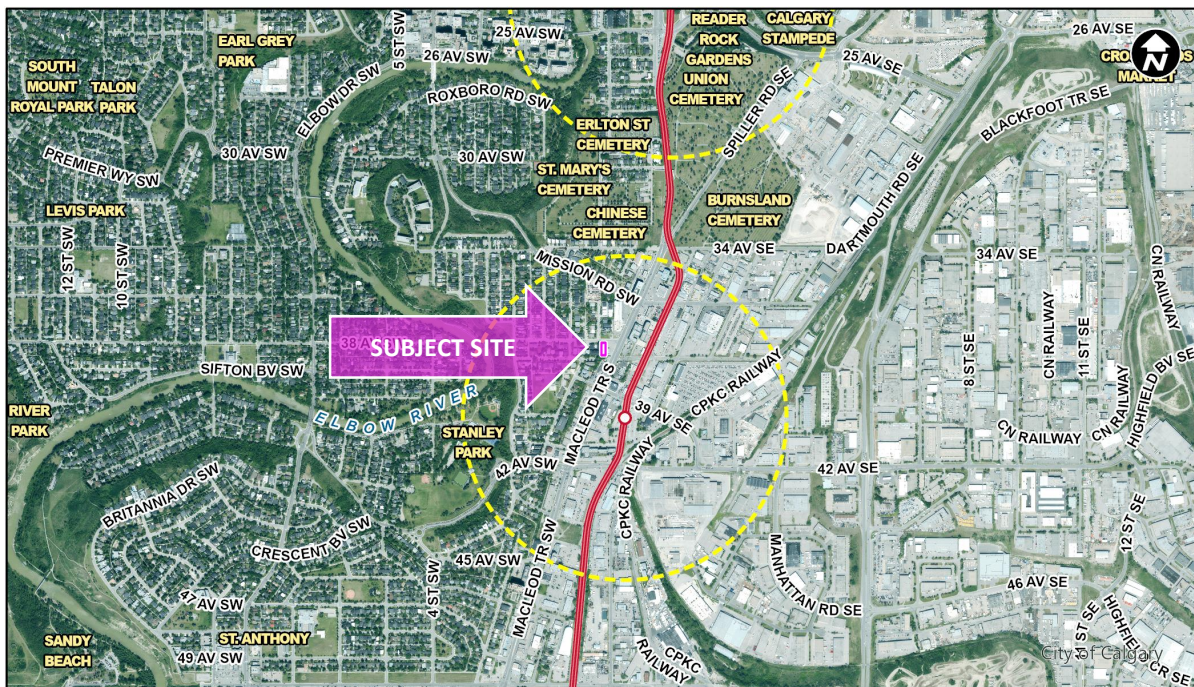
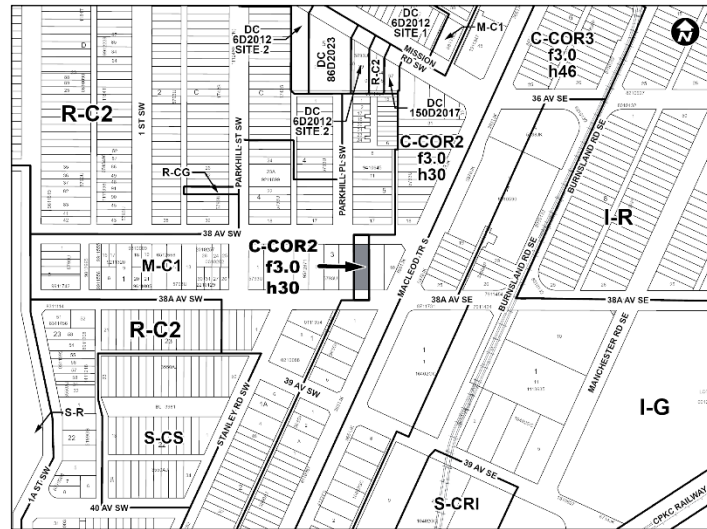
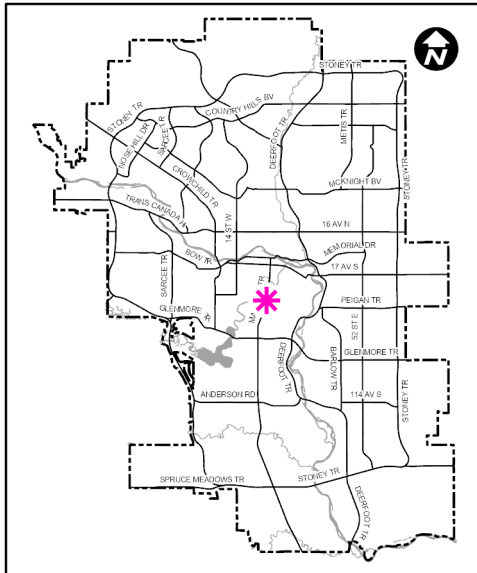
As identified below, the community of Parkhill reached its peak population in 1968.

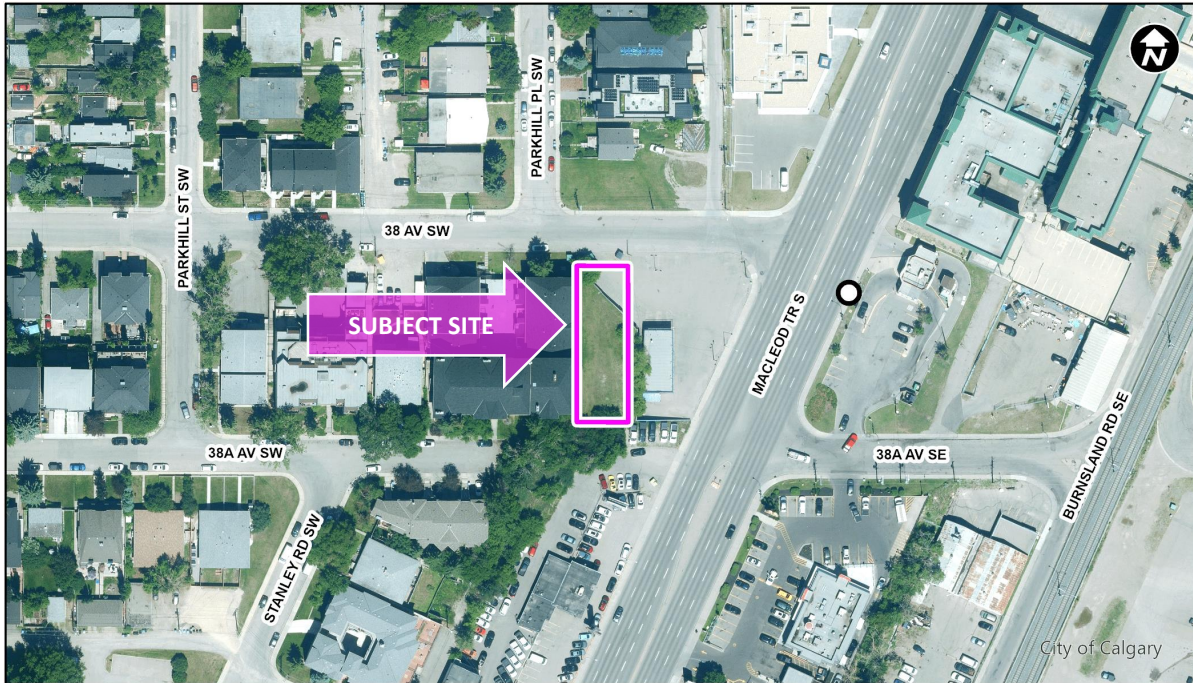
Parkhill	
Peak Population Year	1968
Peak Population	1739
2019 Current Population	1691
Difference in Population (Number)	-48
Difference in Population (Percent)	-2.76%

Source: The City of Calgary 2019 Civic Census

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

This application seeks to redesignate a portion of the subject site consisting of 0.07 hectares $\pm$ (0.17 acres $\pm$) from Multi-Residential – Contextual Low Profile (M-C1) District to Commercial – Corridor 2 f3.0h30 (C-COR2 f3.0h30) District. The intent is to have a single C-COR2 District apply to the entire site to allow for the continuation and renovation of the existing use. The Commercial — Corridor 2 District f3.0h30 (C-COR2 f3.0h30) District is intended to be characterized by commercial development on both sides of streets, limited automotive uses, and create pedestrian connections from public sidewalks to and between buildings.

The existing M-C1 District portion of the parcel enables multi-residential development of low height and medium density with a density of 148 units per hectare. In the near term, the consolidated C-COR2 f3.0h30 District will allow for the continuation and renovation of the existing use on the subject site and facilitate future long term uses that are more appropriate with the direction of the LAP. The proposed zoning is in character with the existing zoning along the commercial corridor of Macleod Trail S which is primarily designated C-COR2 District. It would allow a maximum building height of 30 metres, or approximately eight to ten storeys, for this site. This aligns with the direction of LAP, which sets a maximum building height of 12 storeys for this area.

Development and Site Design

If this application is approved by Council, the rules of the C-COR2 f3.0h30 District and the LAP will provide guidance for the design of the development, including appropriate site design, access, building height and massing. A development permit application (DP2025-05128) for a new single-storey (with mezzanine) Auto Service – Major discretionary use building has been submitted and is under review.

Additional items that will be considered through the development permit process will include but are not limited to providing appropriate pedestrian interfaces and accommodation of motor vehicle parking.

Transportation

The site has several mobility options available including bus, LRT, and vehicular access. The 39 Avenue LRT Station is approximately 350 metres (a six-minute walk) southeast of the site. The nearest bus stop for Route 10 – City Hall/Southcentre is located approximately 140 metres (a two-minute walk) east on Macleod Trail S. Pedestrian access to the site is from sidewalks adjacent to the site along 38 Avenue SW, 38A Avenue SW and Macleod Trail S. On-street parking is available on 38 Street SW and 38A Street SW. Vehicular access to the site is via 38 Street SW.

This site is located in a transit station area for the 39 Avenue LRT Station in the transition zone. The 39 Avenue LRT station is located one block east of Macleod Trail S. The area to the west of the LRT station is envisioned to have mixed-use development with high levels of activity and development intensity.

Environmental Site Considerations

There are no known outstanding environmental concerns associated with the site. Given the year of construction of the existing building (1959), there is a potential for asbestos-containing materials (ACMs) to be present. This issue would need to be identified and resolved in future development permits that contemplate more comprehensive redevelopment of the site.

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 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 part of the Main Streets Area – Urban Main Street as indicated in Map 1: Urban Structure. The proposal is consistent with the MDP's city-wide policies (Section 2). Relevant policies from the MDP are found in Section 2.1.2 Creating a City Attractive to Business (including protecting the integrity of viable employment areas by supporting the retention and growth of existing businesses) and in the guidance of Section 3.4 Main Streets. These policies support forms of urban activity within the Inner City that make efficient use of existing infrastructure, public amenities, and transit. The goals of these policies are to direct future growth of the city in a way that fosters a compact

and efficient use of land, enhancing utility and character in local neighborhoods. The proposed land use is in alignment with the 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 the development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

The Chinook Communities Local Area Plan (Statutory – 2025)

The [Chinook Communities Local Area Plan](#) (LAP) identifies the subject site as Neighborhood Flex as shown on Map 3: Urban Form. Neighbourhood Flex areas are characterized by a mix of commercial and residential uses. Buildings are oriented to the street with units that may accommodate commercial uses, offices, personal services, institutional uses, recreation facilities, and residential uses. Uses may be mixed horizontally or vertically within a building or a block.

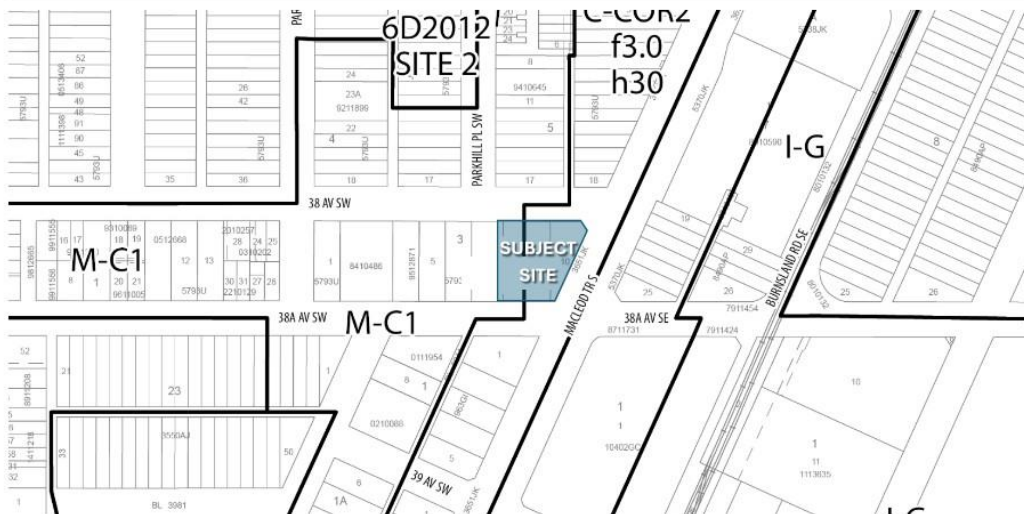
Map 4 Building Scale identifies the site as a building scale of 'Mid' which allows for developments that are 12 storeys or less. This modifier includes forms such as apartments, offices, and mixed-use buildings in a variety of configurations. The building height modifier of 30 metres, or up to 10 storeys, for the proposed C-COR2 f3.0h30 District is in alignment with the LAP's direction on Building Scale.

In addition, the LAP identifies the site as being within the transition zone of the 39 Avenue Station area and located on the MacLeod Trail S Urban Main Street. The 39 Avenue LRT station is located east of Macleod Trail S between 39 Avenue SE and 42 Avenue SE. This LRT station abuts the Macleod Trail S Urban Main Street and provides additional mobility options for the community of Parkhill and the employment lands in the community of Manchester Industrial. LAP policies for the transit station area and Urban Main Street provide direction for high-quality buildings, streetscape improvements, enhanced pedestrian connections, and enhanced public space along public streets. These policies will be applied through the associated development permit review.

In summary, the proposed land use amendment is in alignment with the long-term vision for the area as defined by the LAP.

Applicant Submission

2026 July 31



Municipal Address(es): 3901 Macleod Trail SW

Legal Description: Lots 8-10, Block 3, Plan 5793U

Current Land Use District(s): Commercial ó Corridor 2 (C-COR2f3.0h30)
Multi-Residential ó Contextual Low Profile (M-C1)

Proposed Land Use District: Commercial ó Corridor 2 (C-COR2f3.0h30)

Parcel Area: ≤ 0.499 ac (≤ 0.202 ha)



 Rick Balbi Architect Ltd.
#15, 5917 1A Street SW, Calgary, AB T2H 0G4
403.253.2853 | general@balbi.ca

PROPOSED LAND USE REDESIGNATION
3901 Macleod Trail SW

January 2026
24-205

Applicant Submission

This application is for a proposed land use amendment in the community of Parkhill, from Commercial - Corridor 2 (C-COR2f3.0h30) and Multi-Residential - Contextual Low-Profile (M-C1) to Commercial - Corridor 2 (C-COR2f3.0h30).

The subject area of the parcel for redesignation is located at 3901 Macleod Trail SW with a total area of approximately 0.70 hectares. The remaining 0.131 hectares of the site is not included in the scope of this land use amendment application. The site is located adjacent to Macleod Trail S, in an area comprised primarily of low and mid-density residential uses with automotive and vehicle-oriented commercial uses, and is bounded by 38 Avenue SW to the north, Macleod Trail SW to the east, 38A Avenue SW to the south, and an existing multi-residential development to the west.

The site is identified within the Municipal Development Plan (MDP) as the Urban Main Street typology. The site is also identified within the Chinook Communities Local Area Plan under the Neighbourhood Flex typology with a Mid building scale modifier, and is within the Macleod Trail S Urban Main Street area.

The primary intent of this application is to provide a consistent zoning designation, resolving an administrative error that occurred during previous consolidation of the subject parcels, to allow future site development. The proposed land use amendment will define a zoning that is consistent with the surrounding context and surrounding uses, and as such will continue to support the goals and initiatives of the Municipal Development Plan and Chinook Communities Local Area Plan. As such, we would respectfully request your support of this application.

Mitchell Martens

Municipal Liaison

Rick Balbi Architect Ltd.

Applicant Outreach Summary

2026 April 27



Community Outreach Assessment Tool

The City has created this optional assessment tool which is designed to help you navigate the decision to undertake outreach and provides guidance on high-level outreach considerations based on the impact of your proposed project and the community complexity.

When filling this out, it can be helpful to do some initial research into past projects in the area as this will help inform your answers for more accurate results. Also, ensure when you are answering these that you are putting yourself in the shoes of the community. Remember that how you answer today, is reflective of the context of today and isn't a guarantee that no issues will arise in the future as you move through your process.

COMMUNITY IMPACT	1 Point	2 Points	3 Points	Enter Values
How similar is your project to what already exists in the community?	Similar projects exist in the community and is a low level of change for community.	Community is not that familiar with this project type and will be a moderate change.	Major change or redevelopment being proposed and likely a big change for the community.	1 ▼
What is the duration of your project (to occupancy)?	Under 2 years	3 - 5 years	5 + years	2 ▼
How broadly will this project impact the surrounding community?	Likely to affect immediate neighbours.	Could have an impact within a few blocks.	Likely to have an impact community - wide.	1 ▼
How common is redevelopment within the community?	Redevelopment is common in community.	Moderate redevelopment has occurred.	Little to no redevelopment has occurred.	1 ▼
TOTAL				5
COMMUNITY COMPLEXITY	1 Point	2 Points	3 Points	Enter Values
How do you anticipate the community will react to this project?	Little attention - project unlikely to be a public issue.	Anticipate there will be some attention. Disagreement or differing opinions are expected.	Anticipate this to be a highly sensitive issue.	1 ▼
How inclined will the community be to accept this project?	Likely minimal to no issues anticipated.	Some issues anticipated.	Many issues are anticipated.	1 ▼
What level of influence does the community have over project decisions?	No decisions open for input, willing to inform the community of project details.	Willing to listen to community and learn about their ideas and respond where possible	Willing to collect input to influence specific project decisions.	1 ▼
TOTAL				3

IMPACT SCORE

4 to 6 1
7 to 9 2
10 to 12 3

COMPLEXITY SCORE

3 to 5 A
6 to 9 B

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

Your Project's Score:

1 A

Outreach Approach Assessment	
Direct approach (1A, 1B)	Your project is likely of low impact to the community and is not proposing a major change or disruption. For higher complexity, you may have to put a bit more effort in developing content to educate and inform the community about your project details. Consider choosing 2 - 3 tactics suited for a targeted audience*.
Moderate approach (2A, 3A)	Your project is of medium to high impact for the community, but is not very complex and likely little attention and/or issues are expected. Given the level of impact consider expanding your reach beyond the immediate neighbours to inform them of the project details and collect input if needed. Consider choosing 4 - 6 tactics for a range of targeted and broader audiences*.
Comprehensive approach (2B, 3B)	Your project is of medium to high impact for the community, and of higher complexity. There are likely issues that will need to be mitigated and addressed and extra effort will be needed to educate and inform the community about your project. Consider a broader approach with the community and be open to an iterative process with multiple tactics where input could help inform better decisions*.

*For an overview of outreach tactics and techniques you could consider, click [here](#).

calgary.ca/planningoutreach

19-00155896



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Macleod Trail - Parkhill Commercial Redesignation

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

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

Outreach Strategy

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

Outreach limited to Ward 8 office and Parkhill Community Association prior to application submission.

Affected Parties

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

- Ward 8 Councillor's Office - Ivan Osorio-Avila
- Parkhill Community Association

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.

- Virtual meeting took place on February 18/26 between applicant, Ivan Osorio-Avila of Ward 8 Councillor's office, Barjac Construction Management, and site owner. Intent of proposed land use amendment was discussed, with no issues/concerns noted and verbal application support provided.
- No response from Parkhill Community Association received to date.
- Summary to be updated should additional issues/ideas arise from outreach.

How did input influence decisions?

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

- No concerns noted to date - land use amendment intended for correction of clerical error only.
- Summary to be updated should additional issues/ideas arise from outreach.

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)

- Will provide updates to Ward 8 Councillor's office and Parkhill Community Association as land use amendment application progresses.
- Summary to be updated should additional issues/ideas arise from outreach.

calgary.ca/planningoutreach

PROPOSED

CPC2026-0602
ATTACHMENT 4

BYLAW NUMBER 106D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2026-0012/CPC2026-0602)**

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0012/CPC2026-0602
BYLAW NUMBER 106D2026

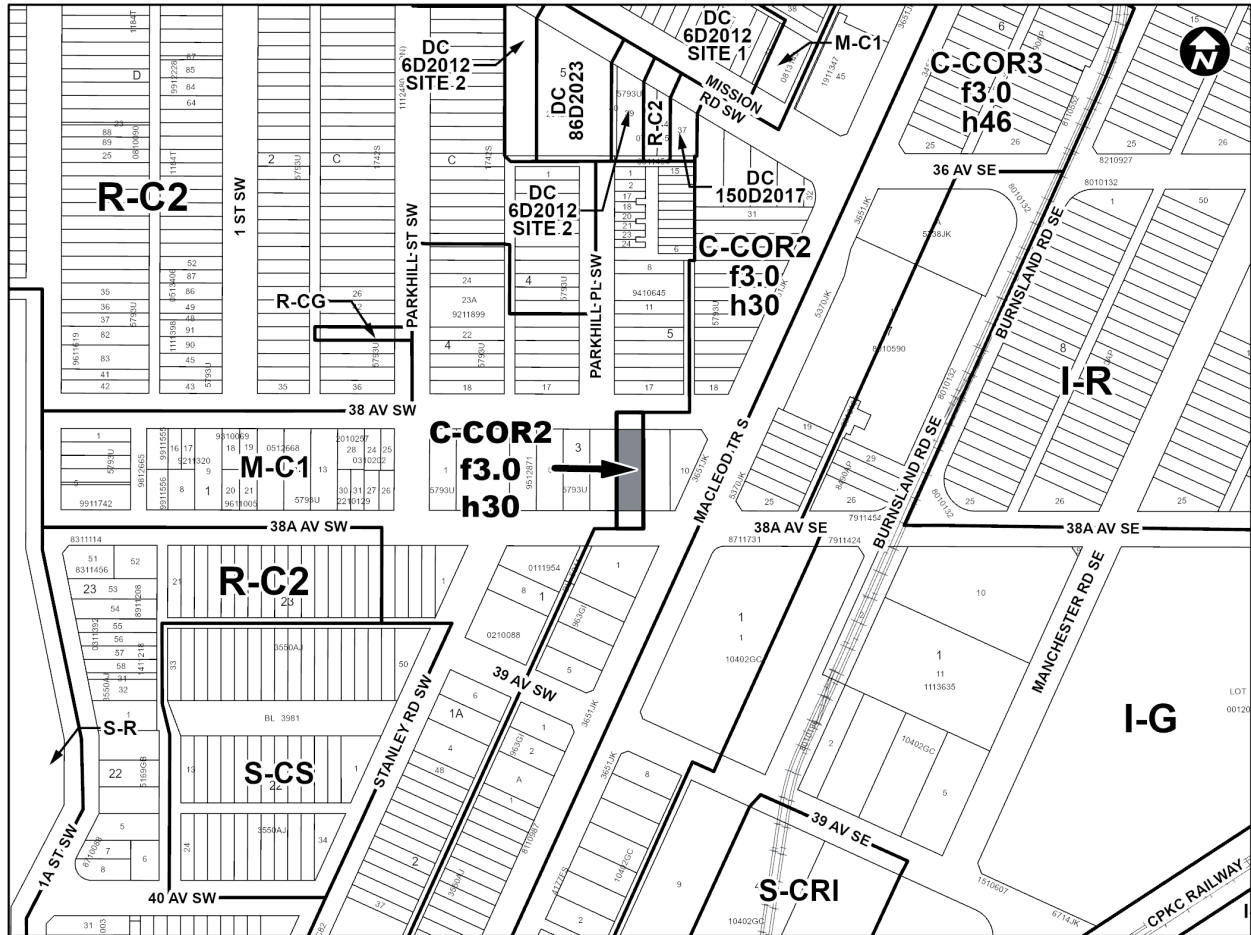
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0012/CPC2026-0602
BYLAW NUMBER 106D2026

SCHEDULE B



Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 1603 – 24 Avenue SE and 2501 Alyth Road SE, LOC2025-0246

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.31 hectares $\pm$ (3.23 acres $\pm$) located at 1603 – 24 Avenue SE and 2501 Alyth Road SE (Plan 9211643, Block 15A; Plan 6700AN, portion of Block 15) from Industrial – Heavy (I-H) District to Industrial – Edge (I-E) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 AUGUST 27:

That Council give three readings to the **Proposed Bylaw 110D2026** for the redesignation of 1.31 hectares $\pm$ (3.23 acres $\pm$) located at 1603 – 24 Avenue SE and 2501 Alyth Road SE (Plan 9211643, Block 15A; Plan 6700AN, portion of Block 15) from Industrial – Heavy (I-H) District to Industrial – Edge (I-E) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcels from Industrial – Heavy (I-H) District to Industrial – Edge (I-E) District to accommodate the existing and future uses for the parcels.
- The proposed application aligns with the applicable policies of the *Municipal Development Plan* (MDP) and the *Inglewood Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? This application allows for contextually consistent land use framework that responds to the site's proximity to residential land uses and allows for the continued use of a heritage asset.
- Why does this matter? The proposed I-E District would support the existing and future uses of the site, while removing the potential for heavy industrial uses that may generate off site nuisances and conflicts with nearby residential uses.
- No development permit application 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 Alyth/Bonnybrook was submitted by Township Planning + Design Inc. on behalf of the landowner, 703825 Alberta Ltd. (Sam Kamis), on 2025 December 22. No development permit has been submitted at this time.

The subject parcels have a combined area of approximately 1.31 hectares (3.23 acres), and are located at the southwest intersection of 24 Avenue SE and Alyth Road SE. The site currently houses a variety of businesses that serve the local community, and, as indicated in the Applicant Submission (Attachment 2), the proposed land use district would enable a broader range of uses suitable for the existing building's tenants and provides the necessary leasing flexibility for the owners, while also allowing for the continued use of a heritage asset.

Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 1603 - 24 Avenue SE and 2501 Alyth Road SE, LOC2025-0246

The proposed application would enable a more appropriate interface with the adjacent residential area while preserving the industrial nature and function of the site. Removal of the I-H District reduces the potential for heavy industrial activities that may be unsuitable in such close proximity to residential lands. The introduction of the Industrial – Edge (I-E) District would provide continuity of land uses with the parcels directly to the east of the site.

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 attended a meeting with the Inglewood Business Improvement Area to present the proposal. While Alyth/Bonnybrook does not have a community association, the site is adjacent to a residential area under the purview of the Inglewood Community Association. As a result, the applicant also attended a Planning Committee meeting with the Inglewood Community Association. 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 comments were received from the public.

There is no community association for the area.

IMPLICATIONS

Social

The proposed application enables further industrial development that can support employment for Calgarians.

Environmental

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

Economic

This application would enable appropriate development on the site and could positively contribute to its economic viability.

Service and Financial Implications

No anticipated financial impact.

Planning and Development Services Report to
Calgary Planning Commission
2026 August 27

ISC: UNRESTRICTED
CPC2026-0677
Page 3 of 3

**Land Use Amendment in Alyth/Bonnybrook (Ward 9) at 1603 - 24 Avenue SE and
2501 Alyth Road SE, LOC2025-0246**

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 110D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site consists of two parcels located in the southeast community of Alyth/Bonnybrook at the intersection of 24 Avenue SE and Alyth Road SE and is 1.31 hectares (3.23 acres) in size. The overall site is irregularly shaped and is bounded by the Canadian Pacific Kansas City (CPKC) Railway line to the west and south. The site is accessed from Alyth Road SE to the north.

The site contains the Northwestern Brass Foundry, a heritage resource listed on the Inventory of Evaluated Historic Resources. Some of the existing uses include artist's studios, fitness centres, instructional facilities, and minor auto service. The proposed Industrial – Edge (I-E) District will accommodate the existing uses as well as facilitate the adaptive re-use of the site without detrimental impacts to the character-defining elements of the building.

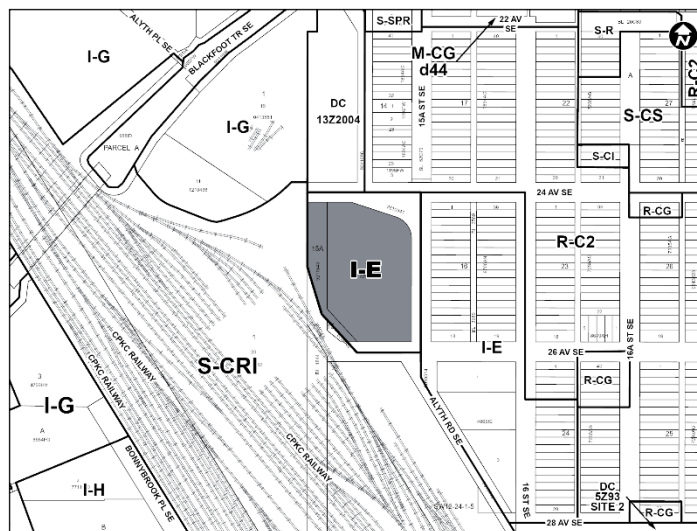
The surrounding area reflects a mix of industrial and residential land uses. Lands to the east are occupied by industrial uses, including but not limited to auto service and repair shops, offices, and artist's studios. To the north, the area consists of a mix of industrial uses and residential development, primarily single-detached dwellings associated with the neighbouring community of Inglewood.

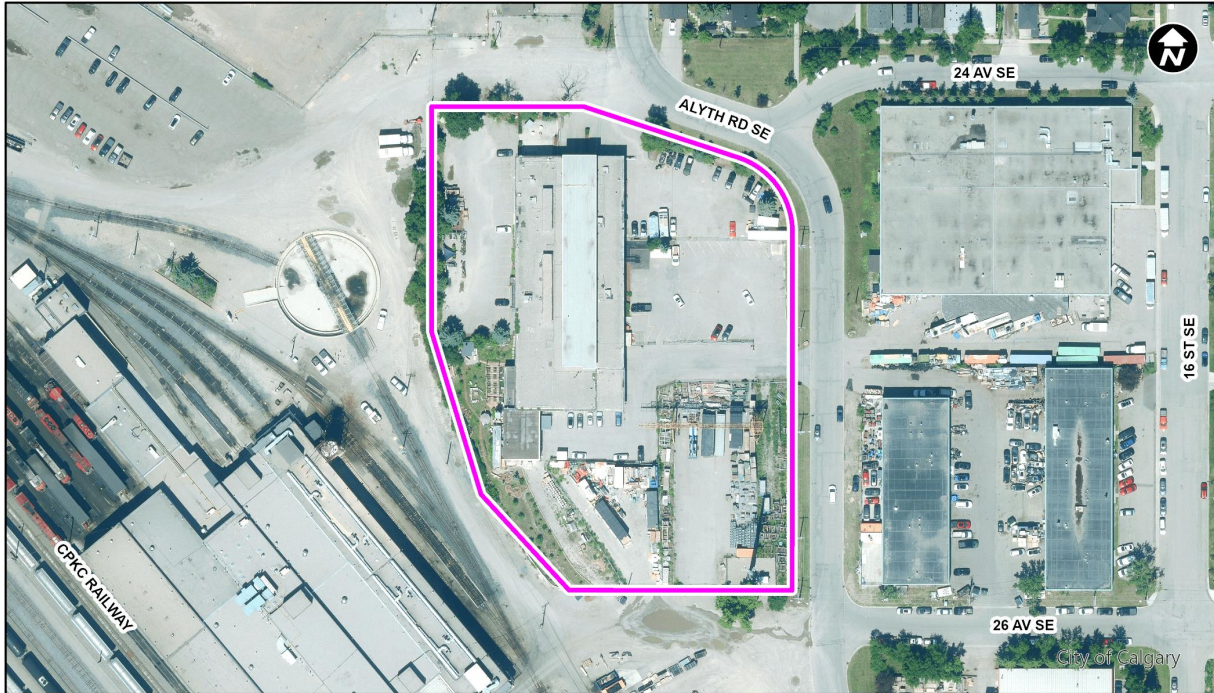
The site is served by public transit, with the nearest bus stop located approximately 750 metres (a nine minute walk) north along 9 Avenue SE. This stop is served by Routes MAX Purple, 1 (Bowness/Forest Lawn), and 101 (Inglewood). The Bow River Pathway is located approximately 1.10 km (a fifteen minute walk) northeast of the site.

The subject site is an appropriate location for uses listed within the Industrial – Edge (I-E) District.

Community Peak Population Table

This data is not available as the subject area is non-residential.





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject site is currently designated Industrial – Heavy (I-H) District. This District is typically characterized by industrial uses that have external nuisance effects and large buildings that are generally purpose built and not easily adaptable to other uses. This District is intended to be used by parcels that are accessed by hazardous goods routes and railway lines, as demonstrated here by the parcel's proximity to the CPKC Railway. The existing uses on the site primarily consist of light industrial activities, along with several businesses, such as a fitness studio and an artist's studio. The existing building on the site is the Northwestern Brass Foundry, a heritage resource listed on the Inventory of Evaluated Historic Resources, and no alterations to the building are proposed.

The proposed I-E District is utilized when an industrial parcel shares a property line with a residential district, or a street or laneway that abuts a residential district. This district allows for a limited range and size of industrial uses appropriate adjacent to residential districts and allows for a maximum building height of 12 metres and a maximum floor area ratio of 1.0. Based on the parcel area of the subject site, this would allow for a total gross floor area of 13,087 square metres.

The Applicant's intent, as noted in Attachment 2, is to support the businesses located in the existing building and bring one of the existing uses into compliance through the introduction of the I-E District. While the I-H district was likely implemented given the site's proximity to the

CPKC Alyth Yard lands, the evolution of this part of the industrial area and the proximity to residential make is a suitable location for the I-E district. The redesignation to I-E District protects the industrial nature of the area, through the maintenance the site's industrial function and character, while offering a more compatible interface with the existing residential area to the north.

Development and Site Design

The regulations of the I-E District would provide general guidance for any future site development, including landscaping, parking and access.

Transportation

Vehicle and pedestrian access to the site is from Alyth Road SE, which is currently classified as a collector roadway. Calgary Transit service is available approximately 750 metres north of the site along 9 Avenue SE, including Routes MAX Purple, 1 (Bowness/Forest Lawn), and 101 Inglewood. The future Ramsay/Inglewood Light Rail Transit (LRT) Station is planned approximately 1.9 kilometres north of the site, while the future 26 Avenue LRT Station is planned approximately 1.0 kilometres west of the site. The existing Bow River Pathway, a key part of Calgary's 5A (Always Available for All Ages and Abilities) Network, is located approximately 1.10 kilometres northeast of the site, providing an all-ages, all-abilities paved route for walking, wheeling, and cycling along the river. A Transportation Impact Assessment (TIA) 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

Water, sanitary and storm sewer services are available to service the subject site.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Standard Industrial area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). These areas are intended to allow for a broad variety of industrial uses and as the area is redeveloped, the industrial character should be maintained. The proposal is in alignment with the policies of the MDP.

Calgary International Airport Vicinity Protection Area (2009) – NEF 25

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) identifies the subject site as being located within the 25-30 Noise Exposure Forecast (NEF) of the AVPA. The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within Noise Exposure Forecast (NEF) areas. The uses listed in the I-E District are allowable within the 25-30 NEF contour area. Future development permits would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

Calgary Climate Strategy (2022)

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

Inglewood Area Redevelopment Plan (1993)

The subject site is located within the 'Industrial' category in Map 5 and 6: Generalized Land Use – Current and Future of the [Inglewood Area Redevelopment Plan](#) (ARP). Objectives and policies of the Plan state that the amount of land available for industrial development close to housing within the community should be reduced and that the impact of industrial development on the residential portions of the community should be minimized. Additionally, the proposal is also supported by the ARP policies that speak to preserving historic buildings by means of appropriate private commercial uses.

Administration has reviewed the context and relevant planning policies and determined the proposal to be appropriate as it reduces the amount of land that could support heavy industrial activity and rezones it to an industrial use that is more appropriate next to the existing residential development.

Applicant Submission

2026 January 30

110-259 Midpark Way SE | Phone: 403.300.2220
Calgary, AB T2X 1M2 | TWPplanning.com



Applicant Statement Submission

RE: Application for Land Use Redesignation from Industrial – Heavy to Industrial – Edge for the parcels located at 2501 Alyth Road SE and 1603 24 AV SE, in Calgary on lands legally described as Calgary Plan 6700AN, Block 15 [± 1.08ha (2.68ac)] and Descriptive Plan 9211643, Block 15A [± 0.22ha (0.551ac)].

Project Overview

Township Planning and Design Inc. (TWP), on behalf of 703825 Alberta Ltd., is submitting an application to The City of Calgary for a Land Use Redesignation from Industrial Heavy to Industrial Edge to accommodate the existing and future uses for the parcels.

The subject parcels (subject site) are located at 2501 Alyth Road SE and 1603 24 AV SE in the neighbourhood of Alyth/Bonnybrook where the guiding Local Plan is the Inglewood ARP, and the Urban Structures map in the Municipal Development Plan identifies this area as Standard Industrial. The subject parcels are currently designated Industrial – Heavy District (I-H) and there is an existing building on site that supports a variety of business that serve the local community. The proposed change of land use is intended to support the existing businesses located in the building and bring one of the uses into compliance with the uses allowed in the Industrial Edge District. The proposed land use redesignation aligns with the ARP and MDP and maintains the character of the neighbourhood.

Application Summary

Land Use and Operations

The proposed Industrial – Edge (I-E) District will accommodate a broader range of uses suitable for the existing building's tenants, including artist's studios, fitness centers, instructional facilities, and minor auto service. This designation provides necessary leasing flexibility while ensuring that existing operations permitted under both I-E and I-H districts may continue without requiring Change of Use applications.

Site Access and Mobility

Access to the subject site will remain unchanged and will continue to be supported through the existing infrastructure. A Transportation Impact Assessment (TIA) was not required for this application as the land use is intended to support existing operations and no changes are proposed. We understand that any future driveway modifications, rehabilitations, or sidewalk improvements required to meet City standards will be addressed at the Development Permit stage.

Heritage Resources

The subject site contains the "Northwestern Brass Foundry," a heritage resource listed on the Inventory of Evaluated Historic Resources. Based on the comments received through the pre-application process, it is our understanding that The City of Calgary Heritage Planning team supports the I-E land use as it facilitates the adaptive re-use of the inventory site without detrimental impacts to its character-defining elements. This proposal aligns with the Inglewood Area Redevelopment Plan goals to preserve historic buildings through appropriate private commercial uses.

110-259 Midpark Way SE | Phone: 403.300.2220
Calgary, AB T2X 1M2 | TWPplanning.com



Site Servicing

The subject site is adjacent to public water and sanitary mains, and public storm mains are located within 24 Avenue SE. Through our discussions at the pre-application stage, it was indicated that a DSSP will not be required since the onsite services are not changing. We recognize that an evaluation by the city's engineering team will still be required as discussed in the Pre-Application meeting with the City's Utility/Engineering team, but we do not anticipate any changes as the building and uses on site are not intended to change with this application.

Application Rationale

The proposed redesignation to Industrial – Edge (I-E) represents a logical and appropriate transition for the subject site. By redesignating from Industrial – Heavy (I-H) to I-E, the change removes heavy industrial uses and reduces the intensity of potential activities, prioritizing light industrial and commercial operations that are compatible with the surrounding area and reflect the policy direction in the ARP and MDP.

This designation aligns closely with the existing context, as most adjacent properties are already designated Industrial – Edge, creating a consistent land use framework that respects the existing context of the neighbourhood. Overall, the redesignation constitutes a low-impact change that supports the ongoing economic viability of the site, including its existing heritage asset, while ensuring a sensitive and appropriate interface with the neighboring community.

We trust that this submission provides the City with sufficient information to evaluate the proposed Change of Use. Should you have any questions regarding sweep paths, drainage confirmation, or any other component of the application, please contact the undersigned. Should you have any questions or require any additional information, please do not hesitate to contact the undersigned.

Sincerely,

Township Planning + Design Inc.

A handwritten signature in black ink, reading "Robyn Erhardt".

Robyn Erhardt, BA, M.Plan.
RPP, MCIP
Senior Planner
Urban + Regional Planning

Cc: ALSA Road Construction Ltd.

Applicant Outreach Summary

2025 December 18



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Land Use Redesignation for 2501 Alyth Road SE

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

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

Outreach Strategy

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

As part of the outreach strategy for this application, we contacted the Inglewood Community Association and BIA to share information with them about the proposed land use application. We provided a copy of the application statement and site plan, summarizing the nature and intent of the land use redesignation. The materials also included contact information for a designated team representative to receive any feedback or questions. The Community Association circulated this information through their newsletter and/or upcoming social media posts to help inform the interested parties. A presentation was prepared for two meetings and was distributed to the CA and BIA as well.

Township Planning presented the proposal at two meetings: a planning committee meeting at the Community Association (March 3, 2026) and a meeting with the Inglewood Business Improvement Area (May 12, 2026).

Affected Parties

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

Inglewood Community Association
The Ward 9 Councillor, who also attended the Planning Committee meeting with the Community Association.
Inglewood Business Improvement Area (BIA)

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

Participants in both meetings were supportive of the proposed redesignation, recognizing that it aligns with the existing uses within the building and supports the continued viability of local businesses. Key questions raised during the meeting with the CA Planning Committee included questions regarding whether existing businesses would be required to undergo a discretionary use approval process following redesignation, concerns related to the quality and safety of the existing sidewalks, and whether coordination had occurred with the Local Area Plan (LAP) team. Participants also asked for clarification regarding the parcel division shown on the site plan. A follow-up email was provided to the Community Association and Councillor, and no additional comments or concerns were received. Similarly, no responses or concerns were received through the circulated newsletter, which included contact information for the designated project representative. Key questions raised during the meeting with the BIA included whether a Historic Resource Layer could be added by the BIA and whether the landowner would support such an overlay. Questions were also raised regarding whether the application would impact CPKC rail operations and whether consultation with CPKC had occurred, particularly in relation to how the proposed I-E redesignation may affect the rail yard operations or potentially CPKC affecting the businesses. Additional discussion focused on whether the existing parking supply would be sufficient to avoid visitor parking overflow into nearby residential neighbourhoods.

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

During the meeting with the CA, clarification was provided that the proposed redesignation aligns with existing uses and enables future compatible uses, with current businesses not requiring discretionary approvals under the proposed district. Feedback related pedestrian safety and sidewalk conditions was acknowledged, however no physical changes are proposed as part of this application, these considerations have been noted for any potential future improvements. Clarification was also provided that the Local Area Plan (LAP) process is ongoing.

During the meeting with the BIA, it was reiterated that the redesignation does not introduce any additional uses, as such parking requirements will not be affected. Regarding the parking availability, no concerns were identified related to parking by the Mobility Engineering team, through the Detailed Review conducted. It was also clarified that no operational impacts are anticipated for CPKC or the businesses located on the subject parcels. Additionally, the landowner will be consulted regarding the Historic Resource Layer proposed by BIA for future consideration.

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)

Township Planning followed up with an email to the Community Association, BIA, and Councillor and received no further comments. There are no concerns or questions received as response to the information circulated in the newsletter with the contact information if the designated team representative.

calgary.ca/planningoutreach

PROPOSED

CPC2026-0677
ATTACHMENT 4

BYLAW NUMBER 110D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0246/CPC2026-0677)**

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 _____

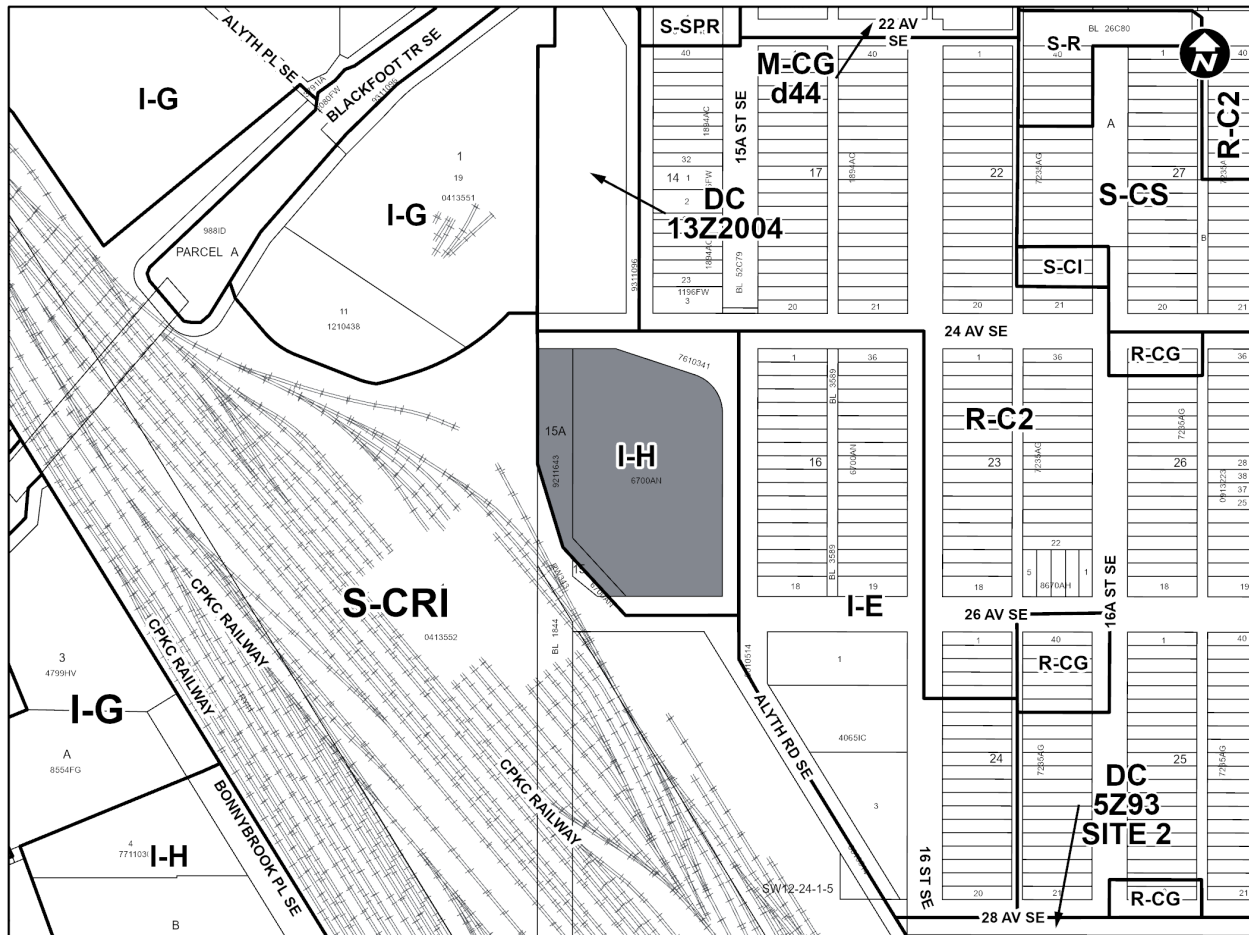
MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

PROPOSED

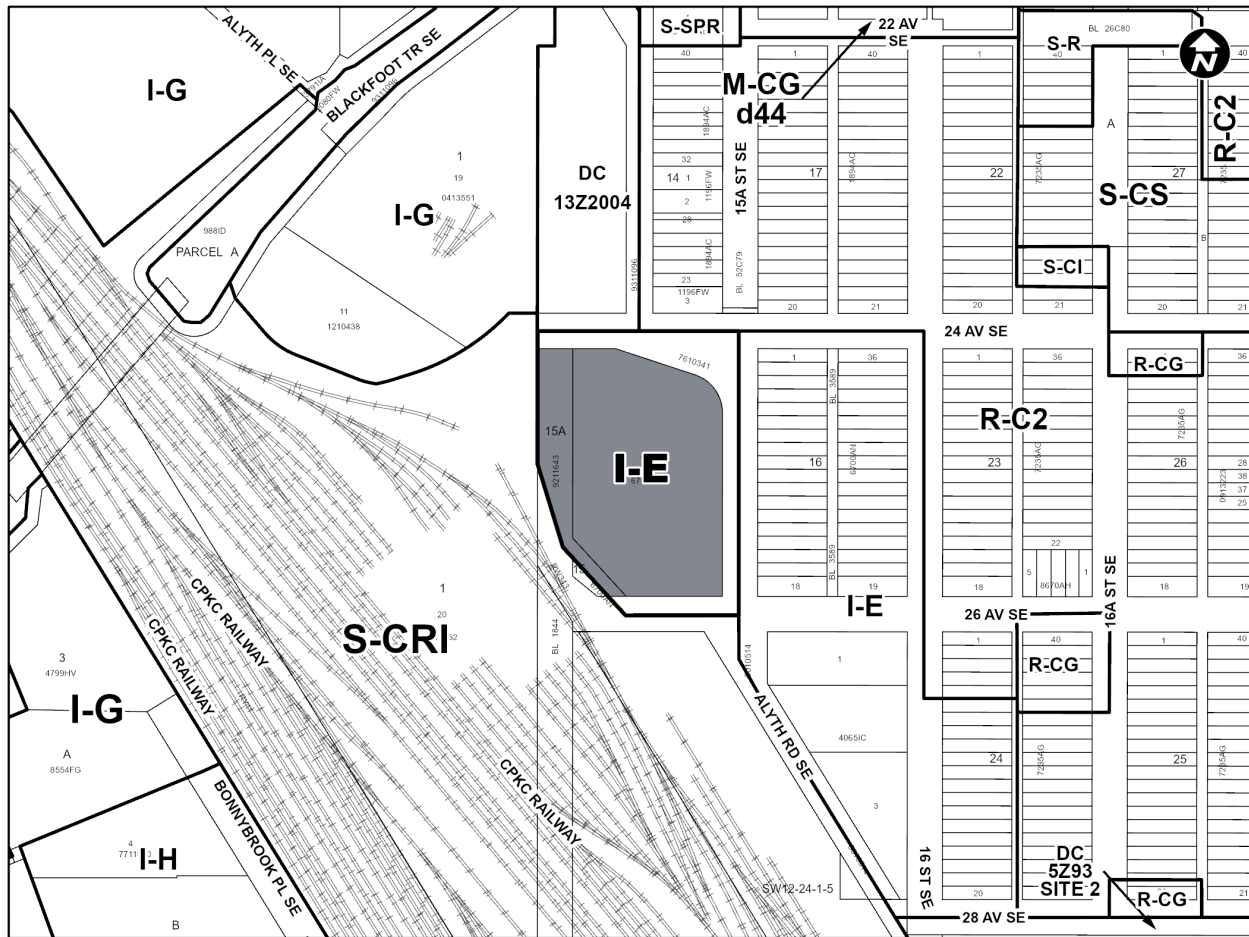
AMENDMENT LOC2025-0246/CPC2026-0677
BYLAW NUMBER 110D2026

SCHEDULE A



**AMENDMENT LOC2025-0246/CPC2026-0677
BYLAW NUMBER 110D2026**

SCHEDULE B



**Land Use Amendment in Highland Park (Ward 4) at 4015 Centre A Street NE,
LOC2026-0013**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares $\pm$ (0.14 acres $\pm$) located at 4015 Centre A Street NE (Plan 3674S, Block 28, Lot 24) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 AUGUST 27:

That Council give three readings to **Proposed Bylaw 108D2026** for the redesignation of 0.06 hectares $\pm$ (0.14 acres $\pm$) located at 4015 Centre A Street NE (Plan 3674S, Block 28, Lot 24) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2026 August 27:

“Revised Attachment 1 was distributed with respect to Report CPC2026-0724.”

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a multi-residential development of up to eight dwelling units.
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with local context and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Multi-Residential – Contextual Low Profile (M-C1) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed M-C1 District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the northeast community of Highland Park, was submitted by Daren Wang on behalf of the landowner, Ying An, on 2026 February 3. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the intent is to accommodate a multi-residential development of up to eight dwelling units.

**Land Use Amendment in Highland Park (Ward 4) at 4015 Centre A Street NE,
LOC2026-0013**

The 0.06 hectare (0.14 acre) mid-block site is located on Centre A Street NE, half a block east of the Centre Street N Main Street corridor, and one block west of Greenview Industrial Park. The site is in close proximity to public transit, parks, schools, and community and commercial services. The site slopes downward toward Centre A Street NE and has rear lane access.

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 emailed the Highland Park Community Association regarding the proposed development and distributed 30 notices to neighbouring properties on the same block. 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 comments from the public were received. The Highland Park Community Association had no objections to the proposal and noted compatibility with adjacent land uses and alignment with the LAP (Attachment 4).

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

IMPLICATIONS

Social

The proposed M-C1 District would allow for a wider range of housing types and may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

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

**Planning and Development Services Report to
Calgary Planning Commission
2026 August 27**

**ISC: UNRESTRICTED
CPC2026-0724
Page 3 of 3**

**Land Use Amendment in Highland Park (Ward 4) at 4015 Centre A Street NE,
LOC2026-0013**

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. **Revised** Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 108D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Highland Park along Centre A Street NE, less than 100 metres (a two-minute walk) east of Centre Street N, approximately 60 metres (a one-minute walk) south of 41 Avenue NE, and one block west of Greenview Industrial Park. The site is a mid-block parcel measuring approximately 15 metres in width and 37 metres in depth. The site has an approximate grade changes of 5 metres, sloping downward from the rear lane toward Centre A Street NE, and is currently developed with a single detached dwelling. Vehicular access to the site is currently provided via the rear lane.

The site has excellent access to public transit, schools, parks and commercial services. Nearby amenities include a neighbouring green space and playground located west across the rear lane, the Highland Off-leash Dog Park approximately 300 metres (a five-minute walk) to the north, the Highland Park Community Centre approximately 700 metres (a 12-minute walk) to the south, Buchanan School approximately 400 metres (a seven-minute walk) to the south, and James Fowler High School approximately 650 metres (an 11-minute walk) to the west. Multiple bus routes operate along Centre Street N and 40 Avenue NE. In addition, a variety of commercial and light industrial businesses are located within Greenview Industrial Park, with additional commercial uses along Centre Street N.

The surrounding land use context is characterized by a mix of low-density residential and multi-residential development. The site is immediately adjacent to lands designated Multi-Residential – High Density Low Rise (M-H1) District to the north, Residential – Contextual One / Two Dwelling (R-C2) District to the south, and Multi-Residential – Contextual Low Profile (M-C1) District lands across the rear lane to the west, and across Centre A Street NE to the east.

Community Peak Population Table

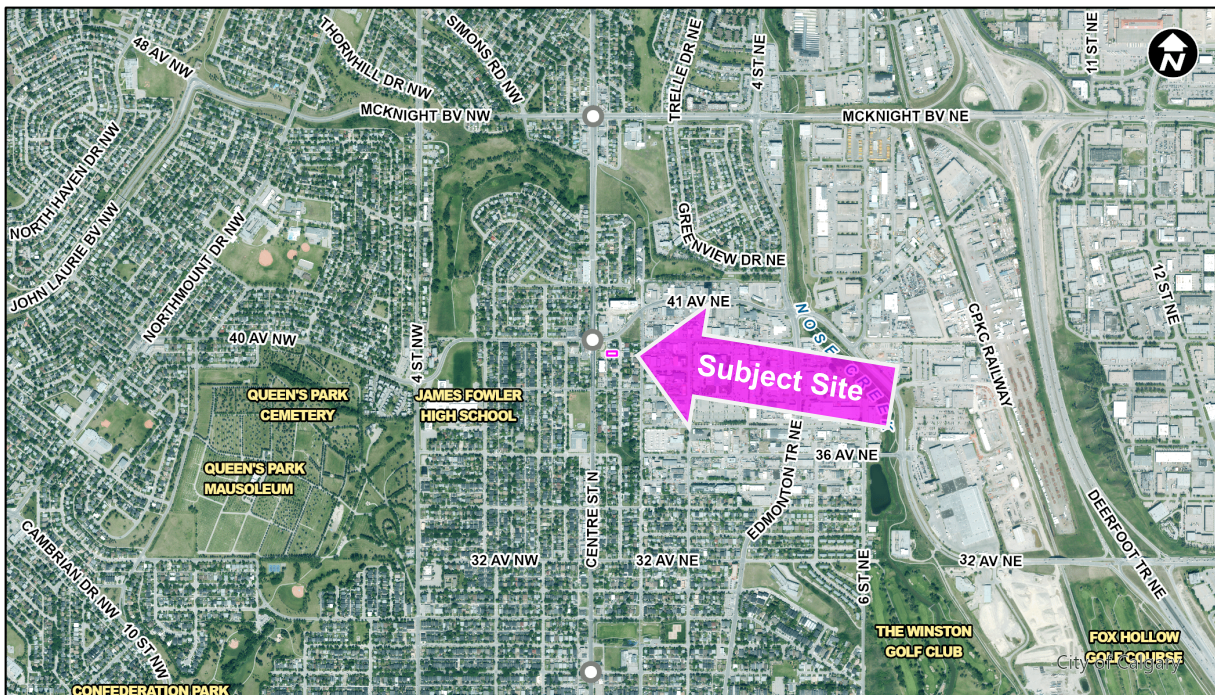
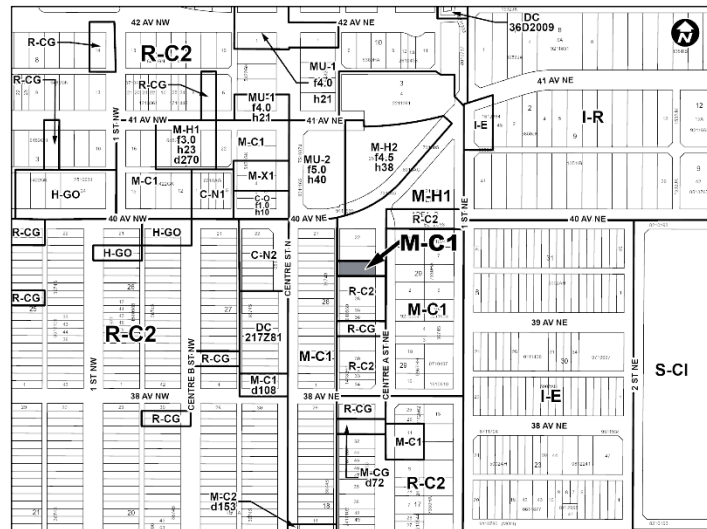
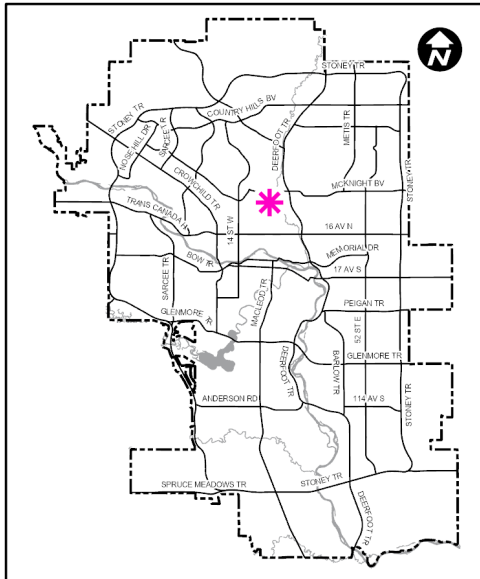
As identified below, the community of Highland Park reached its peak population in 1969.

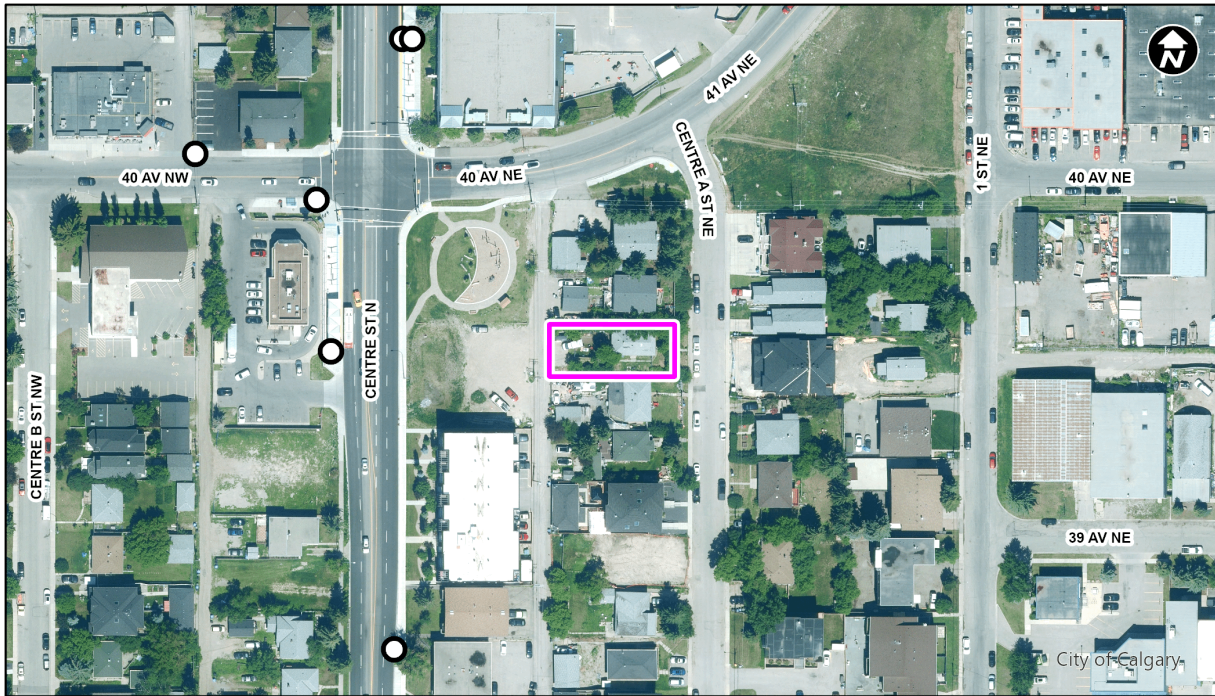
Highland Park	
Peak Population Year	1969
Peak Population	4,875
2019 Current Population	3,838
Difference in Population (Number)	-1,037
Difference in Population (Percent)	-21.27%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed M-C1 District accommodates multi-residential developments with higher numbers of dwelling units and higher traffic generation than low density residential districts. The M-C1 District allows for a maximum building height of 14 metres (approximately three to four storeys), and a maximum density of 148 dwelling units per hectare. Based on the subject site parcel area, this would allow up to eight dwelling units.

Secondary suites are also allowed in the M-C1 District and do not count towards allowable density. Since the site is located within 400 metres of an existing BRT station, the minimum parking requirement is reduced by 25 percent in accordance with the Land Use Bylaw. As a result, the required parking rate is 0.47 stalls per dwelling unit and suite, reduced from the base requirement of 0.625 stalls per dwelling unit and suite.

Development and Site Design

The rules of the proposed M-C1 District would provide guidance for the future development of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- slope-adaptive design and appropriate internal circulation;
- interface treatment along Centre A Street NE;
- an appropriate building height transition to the lower-density district to the south; and
- adequate amenity space for each dwelling unit and suite.

Transportation

Pedestrian access to the site is provided via the existing sidewalk along Centre A Street NE, while vehicular access is available from the rear lane. An existing pathway and an existing on-street bikeway are located along 41 Avenue NE, approximately 60 metres (a one-minute walk) north of the site, providing connections to the Always Available for All Ages and Abilities (5A) Network. In addition, a recommended on-street bikeway is planned along 1 Street NE, less than 200 metres east of the site.

The site is well served by Calgary Transit, with several routes running along Centre Street N and 40/41 Avenue NE. Bus stops are located approximately 200 metres (a three-minute walk) from the site. Routes operating along Centre Street N include Route 300 (BRT Airport/City Centre), Route 301 (BRT North/City Centre), Route 3 (Sandstone/Elbow Dr SW), Route 109 (Harvest Hills Express), Route 62 (Hidden Valley Express), Route 64 (MacEwan Express), Route 116 (Coventry Hills Express), and Route 142 (Panorama Express). Bus Route 38 (Brentwood Station/Temple) operates along 40/41 Avenue NE.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary services are available to serve future development on the site. Details of site servicing, as well as appropriate stormwater management, will be reviewed 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 subject site is located within the Urban Main Street catchment area identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The MDP envisions a range of building forms and development intensities that support a transition from higher density development along Main Streets to lower-scale development in adjacent residential areas. Given the site's proximity to the Centre Street N Urban Boulevard, the proposed M-C1 District

would facilitate an appropriate transition in scale and intensity between the main street corridor and surrounding residential properties, as well as between the higher-density district established to the north and lower-density to the south, while remaining consistent with the existing neighbourhood context. Therefore, this proposed land use amendment aligns with the objectives and policies of the MDP.

Calgary Climate Strategy (2022)

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

North Hill Communities Local Area Plan (Statutory – 2021)

The [North Hill Communities Local Area Plan](#) (LAP) identifies the subject parcel as being part of the Neighbourhood Local urban form category with a Low building scale designation (Map 3: Urban Form and Map 4: Building Scale), which allows for building heights of up to six storeys. The LAP recognizes the primarily residential character of the area and supports a broad range and mix of housing types, forms, and unit structures. The LAP supports building forms containing three or more dwelling units within transit station areas, near identified Main Streets, and on sites with lane access where on-site parking can be accommodated. The subject site is located within 100 metres of the Centre Street N Urban Main Street, within the future Green Line LRT 40 Avenue N Station Transition Area (Figure 14: 28 Avenue N and 40 Avenue N Transition Station Areas), and benefits from rear lane access. As such, the proposal is in alignment with the vision and policy direction of the LAP and represents appropriate intensification.

Applicant Submission

2026 March 01

The property at 4015 Centre A Street is currently zoned R-CG. The applicant is seeking redesignation to M-C1 to support a small multi-family development of up to eight primary dwelling units. The M-C1 district allow flexibility to develop two building forms, which is well suited to the sloped nature of the site and allows for improved massing and site design.

M-C1 is consistent with existing zoning along this section of Centre A Street. There is precedent for M-C1 on the street, and the two immediately adjacent parcels are zoned M-H1. Redesignating the site to M-C1 would create an appropriate density transition between these higher-density parcels and nearby lower-density residential uses.

The site is located less than 100 metres from bus rapid transit stops on Centre Street and in close proximity to a future LRT station. This location is well suited for additional housing, offering future residents convenient access to transit and nearby businesses, while contributing to housing supply in an established inner-city neighbourhood.

Applicant Outreach Summary

2026 June 29



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 4015 Center A St NE Land Use Amendment

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

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

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)

Based on the outreach assessment tool, this project's score is 1B. As such we decided to conduct two tactics:

1. An email was sent to the Highland Park Community Association Planning and Development email address. This was completed on January 23rd and we received a response on January 27th.
2. Notices were distributed to neighbours on the same block as our project on January 27th. This notice gave neighbours a heads up that we will be applying for this land use amendment and provided a way to provide feedback for the project. A total of 30 notices were handed out.

Affected Parties

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

1. Highland Park Community Association
2. Nearby neighbours of project site

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 HPCA development team was supportive of our project and felt that our site is appropriate for M-C1 zoning due to its proximity to transit and neighboring higher density zoning.

We did receive feedback from one neighbour that expressed concern regarding parking on the street.

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 believe the parking issue will need to be considered as we design the project in the development permit stage. Parking minimums do not materially change how many on-site spots are required between the current land use (0.5/unit) and proposed land use (0.47/unit).

How did you close the loop?

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

A response was emailed to the concerned neighbour explaining that the land use amendment does not change the parking requirements materially. We also invited them to provide any additional thoughts and that we would be open to additional feedback during the development permit stage of the project.

calgary.ca/planningoutreach

Community Association Response

2026 July 17.

Hi Rui -

Our apologies for not responding in a timely manner.

There seems to be no reason to oppose the land use change. The property is bounded to the north by M-H1, across the street the block is zoned M-C1, and the parcels behind which front Centre St are also zoned M-C1. The higher density zoning proposed for the parcel at 4015 Centre A St NE is in keeping with the *North Hill Communities Local Area Plan*.

D. Jeanne Kimber
Planning and Development Committee
Highland Park Community Association
cc: Greg Miller, Board of Directors, Highland Park Community Association

PROPOSED

CPC2026-0724
ATTACHMENT 5

BYLAW NUMBER 108D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2026-0013/CPC2026-0724)**

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

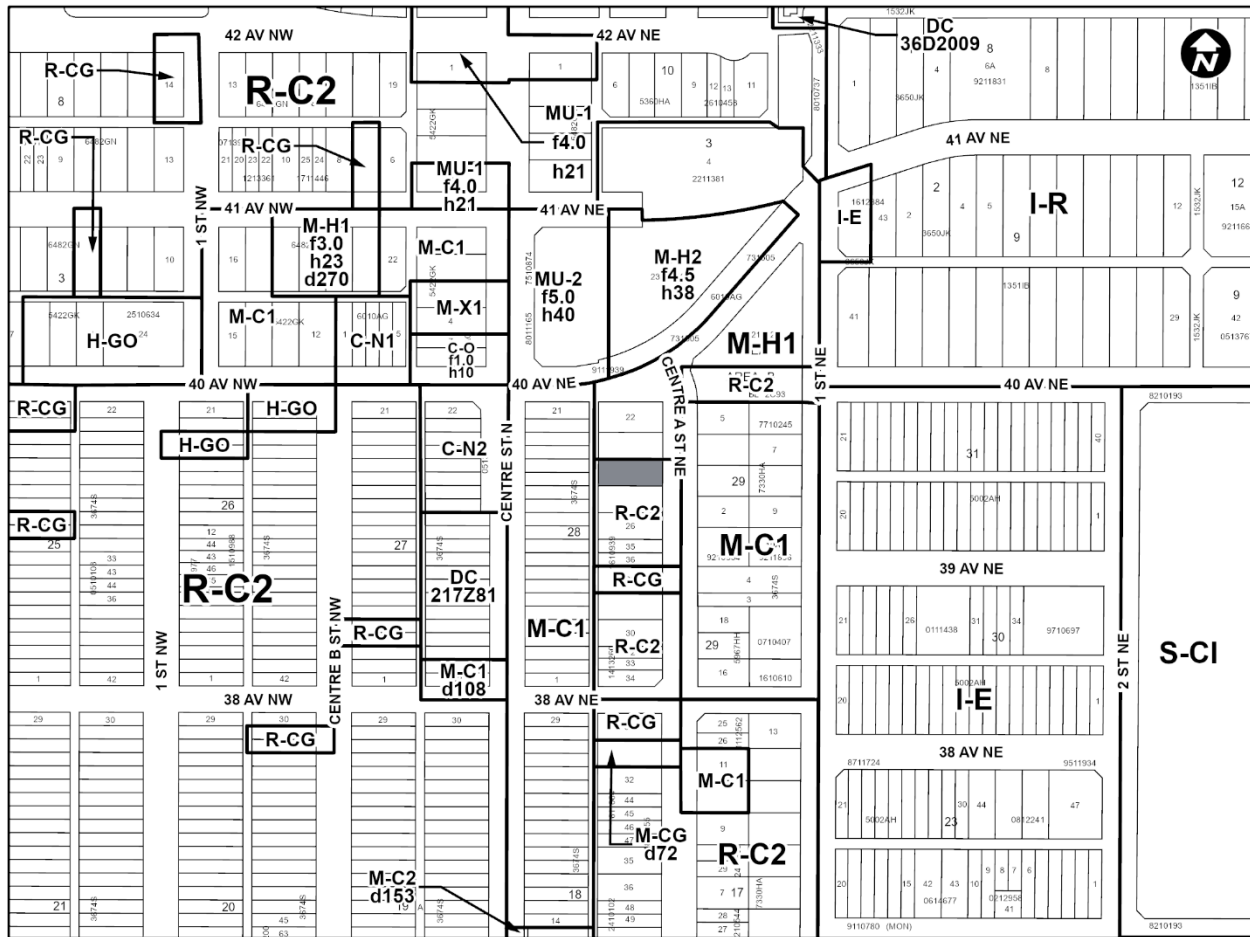
MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0013/CPC2026-0724
BYLAW NUMBER 108D2026

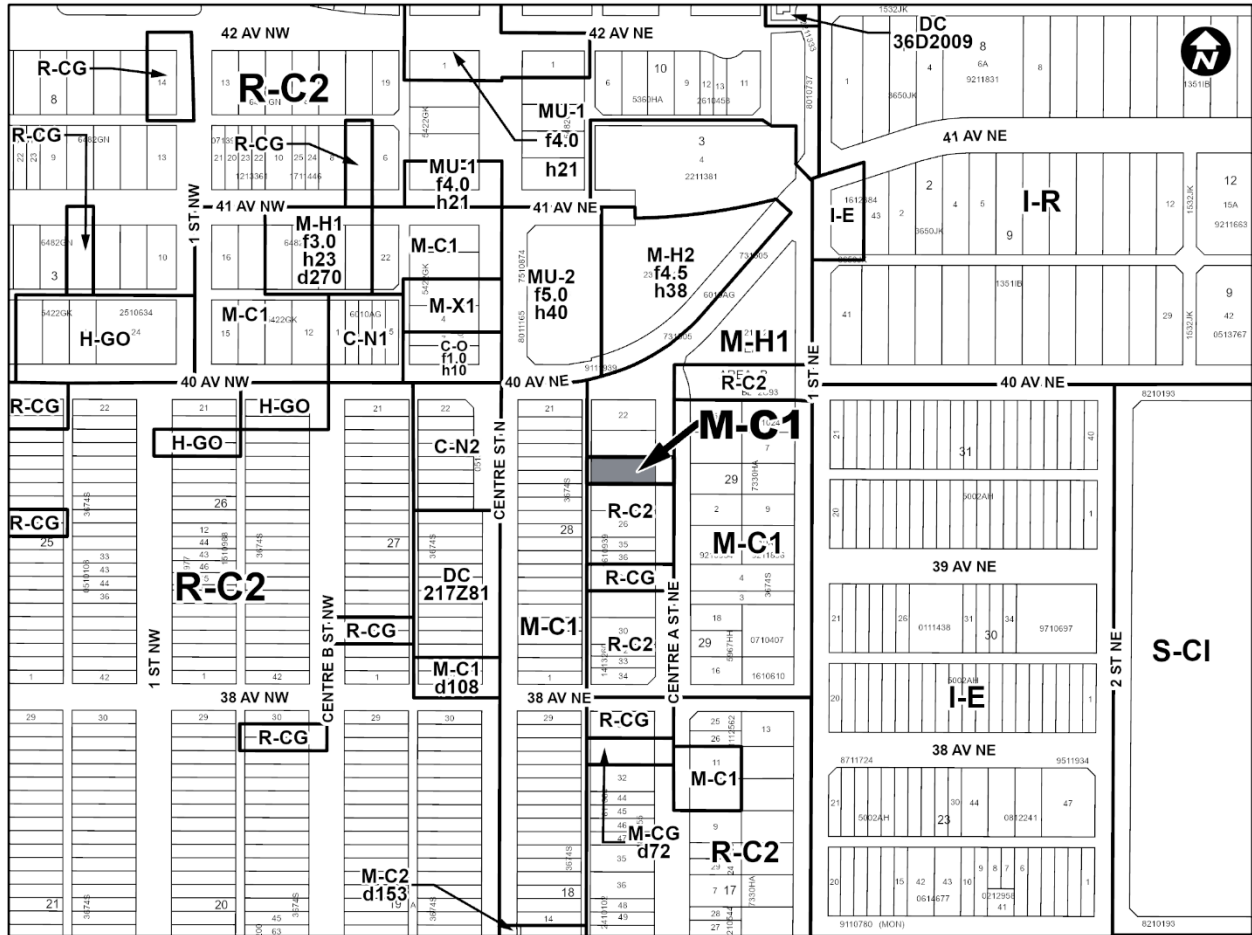
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0013/CPC2026-0724
BYLAW NUMBER 108D2026

SCHEDULE B



**Outline Plan, Policy and Land Use Amendment in Keystone Hills (Ward 3) at
13971 – 15 Street NE, LOC2025-0134**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 13971 – 15 Street NE (NE1/4 Section 35-25-1-5) to subdivide 8.90 hectares $\pm$ (22.0 acres $\pm$) with conditions (Attachment 2);

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Municipal Development Plan (Attachment 4);
3. Give three readings to the proposed bylaw for the amendments to the Keystone Hills Area Structure Plan (Attachment 5); and
4. Give three readings to the proposed bylaw for the redesignation of 8.39 hectares $\pm$ (20.72 acres $\pm$) located at 13971 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) from Special Purpose – Future Urban Development (S-FUD) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Medium Profile (M-2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 AUGUST 27:

That Council

1. Give three readings to **Proposed Bylaw 36P2026** for the amendments to the Municipal Development Plan (Attachment 4);
2. Give three readings to **Proposed Bylaw 37P2026** for the amendments to the Keystone Hills Area Structure Plan (Attachment 5); and
3. Give three readings to **Proposed Bylaw 109D2026** for the redesignation of 8.39 hectares $\pm$ (20.72 acres $\pm$) located at 13971 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) from Special Purpose – Future Urban Development (S-FUD) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Medium Profile (M-2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

**Outline Plan, Policy and Land Use Amendment in Keystone Hills (Ward 3) at
13971 – 15 Street NE, LOC2025-0134**

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, held
2026 August 27:

“The following documents were distributed with respect to Report CPC2026-0736:

- Revised Attachment 2; and
-”.

Moved by Commissioner Damiani

That with respect to Report CPC2026-0522, the following be approved, **after amendment**:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 13971 – 15 Street NE (NE1/4 Section 35-25-1-5) to subdivide 8.90 hectares ± (22.0 acres ±) with conditions (**Revised** Attachment 2);

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Municipal Development Plan (Attachment 4);
3. Give three readings to the proposed bylaw for the amendments to the Keystone Hills Area Structure Plan (Attachment 5); and
4. Give three readings to the proposed bylaw for the redesignation of 8.39 hectares ± (20.72 acres ±) located at 13971 – 15 Street NE (Portion of NE1/4 Section 35-25-1-5) from Special Purpose – Future Urban Development (S-FUD) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Medium Profile (M-2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

For:(6) Director Mahler, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Hawryluk, Commissioner Small, and Commissioner Wagner

MOTION CARRIED”

HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate lands in the community of Keystone Hills to allow for a variety of residential uses along with public open spaces and roadways.
- The proposed policy amendments to the *Municipal Development Plan* (MDP) and the *Keystone Hills Area Structure Plan* (ASP) are required to change the subject lands from an employee-intensive industrial area into a residential neighbourhood.
- What does this mean to Calgarians? The proposal would allow for residential growth in an actively developing community, providing more housing choice near a future regional park.
- Why does this matter? The proposal will allow for more compact development and

**Outline Plan, Policy and Land Use Amendment in Keystone Hills (Ward 3) at
13971 – 15 Street NE, LOC2025-0134**

efficient use of lands within the developing area of Keystone Hills.

- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This outline plan, policy and land use amendment application located in the northeast community of Keystone Hills was submitted on 2025 June 27 by B&A Studios Inc. on behalf of the landowners, John and Sandro Esposito. The subject lands form part of a quarter section

located north of Stoney Trail NE and west of 15 Street NE. The outline plan area subject to this application is approximately 8.90 hectares (22.0 acres) in size, while the land use amendment area (Attachment 7) is slightly smaller at approximately 8.39 hectares (20.72 acres) as a portion of the site has already been designated as Special Purpose – City and Regional Infrastructure (S-CRI) District to accommodate stormwater infrastructure for the subject area through previous land use approvals. The lands are currently undeveloped. As outlined in the Applicant Submission (Attachment 3), the proposal seeks outline plan, policy amendment and land use approvals to allow for primarily low-density residential development on the site with complementary multi-residential uses and supporting public open space.

In 2021 August, the *Calgary International Airport Vicinity Protection Area Regulation (AVPA)* was amended by the Province of Alberta in response to a joint request made by The City of Calgary and The Calgary Airport Authority. The purpose of the AVPA Regulation amendment was to modernize the Noise Exposure Forecast (NEF) contour areas to properly reflect the noise impacts that have changed through advancements in technology and airport operations and to support the continued development in Calgary through appropriate regulation. The NEF contours no longer prohibit residential development on the subject lands.

The application is proposing amendments to the MDP and ASP to allow the transition of the subject lands from industrial to residential typology to support the development of housing adjacent to the existing residential communities of Lewisburg to the northwest and Keystone Creek to the east. The approval of this proposal will support the continued development of Keystone Hills by adding additional housing units within walking distance of employment and commercial areas.

The proposed outline plan (Attachment 6) anticipates a density of 30.1 units per hectare and an intensity of 86 people and jobs per hectare as shown in the Proposed Outline Plan Data Sheet (Attachment 8). The proposed density and intensity align with the minimum targets of both the MDP and the ASP.

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

ENGAGEMENT AND COMMUNICATION

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

**Outline Plan, Policy and Land Use Amendment in Keystone Hills (Ward 3) at
13971 – 15 Street NE, LOC2025-0134**

Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties was appropriate. As part of the initial application submission, the applicant noted that the surrounding areas are new communities in the early stages of build-out and, therefore, broader community outreach was not conducted as there are no adjacent communities that include residences. However, the applicant contacted adjacent landowners and developers and shared the proposal with them. The Applicant Outreach Summary can be found in Attachment 9.

City-Led Outreach

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

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

IMPLICATIONS

Social

The proposal would enable the development of vacant lands within a developing community in close proximity to a future regional park and regional retail centre while allowing for a variety of housing opportunities. The proposal would accommodate the needs of a diverse population.

Environmental

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

Economic

The proposal would redesignate lands previously identified for employment uses which reduces opportunities for industrial development and employment opportunities within this area of Keystone Hills. However, the proposal would enable more residential development, contributing to Calgary's housing supply. This will make efficient use of land in an area that has lost its potential as a contiguous employment focus area and has not developed for the initially intended employment uses. This proposal will contribute to Calgary's overall economic health by housing new residents within Calgary's city limits, while providing housing options adjacent to commercial and employment opportunities within this sector of the city.

Service and Financial Implications

No anticipated financial impact.

**Outline Plan, Policy and Land Use Amendment in Keystone Hills (Ward 3) at
13971 – 15 Street NE, LOC2025-0134**

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Approved** Outline Plan Conditions of Approval
3. Applicant Submission
4. **Proposed Bylaw 36P2026**
5. **Proposed Bylaw 37P2026**
6. **Approved** Outline Plan
7. Proposed Land Use Amendment Map
8. **Approved** Outline Plan Data Sheet
9. Applicant Outreach Summary
10. **Proposed Bylaw 109D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Keystone Hills and is approximately 8.90 hectares (22.0 acres) in size. It is bounded by 15 Street NE to the east and is located north of Stoney Trail NE, which is designated as Special Purpose – Transportation and Utility Corridor (S-TUC) District. Direct access to Stoney Trail NE is prohibited and can only be accessed from 11 Street NE further to the west. The lands are currently undeveloped and were previously used for agriculture.

Surrounding land use is characterized by commercial, special purpose, residential and mixed-use districts. The developing community of Lewisburg is located to the northwest of the subject site while the Keystone Creek residential development is located to the east, consisting of a mix of Residential – Low Density Mixed Housing (R-G, R-Gm) and Multi-Residential – Medium Profile (M-2) Districts. The Rotary-Mattamy Greenway (Greenway) runs to the south of the site, which provides connectivity to the network of pathways that encircle the city.

The subject lands are indicated as Industrial – Employee Intensive in the *Municipal Development Plan* (MDP) and as Industrial/Employment Area in the *Keystone Hills Area Structure Plan* (ASP). While this area of Keystone Hills was originally envisioned to accommodate employment-focused development, since the approval of the initial outline plan ([LOC2016-0234](#)) several subsequent policy amendment and land use redesignation applications have gradually introduced a broader range of residential uses to the area.

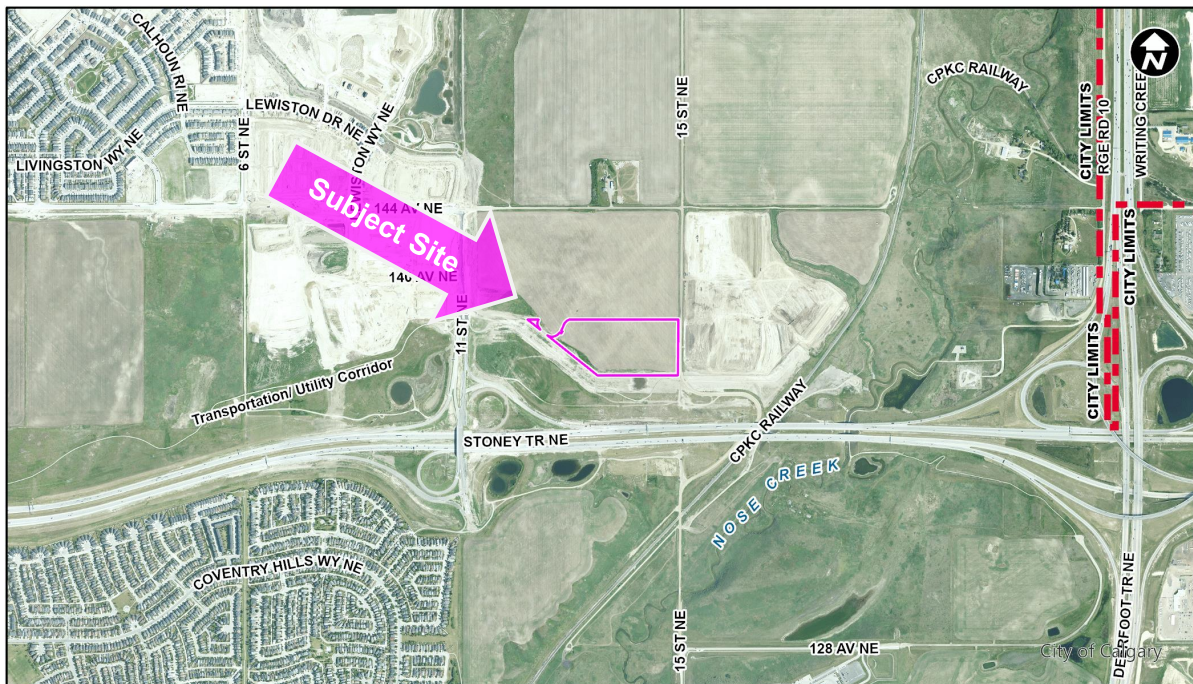
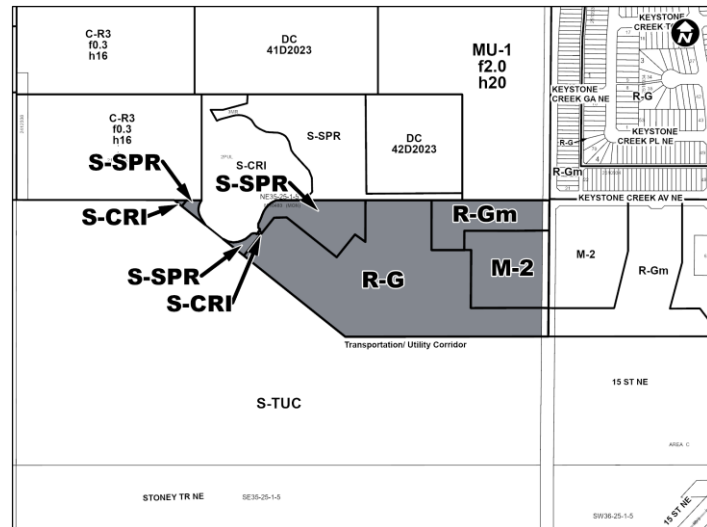
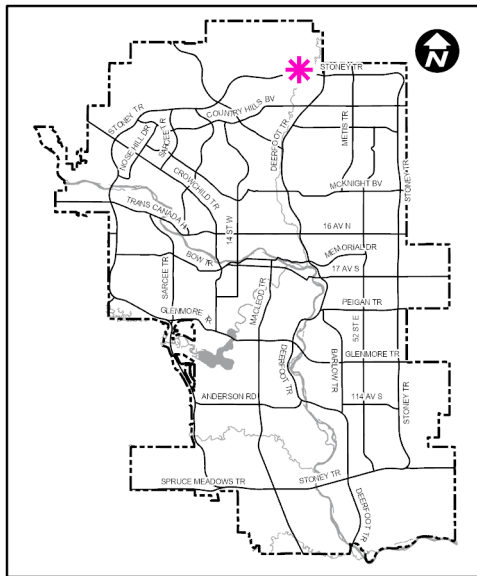
The future development intent for lands north of the subject site includes a regional retail centre, regional park and multi-residential development. North of the subject site, lands are designated as a Direct Control (DC) District based on the Multi-Residential – High Density Low Rise (M-H1) District ([Bylaw 42D2023](#)). In addition, a policy and land use amendment ([LOC2024-0277](#)) was recently approved to allow for mixed-use development immediately north of the subject site.

The proposed application would advance development of residential uses in this developing community and provide a logical extension of residential uses and connection to the street and block pattern planned in adjacent neighbourhood areas. The outline plan area is larger than the accompanying land use amendment area, as the northwest portion of the site has already been designated as Special Purpose – City and Regional Infrastructure (S-CRI) District through previous approvals to accommodate servicing and infrastructure necessary to support future development on the subject site and lands immediately to the north.

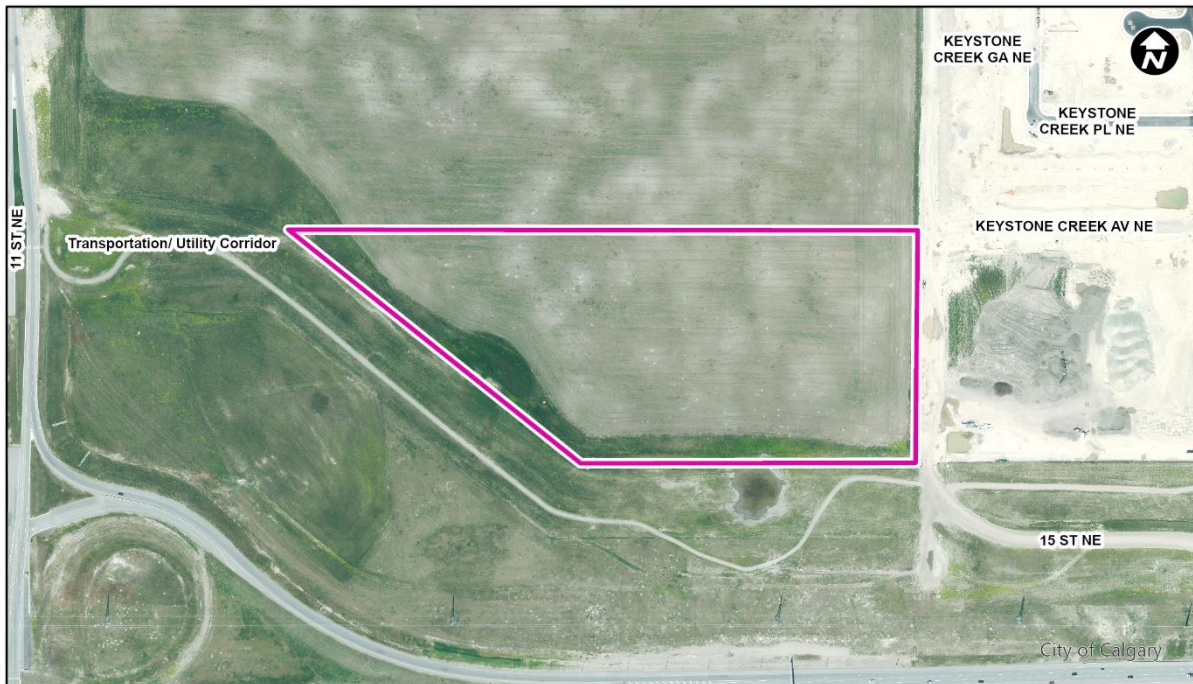
Community Peak Population Table

There is no data available because the subject area is a newly developing community.

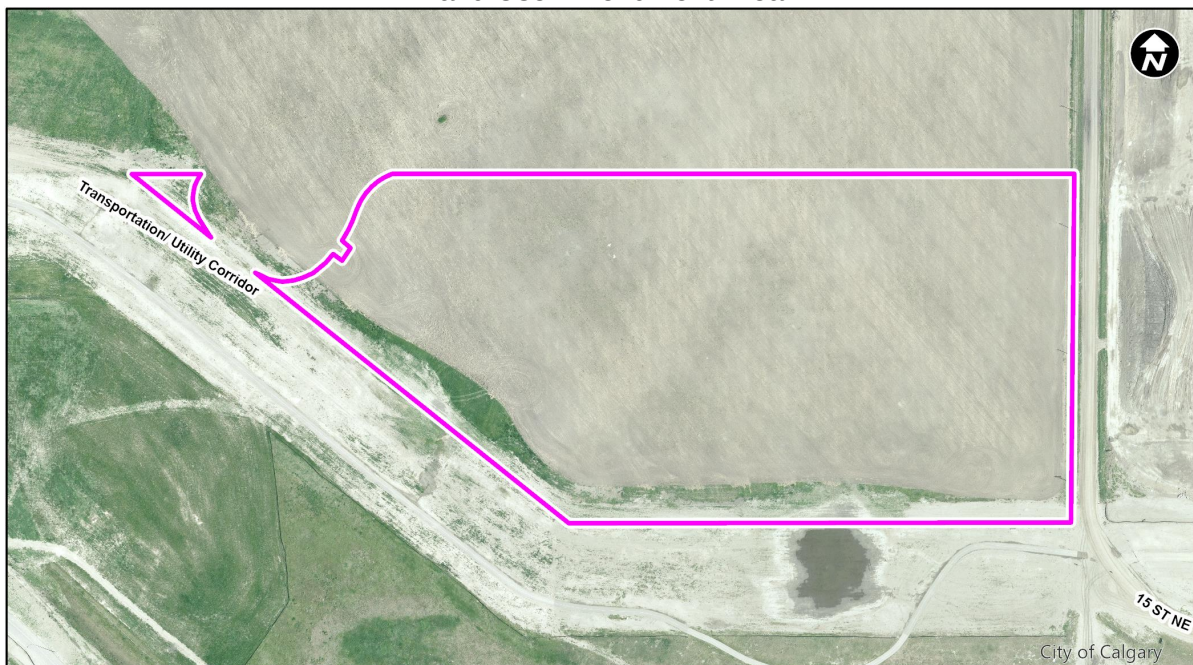
Location Maps



Outline Plan Area



Land Use Amendment Area



Previous Council Direction

None.

Planning Evaluation

Land Use

The subject lands are currently designated as Special Purpose – Future Urban Development (S-FUD) District and S-CRI District. The S-FUD District is intended for land awaiting urban development and utility servicing. The S-CRI District is primarily for infrastructure and utility facilities, including stormwater facilities. The S-CRI portion of the site was designated through the approval of LOC2016-0234 on 2019 November 18 to accommodate infrastructure required to support future development within this portion of Keystone Hills.

The application proposes the following land use districts on the subject site:

- Residential – Low Density Mixed Housing (R-G) District;
- Residential – Low Density Mixed Housing (R-Gm) District;
- Multi-Residential – Medium Profile (M-2) District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District; and
- Special Purpose – School, Park, and Community Reserve (S-SPR) District.

The proposed R-G District is intended for a range of low-density residential development including single detached, semi-detached, duplex dwellings and rowhouse buildings, along with secondary suites and backyard suites. The maximum building height in this district is 12.0 metres. The application proposes a mix of both laned and laneless R-G parcels which have been located to provide an interface with the key streets as well as proposed park space in the plan area.

The proposed R-Gm District has the same intent as the R-G District but does not allow for permitted single detached dwellings. Similar to the R-G District, the maximum building height is 12 metres. This District has been applied along both the perimeter edges in the plan area.

The proposed M-2 District is intended to accommodate multi-residential development of medium height and density in developing areas, where intensity is measured by floor area ratio (FAR) to provide flexibility in building form and dwelling unit size and number. This District is intended to be used in proximity to or adjacent to low density residential development. The minimum required density is 60 units per hectare and the maximum building height is 16.0 metres. This would require the applicant to develop a minimum of 68 units on the proposed M-2 site. This District has been strategically located adjacent to 15 Street NE on the eastern perimeter of the plan area, to complement the residential development across the street to the east.

The proposed S-CRI District is primarily for infrastructure and utility facilities, including stormwater facilities, that are operated by Federal, Provincial or Municipal levels of government. A small portion (0.02 hectares) of the subject site is proposed to be designated as S-CRI, adjacent to the previously designated S-CRI lands, to allow for the stormwater infrastructure (storm pond/public utility lot (PUL)) necessary for the proper servicing of the subject area.

The proposed S-SPR District is intended to provide for schools, parks, open spaces and recreational facilities. This District is applied to lands that will be dedicated as Municipal School Reserve or Municipal Reserve (MR) pursuant to the *Municipal Government Act* (MGA). The required MR dedication of 0.89 hectares (2.20 acres) is provided in the northwest portion of the

outline plan area. This location was deemed most appropriate for a park location as it provides the best opportunity to combine with the MR (park) directly to the north of the site.

Development and Site Design

If approved by Council, the rules of the proposed R-G, R-Gm, M-2, S-SPR and S-CRI Districts would provide guidance for the future development of the site including appropriate uses, building height and massing, parking and landscaping.

Subdivision Design

The proposed outline plan establishes the subdivision framework for a well-connected neighbourhood comprised primarily of low-density residential development, complemented by a multi-residential development block, parks and open space, required infrastructure, and an integrated road and pathway network. The proposed street network plays a key role in supporting vehicular and pedestrian connectivity to future development in the northern and eastern portions of the community. The proposal also facilitates the continuation of the previously approved park space and regional pathway network, supporting active transportation connectivity throughout the area and providing a direct connection to the Rotary-Mattamy Greenway to the south. In addition, the park space and pathway network will provide a range of recreational opportunities for future residents and visitors.

Access to the subject site is provided from 15 Street NE to the east and through a new public street, Keystone Creek Link NE, to the north. The proposed road network includes the westward extension of the previously approved Keystone Creek Avenue NE across 15 Street NE into the site as Keystone Creek Link NE, the introduction of Keystone Creek Landing NE as an east-west residential street through the site, and the southward extension of Keystone Creek View NE as Keystone Creek Road NE. These connections support the logical progression of the approved transportation network around the site while enhancing pedestrian and vehicular connectivity throughout the community.

Features of the proposal include:

- establishment of a development area that will provide for residential development and ensure a wide variety of housing is provided;
- development of park space to meet the needs of existing and future residents and visitors;
- a logical and connected street pattern that aligns with adjacent existing roadways and previously approved subdivisions, supporting long-term mobility and access;
- provision of storm water management facilities;
- provision of pedestrian pathways throughout the plan area, including a 3.0 metre wide regional pathway connecting to the previously approved park space to the north, and a 3.0 metre wide multi-use pathway at the northeast corner of the site linking to the future residential development in the north.

Open Space

The MGA provides the legislative authority for municipalities to require land dedication of MR for park space and other related uses. The MGA permits municipalities to require dedication of up to 10 percent of the gross developable area as MR (a cash-in-lieu of land dedication may also be provided instead of land dedication in some limited scenarios).

The proposed outline plan strategically locates the required 0.89 hectares (2.20 acres) of park space at the northwest corner of the subject site to integrate with the adjacent, previously approved MR. The park space north of the subject site is intended to be developed as a regional park with a variety of recreational amenities through a Parks Foundation initiative. The

proposed park space will be designed in accordance with City of Calgary Parks standards and is proposed to include a playground, seating areas, picnic tables, and 2.5 metre local pathways, which will connect to the regional pathway around the storm pond, providing connectivity throughout the site and linking to the approved park space to the north.

A Biophysical Impact Assessment (BIA) was submitted and approved with this outline plan. Two wetlands are identified within the subject site and the applicant is required to obtain Water Act Approval from the Province prior to any future disturbance or development on the lands. Recommendations and mitigation measures outlined in the BIA must be followed by the applicant throughout all the project development stages.

Density and Intensity

The outline plan area subject to this application is anticipated to have a total of approximately 268 dwelling units and a density of 30.1 units per hectare. The anticipated intensity of the proposed development is 86 people and jobs per gross developable hectare. The MDP sets out minimum density and intensity targets for new communities at a density of 20 units per gross developable hectare and an intensity of 60 people and/or jobs per gross developable hectare. The ASP sets out similar targets for the subject site.

Based on the anticipated residential density and intensity, the proposed development meets the targets of both the MDP and ASP.

Transportation

Site Access and Traffic

The site is bordered by 15 Street NE to the east, and Stoney Trail NE to the south, which is accessed via 144 Avenue NE in the north and 11 Street NE to the west. A small portion of the northern boundary is bordered by the proposed Keystone Creek Link NE, while the remainder of the boundary interfaces with future development parcels and open space areas.

Vehicular access to the subject site will be provided from 15 Street NE through a new proposed street, Keystone Creek Landing NE, which provides east-west connectivity within the site, and through proposed Keystone Creek Road NE in the north, which extends south and then westward into the community. Both these public streets are designed with 1.5 metre sidewalks on both sides.

In addition, Keystone Creek Landing NE provides access to the proposed park space and storm pond in the northwest via a 4.0 metre maintenance access road/regional pathway. The plan includes a continuous system of sidewalks and multi-use pathways, including a 3.0 metre regional pathway along the storm pond that connects to the approved regional pathway north of the subject site and further extends along the northern edge of the subject site. A 2.5-metre-wide local pathway is proposed at the northeast corner of the subject site, providing a connection to the Greenway and linking to the broader pathway network.

A transportation memo was prepared in support of this application. It was reviewed and accepted by Administration.

Transit

The area is currently not served by transit routes. Public transit is anticipated to be introduced in phases over time and is expected to include several bus rapid transit (BRT) routes running through the community. Transit in the area will provide local and regional service through and around the subject area. High frequency transit is planned for 144 Avenue NE, and the corridor has been identified as part of the Primary Transit Network.

Environmental Site Considerations

An Environmental Site Assessment was provided for the subject site and there are no contamination concerns.

Utilities and Servicing

Sanitary, storm, and water servicing infrastructure is proposed with this outline plan and will be available through developer funded extensions of existing infrastructure surrounding the site. A sanitary tie-in through proposed Keystone Creek Road NE (northeast part of subject site), water tie-in on 15 Street NE (east of subject site) and an offsite stormwater facility/pond (northwest of subject plan) will be required. The stormwater pond is shared between the subject outline plan area and the area directly north of the subject site.

Further utility servicing details will be determined at the appropriate tentative plan of subdivision and development permit stages.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Calgary International Airport Vicinity Protection Area (2009)

The subject site is located within the 25-30 Noise Exposure Forecast (NEF) contours of the [Airport Vicinity Protection Area](#) (AVPA) land use regulations. The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within the NEF areas. The proposed policy amendments are in alignment with the 2021 changes to the AVPA Regulation and proposed residential in the 25-30 NEF area where residences are not prohibited. Future development permit applications would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

Rocky View County/City of Calgary Intermunicipal Development Plan (Statutory – 2012)

The site is within the Policy Area on (Map 1: Plan Area) of the [Rocky View/Calgary Intermunicipal Development Plan](#) (IDP). The application was circulated to Rocky View County for their review and no concerns were identified. The proposal is consistent with the goals of the IDP.

Municipal Development Plan (Statutory – 2009)

Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP) currently identifies the subject lands as "Industrial – Employee Intensive." Employee Intensive areas are intended to accommodate manufacturing, warehousing, and mixed industrial/office developments that support high labour concentrations and require access to the Primary Transit Network (PTN). This application proposes to amend the land use typology for the subject lands to "Developing Residential – Planned Greenfield with Area Structure Plan (ASP)," which is intended to accommodate residential communities that have been comprehensively planned and are in various stages of development. The amendments also propose to apply this typology to lands immediately north of the subject site to better reflect their approved land use designations, which support park space, community infrastructure and multi-residential development.

Although the proposed policy amendment reduces opportunities for future industrial development and employment opportunities, the proposal aligns with the key directions of the MDP which supports the transition of the subject lands from industrial to a planned residential greenfield context. While the proposed conversion will result in a loss of industrial land, the broader employment area has become increasingly fragmented through recent approvals for similar conversions, limiting the ability to achieve a contiguous employment district in this location. The proposed amendment recognizes the changing context surrounding the subject lands which has evolved from a primarily employment-focused policy area toward a more complete community structure that supports housing, commercial development, and parks.

The proposed amendment (Attachment 4) is consistent with the overarching sustainability principles identified in Section 1.1.1 of the MDP, which emphasize creating a range of housing opportunities, supporting a mix of land uses, and providing transportation services in a safe and efficient manner. This application proposes the integration of residential development within a future greenfield community, contributing to housing diversity.

Map 2: Primary Transit Network (PTN) identifies 11 Street NE, located west of the subject lands, as part of the PTN. Section 2.2.2 of the MDP outlines the importance of developing a transit-supportive land use framework that incorporates elements such as density, diversity, design, and distance to support transit use. The proposed policy amendment supports these objectives by introducing residential density in proximity to existing and future transit infrastructure, thereby promoting efficient use of transportation investments.

Although the MDP states that Industrial – Employee Intensive Areas should predominantly contain industrial uses, policy also recognizes that other uses that support the broader policy objectives may be considered through the policy planning and land use application process. In this context, the proposed transition of the subject lands to a “Developing Residential – Planned Greenfield with ASP” designation responds to long-term growth objectives and the opportunity to introduce residential density near PTN.

To support the proposed land use and ensure policy alignment, amendments are required to remove references to the subject lands as “Industrial – Employee Intensive” within the MDP, including updates to the following:

- Map 1: Urban Structure;
- Map 2: Primary Transit Network; and
- Map 3: Road and Street Network.

Amendments are also required to the [Calgary Transportation Plan](#) (CTP), to remove references to the subject lands as Industrial – Employee Intensive from the following maps:

- Map 2: Primary Transit Network;
- Map 5: Primary Goods Movement Network;
- Map 6: Primary High-Occupancy Vehicle (HOV) Network; and
- Map 7: Road and Street Network.

Together, these amendments ensure alignment between the MDP, the CTP, and the ASP, and support the development of a transit-supportive residential community consistent with the long-term growth objectives of the City.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages, including accommodating solar energy systems and electrical system designs that can accommodate electric vehicle charging.

Keystone Hills Area Structure Plan (Statutory – 2007)

The subject site is located within the [Keystone Area Structure Plan](#) (ASP) and is designated as “Industrial/Employment Area,” which is intended to accommodate a range of office and industrial uses, including non-retail employment. The site is identified as part of Community D. The proposed amendment to the ASP (Attachment 5) replaces the “Industrial/Employment Area” designation on the subject lands with “Neighbourhood Area” on Map 5: Neighbourhood Concept. Neighbourhood Areas are intended to consist primarily, though not exclusively, of residential uses. In addition, Map 6: Community & Neighbourhood Concept is proposed to be amended to identify the subject lands as “Neighbourhoods (To Be Refined at Outline Plan Stage)” integrating them with the other “Neighbourhoods” previously identified within Community D. Similar to the proposed MDP amendments, the ASP amendments also apply the “Neighbourhood Area” typology and identify lands immediately north of the subject site to be within “Neighbourhoods”, to better reflect their approved land use designations, which support park space, community infrastructure and multi-residential development.

The proposal aligns with the policy objectives of the ASP by introducing a residential development in a variety of forms, providing additional housing opportunities in proximity to planned community amenities such as the proposed regional commercial hub to the north, future transit service, and regional park space. The proposal also supports the evolving development pattern within this portion of Keystone Hills, where a series of approved residential, mixed-use, commercial, and recreational developments have gradually shifted the area from its original employment-focused vision toward a more complete community structure. In this context, the redesignation of the subject lands would enable a more integrated land use pattern within Community D while leveraging existing and planned infrastructure that can support future growth.

The ASP requires a minimum density of 20 units per gross developable hectare and an intensity of 60 people and/or jobs per gross developable hectare for Neighbourhood Areas. Based on the anticipated residential density and intensity, the proposed development meets the targets of the ASP.

Approved Outline Plan Conditions of Approval

These conditions relate to Recommendation 1 for the Outline Plan where Calgary Planning Commission is the Approving Authority. Attachment for Council's reference only.

The following Conditions of Approval shall apply:

Planning

1. Compensation for dedication of reserves in excess of 10 per cent is deemed to be \$1.00.
2. Pursuant to Part 4 of the Water Act (Alberta), the applicant shall promptly provide Parks with a copy of the Water Act approval, issued by Alberta Environment, including relevant documents used for the submission to the Province (including maps) for the proposed wetland disturbance.
3. Until receipt of the Water Act approval by the applicant from Alberta Environment, the wetland(s) affected by the development boundaries shall not be developed or disturbed in any way and shall be protected in place.
4. All mitigations in the approved LOC2025-0134 Biophysical Impact Assessment (BIA) must be followed.
5. Rehabilitate all portions of the Municipal School Reserve, Municipal Reserve, Environmental Reserve, Public Utility Lot, and Transportation Utility Corridor lands along the boundaries of the plan area that are damaged as a result of this development, all to the satisfaction of the Director, Calgary Parks and Open Spaces.
6. Prior to the approval of a development permit for excavation, stripping and grading, a development agreement or a subject area tentative plan of subdivision, Calgary Parks and Open Spaces requires details pertaining to the total limit of disturbance adjacent to existing Municipal Reserve/Environmental Reserve extents or proposed Municipal Reserve/Environmental Reserve extents resulting from the proposed development in its entirety.
7. Prior to approval of the tentative plan of subdivision, landscape concepts prepared at the outline plan stage shall be refined to add:
 - A site plan showing general conformance to outline plan landscape concepts, intended park program, site layout, and preliminary planting.
 - Grading plans that are coordinated with engineering to show updated perimeter grades to confirm slope percentage and details of any other features, including (but not limited to) retaining structures, utility rights-of way, green infrastructure, trap lows, drainage from private lots, etc.
 - Storm-related infrastructure details above and below ground, including (but not limited to) access roads with required vehicle turning radii, inlets, outlets, retaining walls, control structures, oil grit separators, etc.

8. Prior to approval of the first tentative plan of subdivision or development permit for excavation, stripping and grading (whichever comes first), it shall be confirmed that grading of the development site will match the grades of adjacent parks and open space (Municipal Reserve (MR) and/or Environmental Reserve (ER)) or proposed ER, with all grading confined to the private property, unless otherwise approved by Parks and Open Spaces.
9. Prior to endorsement of the legal plan of subdivision, landscape construction drawings that are reflective of the subject tentative plan of subdivision for the proposed Municipal Reserve lands are to be submitted to the Coordinator, Landscape Construction Approvals for review and approval prior to construction.
10. The developer, at its sole cost and expense, shall be responsible for the construction of the Municipal Reserve / Municipal School Reserve parcels within the boundaries of the plan area according to the approved Landscape Construction Drawings and the Calgary Parks and Open Spaces *Development Guidelines and Standard Specifications: Landscape Construction (current version)*.
11. Construct all local and regional pathway routes within and along the boundaries of the plan area according to the Calgary Parks and Open Spaces *Development Guidelines and Standard Specifications: Landscape Construction (current version)*, including setback requirements, to the satisfaction of the Director, Calgary Parks and Open Spaces.
12. When a Regional Pathway is also to be used as a service vehicle access road, the pathway is to be constructed to a Residential Road standard so that the pathway can support the weight of maintenance vehicles.
13. The developer shall submit detailed Engineering Construction Drawings and Landscape Construction Drawings for the proposed storm pond to both Development Engineering and Parks and Open Spaces Landscape Construction Approvals for review.
14. Prior to the approval of the affected tentative plan of subdivision, it shall be demonstrated through concepts and cross-sections that the local and regional pathways around the storm pond are located outside of the high water line.
15. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
16. Calgary Parks and Open Spaces does not support point source drainage directed towards Municipal Reserve (MR)/Municipal School Reserve (MSR) or Environmental Reserve (ER) extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of MR/ER/MSR areas.
17. All stormwater related infrastructure is to be located within Public Utility Lots (PUL) extents.

18. All shallow utility alignments, including street light cables, shall be set back 1.5 metres from the street tree alignment on all road cross sections in accordance with Section 4.1.3 of the *Calgary Parks and Open Spaces Development Guidelines and Standard Specifications: Landscape Construction (current edition)*.
19. Stockpiling or dumping of construction materials on Municipal Reserve lands is not permitted, unless otherwise authorized by Calgary Parks and Open Spaces in writing.
20. Backsloping from the development site into adjacent Reserve lands is not permitted.
21. Prior to endorsement of the first tentative plan of subdivision application or prior to decision on a development permit for excavation, stripping and grading (whichever occurs first), a Historical Resource Impact Assessment (HRIA) as required by provincial regulation, and any associated Historical Resource Act (HRA) response letters shall be submitted for the outline plan area. The HRA response letters shall provide the Province's decision and /or further work requirements.

Utility Engineering

22. The plan area may require additional access points depending on the final building layout and/or total number of units. Sites with over 100 dwelling units require a secondary access. A third access is required for sites in excess of 600 dwelling units, two of which must be public.
23. The subject outline plan will require 140 Avenue NE established between Keystone Link NE and 11 Street NE (as per the Melcor outline plan LOC2016-0234) to provide additional access into the Keystone Hills area. This will be a requirement of the first subdivision within the subject outline plan area.
24. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Geotechnical Evaluation Report Reliance, prepared by Englobe (File No 02601532.000), dated February 2026.

Note: Site-specific geotechnical evaluations must be carried out for multifamily residential and commercial developments as per the geotechnical submissions.

25. **Concurrent with the registration of the legal plan of subdivision**, execute and register on all parcels with double frontage lots that are adjacent to a collector road, a neighbourhood boulevard, an urban boulevard, an arterial road, a skeletal road, or a Transportation Utility Corridor, a Screening Fence Access Easement Agreement with the City of Calgary. The agreement and registerable access right of way plan shall be approved by the Coordinator, Utility Generalists

and the City Solicitor **prior to endorsement of the legal plan**. A standard template for the agreement can be found at <https://www.calgary.ca/planning/publications>.

26. This subject plan area is within the boundary of the Nose Creek drainage catchment and subject to stormwater volume control measures. Based on the approved SMDP, stormwater discharge from the pond is limited to 1.257 L/s/ha and average annual runoff volume is limited to 160mm. Low Impact Development and stormwater source control is recommended.
27. Servicing arrangements shall be to the satisfaction of the Manager, Development Engineering.
28. A finalised water network submission is required to be submitted prior to the first subdivision of the subject outline plan.
29. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).
30. **Prior to endorsement of any legal plan of subdivision/prior to release of a development permit**, execute a Development Agreement. Contact the Infrastructure Strategists, Development Commitments for further information.
31. Off-site levies, charges and fees are applicable. Contact Development Commitments, Development Engineering for further information.
32. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
 - a. Install the offsite/onsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
 - b. Construct the underground utilities and surface improvements within and along the boundaries of the plan area (including the unnamed road adjacent to the north boundary of the plan).
 - c. Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc.) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
 - d. Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, along the boundary of the plan area.

- e. Construct the Municipal Reserve/Public Utility Lot within the plan area.
 - f. Construct the multiuse pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
33. Make satisfactory cost sharing arrangements with Partners Development Group Ltd. for part cost of the existing underground utilities (sanitary, storm, water) and surface improvements installed/constructed in 15 Street NE that was paid for and/or constructed by Partners Development Group Ltd. under Keystone Hills, Phase 1, DA2024-1046.

Make satisfactory cost sharing arrangements with Partners Development Group Ltd. for part cost of the existing storm pond installed/constructed in Lot 1PUL in Block 6 that was paid for and/or constructed by Partners Development Group Ltd. under Keystone Hills, Phase 1, DA2024-1046.

Make repayment arrangements with the City of Calgary for part cost of the surface improvements in 11 Street NE, within the Transportation Utility Corridor (TUC) adjacent to the site as per the TUC policy.

Mobility Engineering

34. In conjunction with the applicable tentative plan of subdivision, graveled and oiled turnarounds are required for all temporary dead-end streets. Post and cable fence is required where the temporary turnaround is anticipated to be required for a period greater than 1 year.

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

Temporary Turnaround Access Agreements with the City of Calgary shall be executed and registered on title concurrent with registration of the legal plan of subdivision.

35. Prior to the release of any permits or Permissions to Construct, the developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
36. Prior to approval of Construction Drawings and Permissions to Construct Surface improvements: The developer shall provide signed copies of back sloping agreements for any back sloping that is to take place on adjacent lands (owned privately or owned by the City/Province).

37. In conjunction with the applicable tentative plan of subdivision, no direct vehicular access shall be permitted to or from Stoney Trail NE (TUC) and **a restrictive covenant shall be registered concurrent with the registration of the legal plan** of subdivision to that effect.
38. In conjunction with the applicable tentative plan of subdivision or development permit, a noise attenuation study for the residential area adjacent to Transportation Utility Corridor certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, shall be submitted to Development Engineering for approval.

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

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

39. In conjunction with the applicable tentative plan of subdivision or development permit, all community entrance features must be located outside the public right-of-way.
40. In conjunction with the applicable tentative plan of subdivision or development permit, all noise attenuation features (noise walls, berms, etc.) and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, etc and associated ancillary works shall not infringe into the road right-of-way).
41. In conjunction with the applicable tentative plan of subdivision, no direct vehicle access is permitted to collector roadways, or along regional and multi-use pathways for all low-density residential lots to the satisfaction of the Mobility Engineering. Vehicular access shall be provided by rear lanes. **Restrictive covenants shall be registered on all applicable titles concurrent with the registration of the legal plan of subdivision** to that effect.
42. At the applicable tentative plan of subdivision stage, no direct vehicular access shall be permitted to crosswalk/wheelchair ramp/curb extension locations within the outline plan area, to the satisfaction of the Manager, Development Engineering.
43. In conjunction with the applicable tentative plan of subdivision curb extensions at intersections shall be provided to the satisfaction of the Manager, Development Engineering. Curb extensions shall be located at the south leg of the intersection of Keystone Avenue NE and Keystone Link NE, as indicated on the outline plan.

44. In conjunction with the applicable tentative plan of subdivision, all pathway or walkway connections adjacent to intersections shall align with crosswalks at intersection corners, to the satisfaction of the Manager, Development Engineering.
45. In conjunction with the applicable tentative plan(s) of subdivision, the applicant shall submit construction drawings for adjacent intersections to verify the ultimate intersection geometric design and associated right-of-way requirements. Prior to approval of the tentative plan(s), the designs for the intersections and their associated right-of-way requirements will be determined the satisfaction of Manager Development Engineering.
46. In conjunction with the applicable Tentative Plan, no direct vehicle access is permitted to the inside of the curve along the residential street Keystone Creek Road NE, to the satisfaction of the Mobility Engineering. Vehicular access shall be provided by rear lanes. Restrictive covenants shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.
47. In conjunction with the Initial Tentative Plan of subdivision, the Transportation/Utility Corridor (TUC) shall be permanently and prominently signed in accordance with City Council's policy and it shall also be clearly identified on the Land Use Sign for the area.

Applicant Submission



Applicant's Submission

August 13, 2026

Application Overview

B&A, on behalf of John Esposito, is submitting this Outline Plan and Land Use Amendment application for +/- 8.90 hectares (22.00 acres) of land located within Cell D of the Keystone Hills Area Structure Plan in the northeast quadrant of the City. A pre-application for the revised residential concept was completed in 2024 under PE-2024-01167.

The subject site is the final Outline Plan area within Keystone Hills Community D; the lands to the north and east all have Outline Plan and Land Use approvals. The Community D lands have received Growth Management Overlay (GMO) removal, as well as approval to use the Community Name of Keystone Hills. An amendment to the Keystone Hills Area Structure Plan (ASP) and Municipal Development Plan (MDP) are required to allow the transition of this site from industrial to residential.

This site was the subject of a previous Outline Plan application (LOC2020-0156) which proposed industrial and commercial uses on site, which proceeded through Detailed Team Review but did not proceed to CPC and Council for decision. In 2021, changes were made to the Noise Exposure Forecast (NEF) Contours in the Calgary Airport Vicinity Protection Area (AVPA) which has opened up this land for residential uses. Lands to the northeast have already been redesignated from industrial to residential, cementing the revised identify of Keystone Hills Community D as a primarily residential community with supporting employment uses.

Site Context

The Subject Site is located on the southwest corner of Keystone Avenue and 15 Street NE. To the south and west of the site are Transportation Utility Corridor (TUC) lands for Stoney Trail and the 11 Street NE overpass. The site is comprised of annual cropland and has two waterbodies on site. As part of the 2020 application, a Biophysical Impact Assessment (BIA) was approved which supported the removal and development of these waterbodies.

North of the site is the approved Melcor-owned site for Keystone Commons, which is a mixed-use residential and commercial employment area. The north edge of the site is adjacent to a planned public open space including regional recreation amenity in collaboration between Melcor and Parks Foundation. Additionally, there is an approved Public Utility Lot (PUL) for stormwater management shared by both Melcor and Esposito, which accommodates drainage from both sites. The site is accessed via Keystone Avenue to the north and 15 Street NE to the east. 15 Street currently passes under Stoney



Trail to access lands to the south, however this portion of 15 Street will be closed in the future. The site is also adjacent to the Mattamy Rotary Greenway which passes along the south site boundary next to Stoney Trail.

Policy Context

The existing land use for the subject site is Special – Future Urban Development (S-FUD), with a portion of the site as Special – Community Regional Infrastructure (S-CRI) for the approved stormpond. S-FUD is intended as a holding district allowing agricultural uses in advance of redevelopment for urban uses.

The Keystone Hills ASP indicates the site as Industrial/Employment Area, in keeping with the original ASP vision for Community D as an employment area.

Policy Amendment

An amendment to the Keystone Hills Area Structure Plan (ASP) is required to allow the transition from industrial to residential. The ASP Amendment comprises a change to Map 5 Land Use Concept as well as revisions to any content, mapping and statistics describing the site as industrial/employment in nature. Additionally, an amendment to Map 1 Urban Structure of the Municipal Development Plan (MDP) is required in order to allow this transition.

The lands to the east and northeast of the site were revised to Neighbourhood Area in 2023, and the lands to the north were revised in June 2026. This site would therefore become the last remaining industrial area, accessed only through residential communities. Based on this, it is considered most appropriate for this site to transition to residential neighbourhood area as the adjacent areas have done. This site is contextually adjacent to other lands which will now be residential in nature and will be well-supported by commercial retail and employment, as well as considerable recreation amenities to the north. As a result, a transition to residential uses in both guiding documents is considered appropriate.

Outline Plan & Land Use

The Outline Plan is predominantly low density residential, with supporting public open space. The stormpond shared with Melcor to the north has approved Land Use and is therefore excluded from the



Land Use application. The portion of the pond owned by Esposito is included with this Outline Plan and is counted towards Municipal Reserve dedication.

Residential – Low Density Mixed Housing (R-Gm)

The northeastern portion of the community is envisioned to contain semi-detached or attached housing product to create a transition from the mixed-use higher density MU-1 site adjacent to the northern parcel edge. The R-Gm parcels will be laned and will enhance the street and pedestrian experience.

Residential – Low Density Mixed Housing (R-G)

The majority of the plan area is intended to contain single-detached homes with both laned and laneless properties. The homes on the southern edge of the plan will back onto the regional pathway and TUC.

Multi-Residential – Medium Profile (M-2)

A 2.78 acre site in the east portion of the plan will provide comprehensive development in the form of rowhouse or low-rise apartment buildings, at an anticipated density of 100 units per hectare for a total of +/- 113 units.

Special Purpose – School, Park and Community Reserve (S-SPR) and Special Purpose – City and Regional (S-CRI)

The portion of the site proposed as Municipal Reserve is intended to provide a logical connection between the northern commercial area and the Rotary/Mattamy Greenway to the west. This space follows the contours of the previously planned stormpond to the north, which includes a local pathway along its south boundary. This Municipal Reserve parcel is intended to be minimally programmed with the exception of plantings and a regional pathway connection on the west side.

A portion of the development area is being redesignated to S-CRI (PUL) for public utility lot associated with the stormpond. Although the stormpond was previously approved along with the adjacent Melcor Outline Plan, the exact pond boundary has been slightly adjusted as the pond design has been refined.

Summary



In summary, this application will complete the necessary Outline Plan, Land Use and policy amendment approvals to complete the growing residential community of Keystone Creek and support the proposed mixed-use, employment and open space amenities planned by others to the north.

We respectfully request CPC and Council's support of this application.

PROPOSED

CPC2026-0736
ATTACHMENT 4

BYLAW NUMBER 36P2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE MUNICIPAL DEVELOPMENT
PLAN BYLAW 24P2009
(LOC2025-0134/CPC2026-0736)**

WHEREAS it is desirable to amend the Municipal Development Plan Bylaw 24P2009, as amended;

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

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

1. The Municipal Development Plan attached to and forming part of Bylaw 24P2009, as amended, is hereby further amended as follows:
 - (a) Delete the existing Municipal Development Plan: Volume 1, Map 1 entitled 'Urban Structure', and replace it with the revised Map 1 entitled 'Urban Structure' as shown in Schedule A.
 - (b) Delete the existing Municipal Development Plan: Volume 1, Map 2 entitled 'Primary Transit Network', replace it with the revised Map 2 entitled 'Primary Transit Network' as shown in Schedule B.
 - (c) Delete the existing Municipal Development Plan: Volume 1, Map 3 entitled 'Road and Street Network', and replace it with the revised Map 3 entitled 'Road and Street Network' as shown in Schedule C.
 - (d) Delete the existing Municipal Development Plan: Volume 3 (Calgary Transportation Plan), Map 2 entitled 'Primary Transit Network', and replace it with the revised Map 2 entitled 'Primary Transit Network' as shown in Schedule D.
 - (e) Delete the existing Municipal Development Plan: Volume 3 (Calgary Transportation Plan), Map 5 entitled 'Primary Goods Movement Network', and replace it with the revised Map 5 entitled 'Primary Goods Movement Network' as shown in Schedule E.
 - (f) Delete the existing Municipal Development Plan: Volume 3 (Calgary Transportation Plan), Map 6 entitled 'Primary HOV Network', and replace it with the revised Map 6 entitled 'Primary HOV Network' as shown in Schedule F.
 - (g) Delete the existing Municipal Development Plan: Volume 3 (Calgary Transportation Plan), Map 7 entitled 'Road and Street Network', and replace it with the revised Map 7 entitled 'Road and Street Network' as shown in Schedule G.

PROPOSED

BYLAW NUMBER 36P2026

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 _____

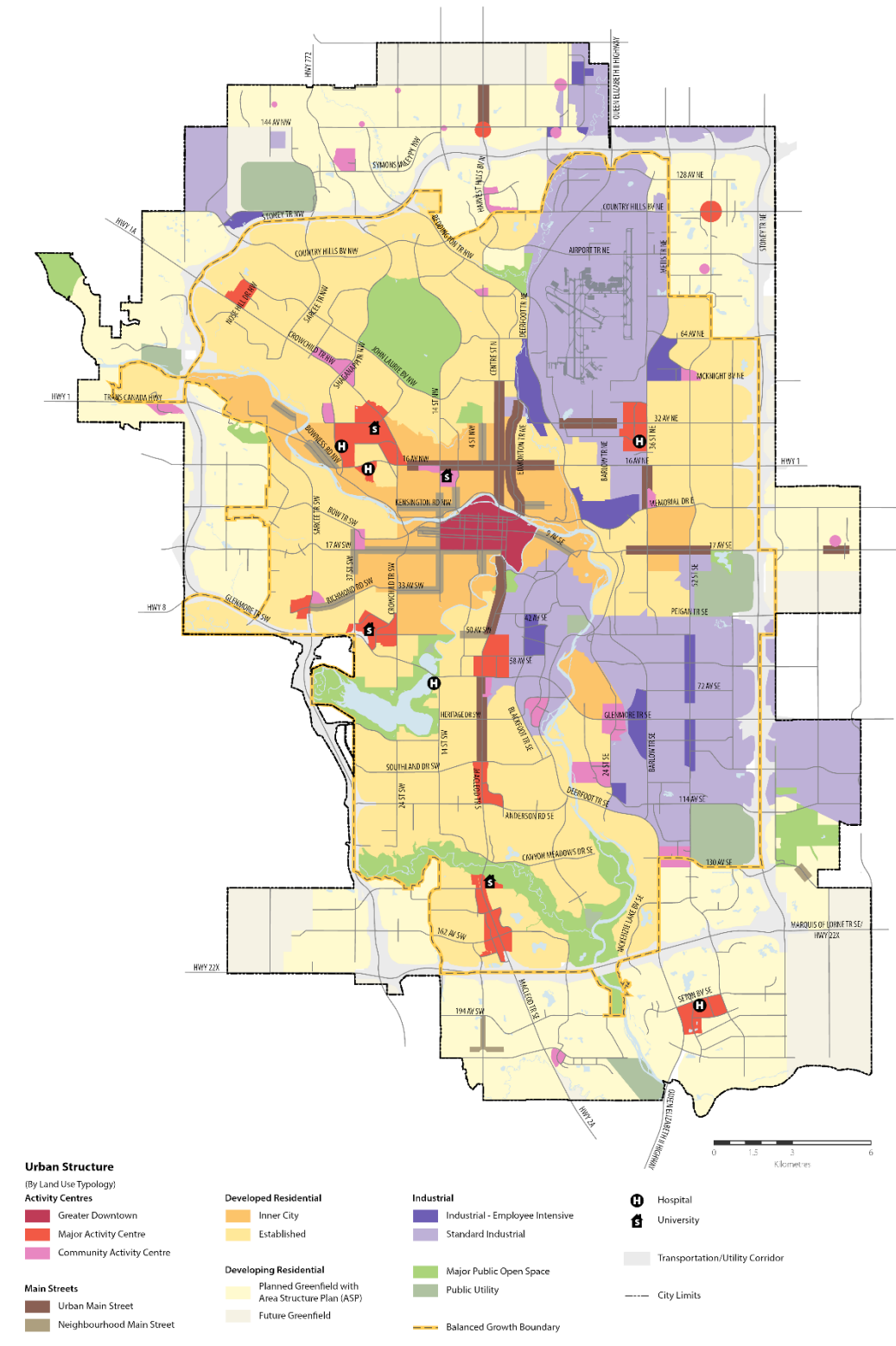
CITY CLERK

SIGNED ON _____

PROPOSED

BYLAW NUMBER 36P2026

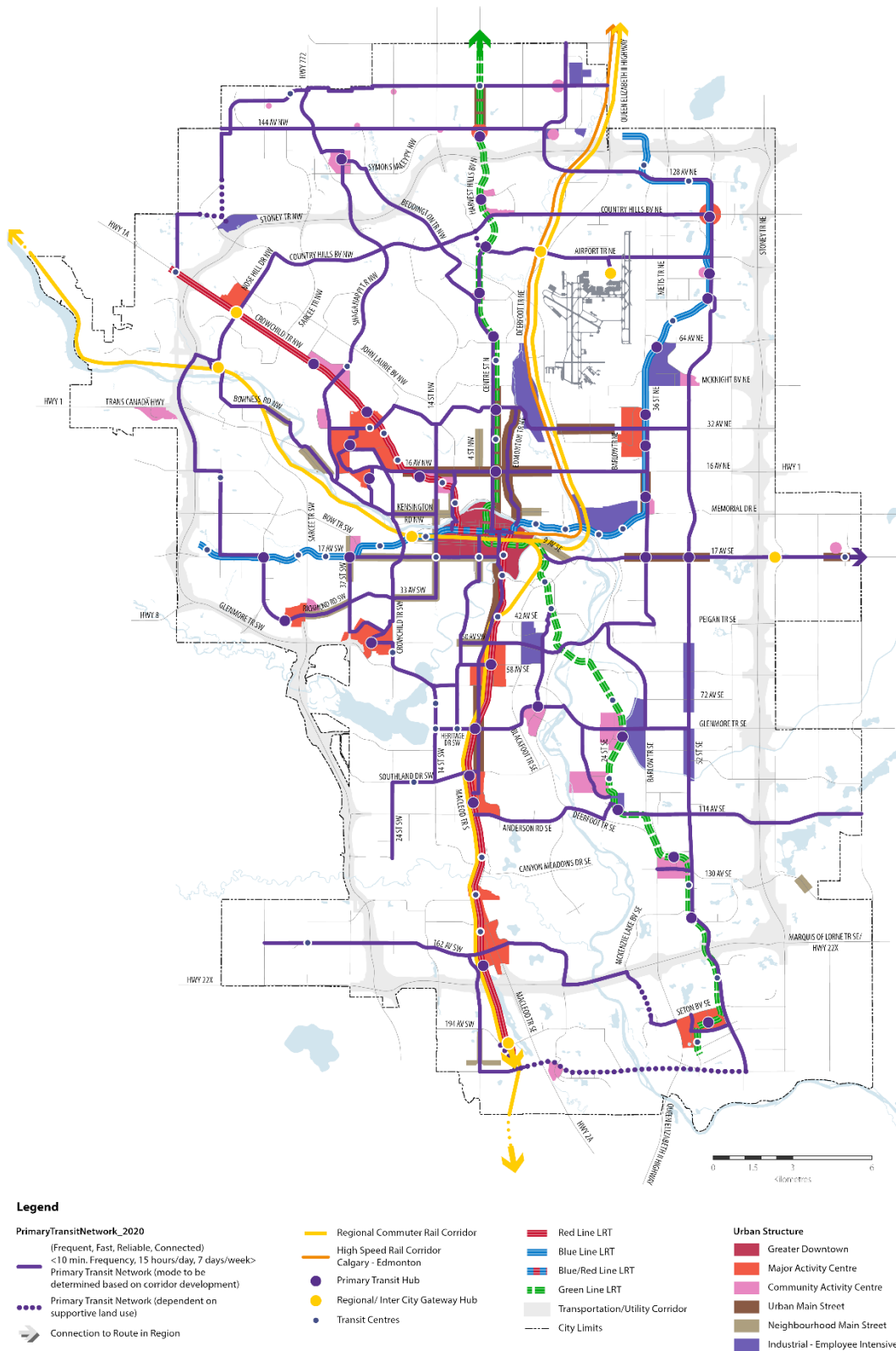
SCHEDULE A



PROPOSED

BYLAW NUMBER 36P2026

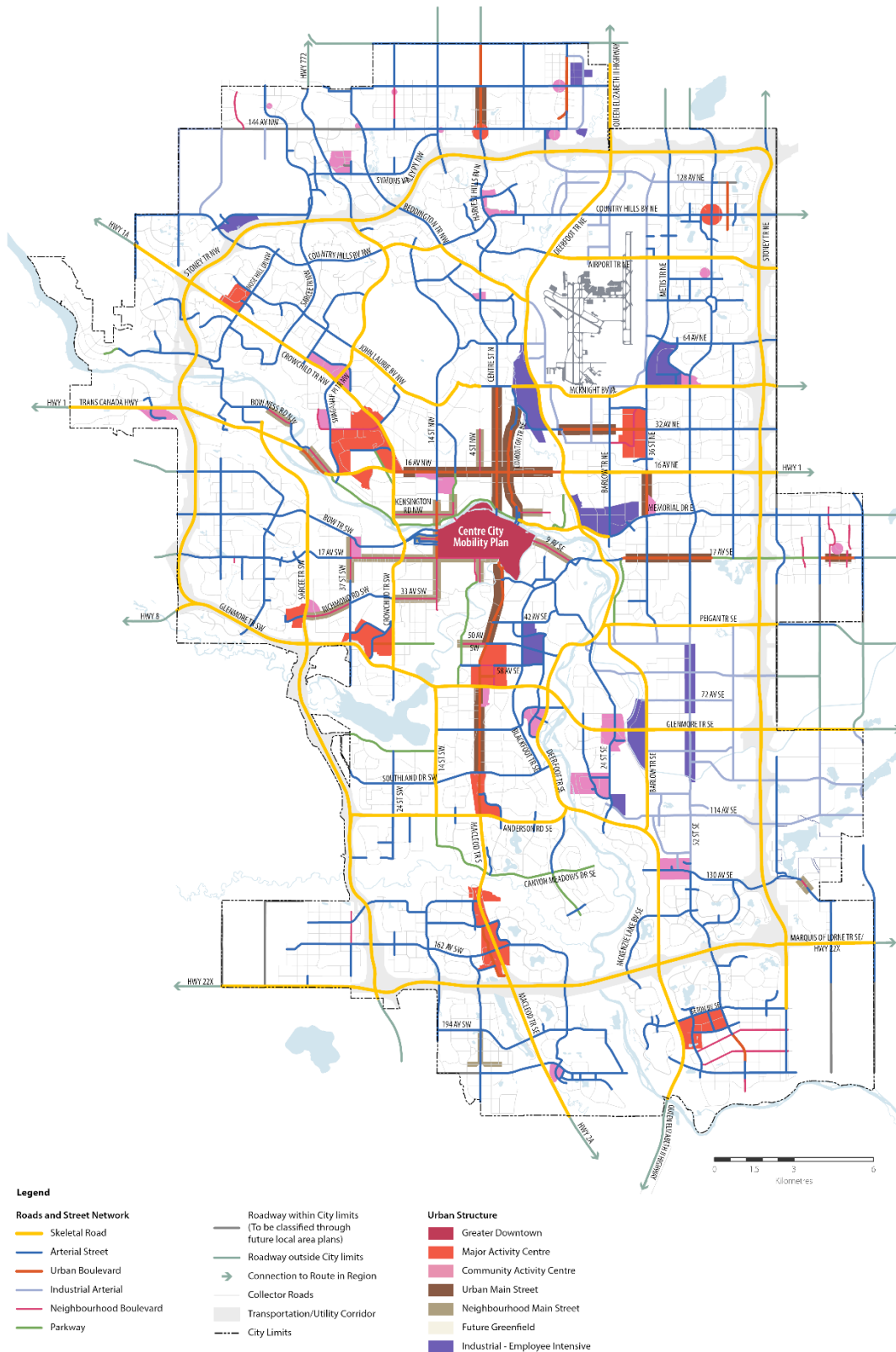
SCHEDULE B



PROPOSED

BYLAW NUMBER 36P2026

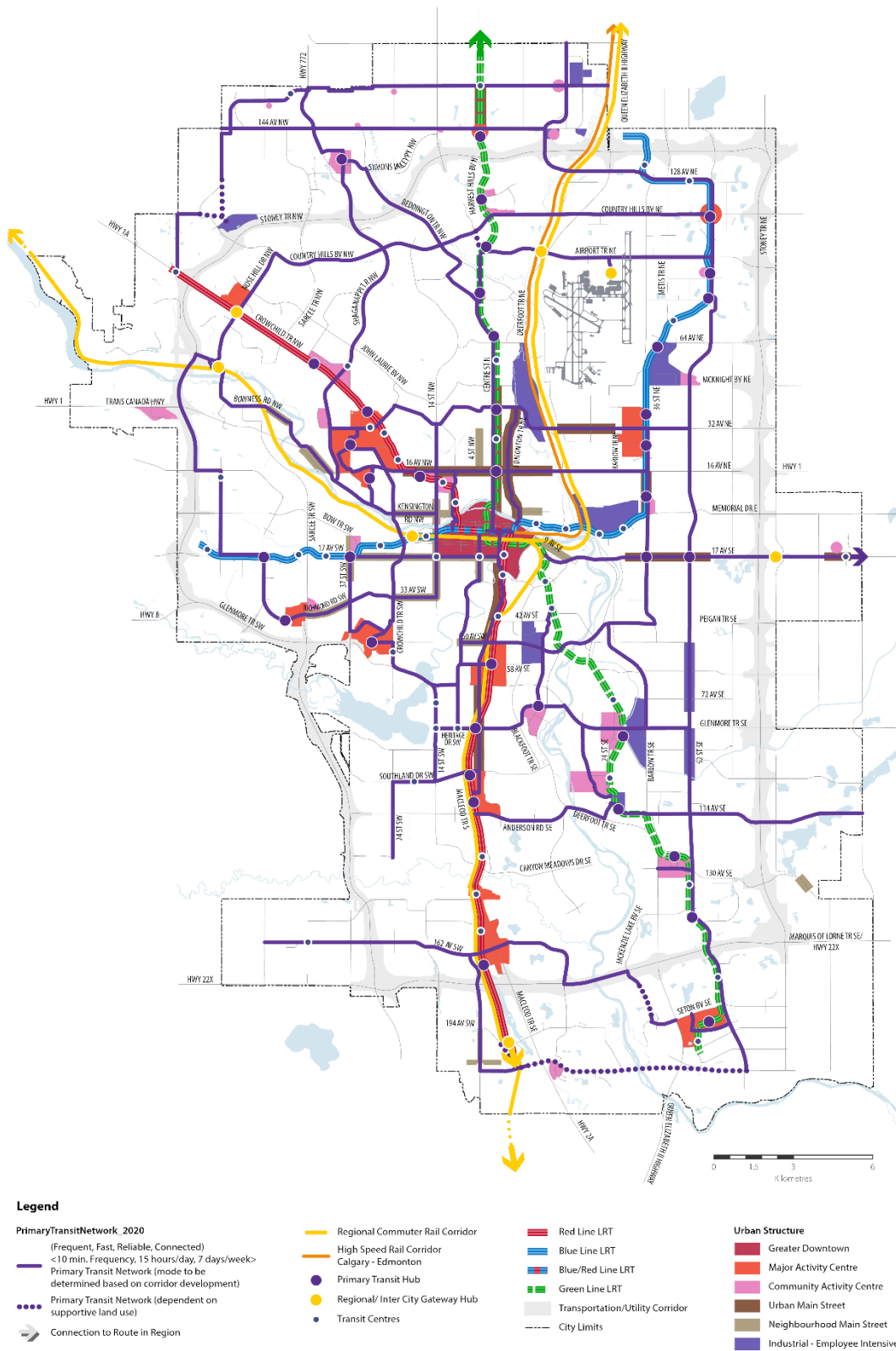
SCHEDULE C



PROPOSED

BYLAW NUMBER 36P2026

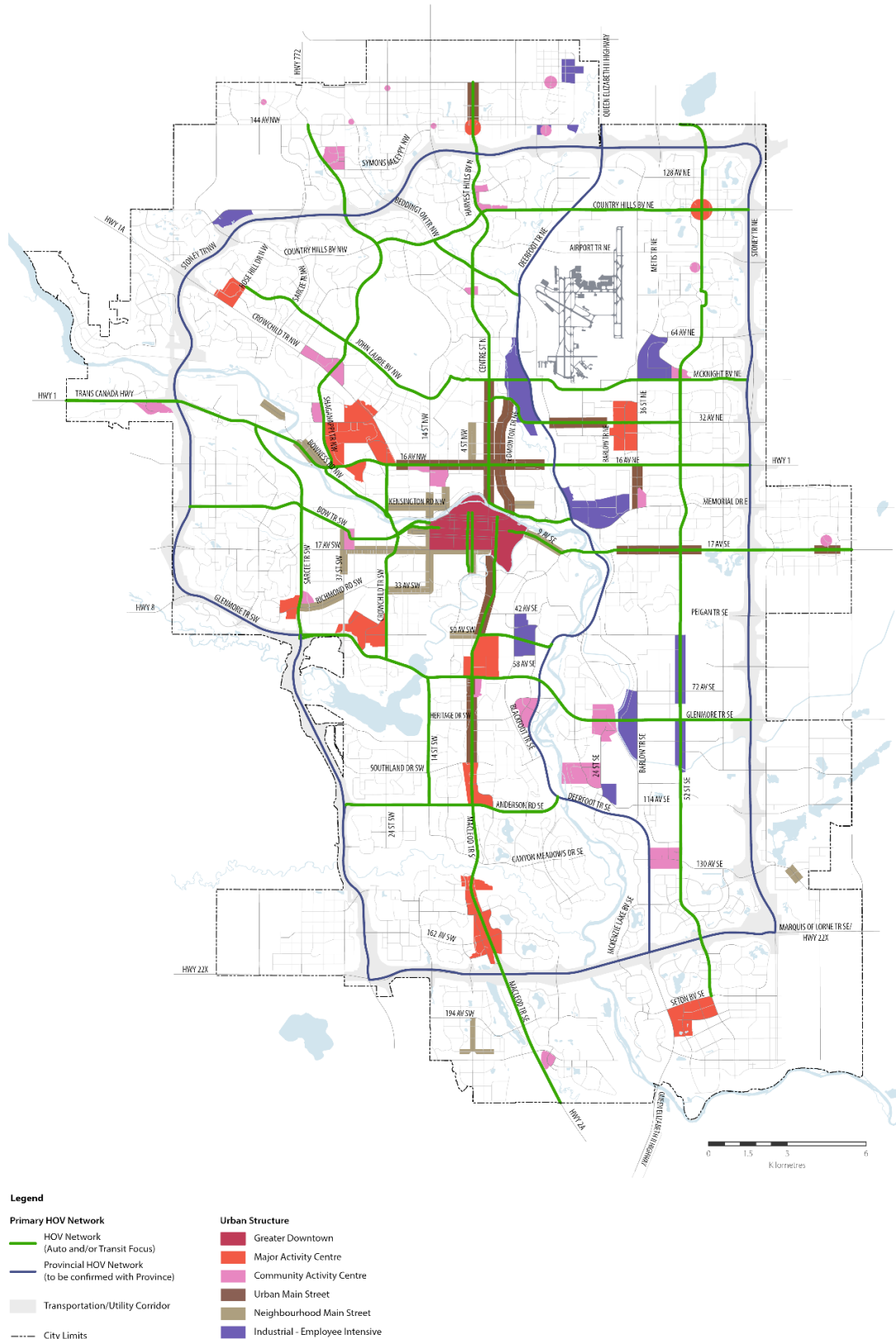
SCHEDULE D



PROPOSED

BYLAW NUMBER 36P2026

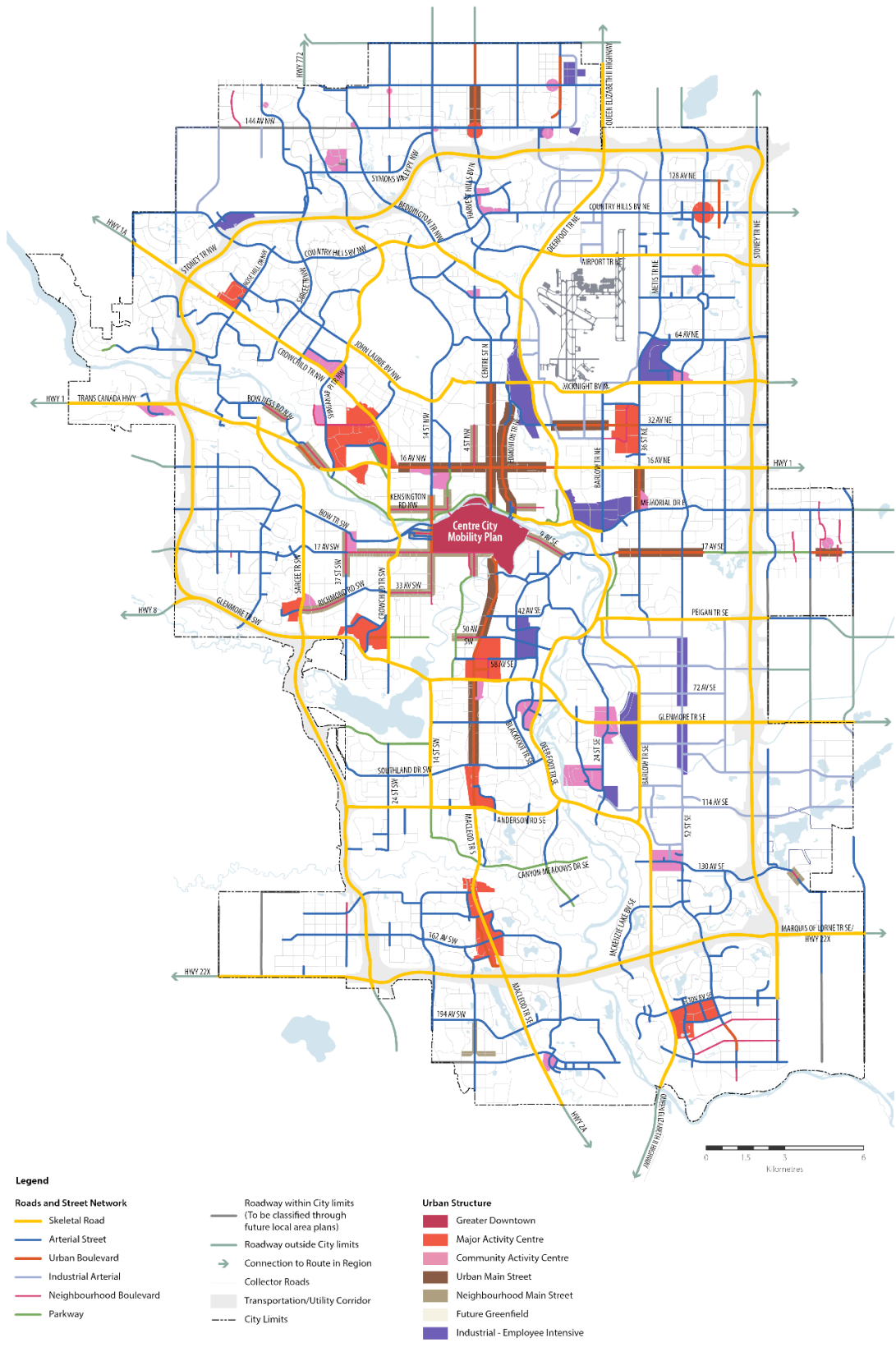
SCHEDULE F



PROPOSED

BYLAW NUMBER 36P2026

SCHEDULE G



PROPOSED

CPC2026-0736
ATTACHMENT 5

BYLAW NUMBER 37P2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE KEYSTONE HILLS AREA STRUCTURE PLAN BYLAW 15P2012 (LOC2025-0134/CPC2026-0736) *****

WHEREAS it is desirable to amend the Keystone Hills Area Structure Plan Bylaw 15P2012, as amended;

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

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

1. The Keystone Hills Area Structure Plan attached to and forming part of Bylaw 15P2012, as amended, is hereby further amended as follows:
 - (a) In Section 6.2 Complete Community Policies, delete Table 1 and replace with the following:

“Table 1: Community Size and Anticipated Population and Jobs

Community (Map 6)	Area (ha/ac)	Anticipated Population	Anticipated Jobs
A	375 ha (927 ac)	25,900	3,200
B	392 ha (969 ac)	21,800	8,700
C	233 ha (576 ac)	12,700	2,000
D	82 ha (203 ac)	2,320	4,057
Total	1,082 ha (2,674)	62,720	17,957

- (b) Delete the existing Map 5 entitled ‘Land Use Concept’ and replace it with the revised Map 5 entitled ‘Land Use Concept’ as shown in Schedule A.
- (c) Delete the existing Map 6 entitled ‘Community & Neighbourhood Concept’ and replace it with the revised Map 6 entitled ‘Community & Neighbourhood Concept’ as shown in Schedule B.
- (d) In Section 6.11.1 Industrial/Employment Area Policies, in Policy 2, delete bullet a. and replace with the following:
 - “a. The Industrial/Employment Area should be comprised of approximately 7.2 hectares (17.3 acres) of land.”

PROPOSED

BYLAW NUMBER 37P2026

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 _____

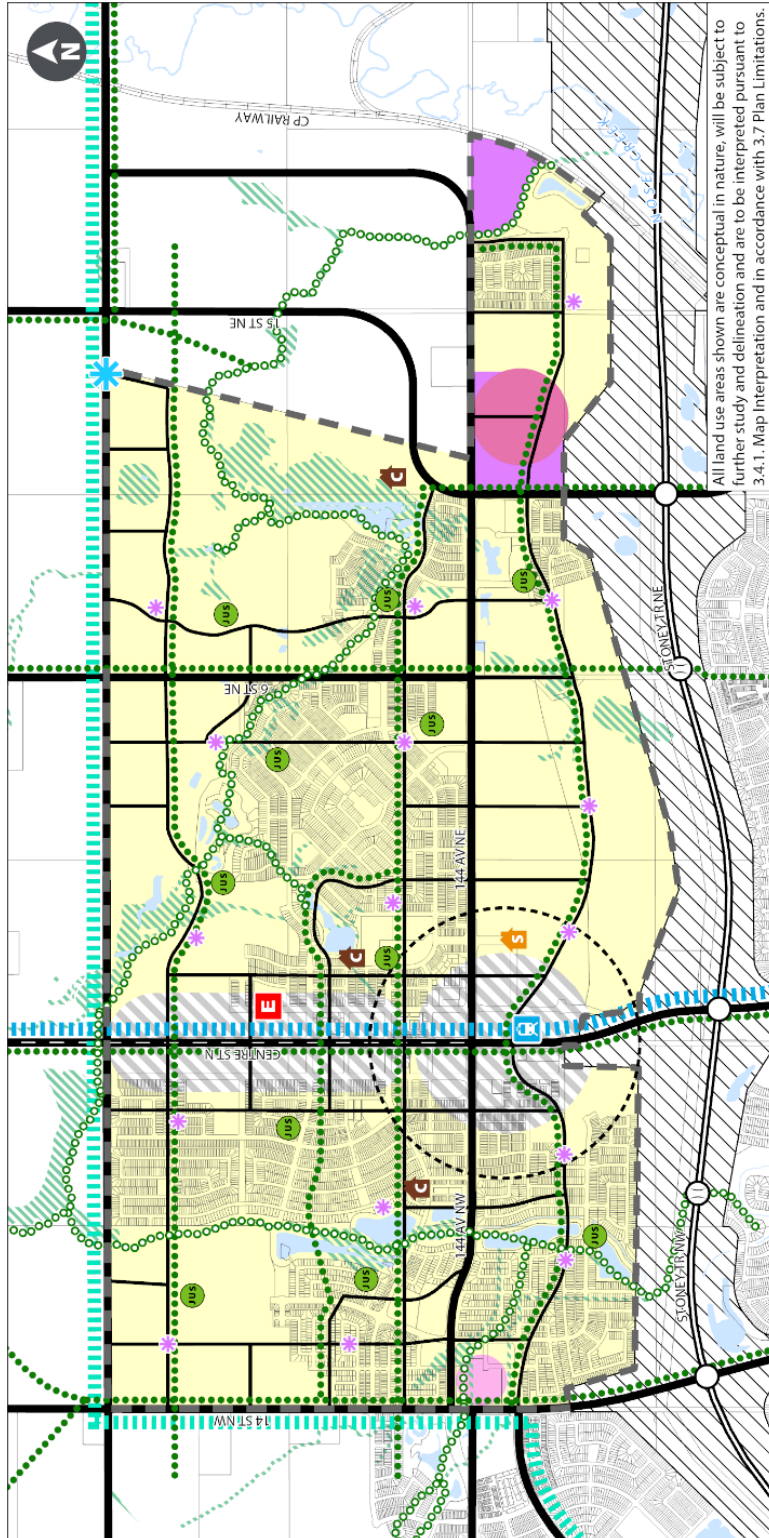
CITY CLERK

SIGNED ON _____

PROPOSED

BYLAW NUMBER 37P2026

SCHEDULE A



Map 5

Land Use Concept

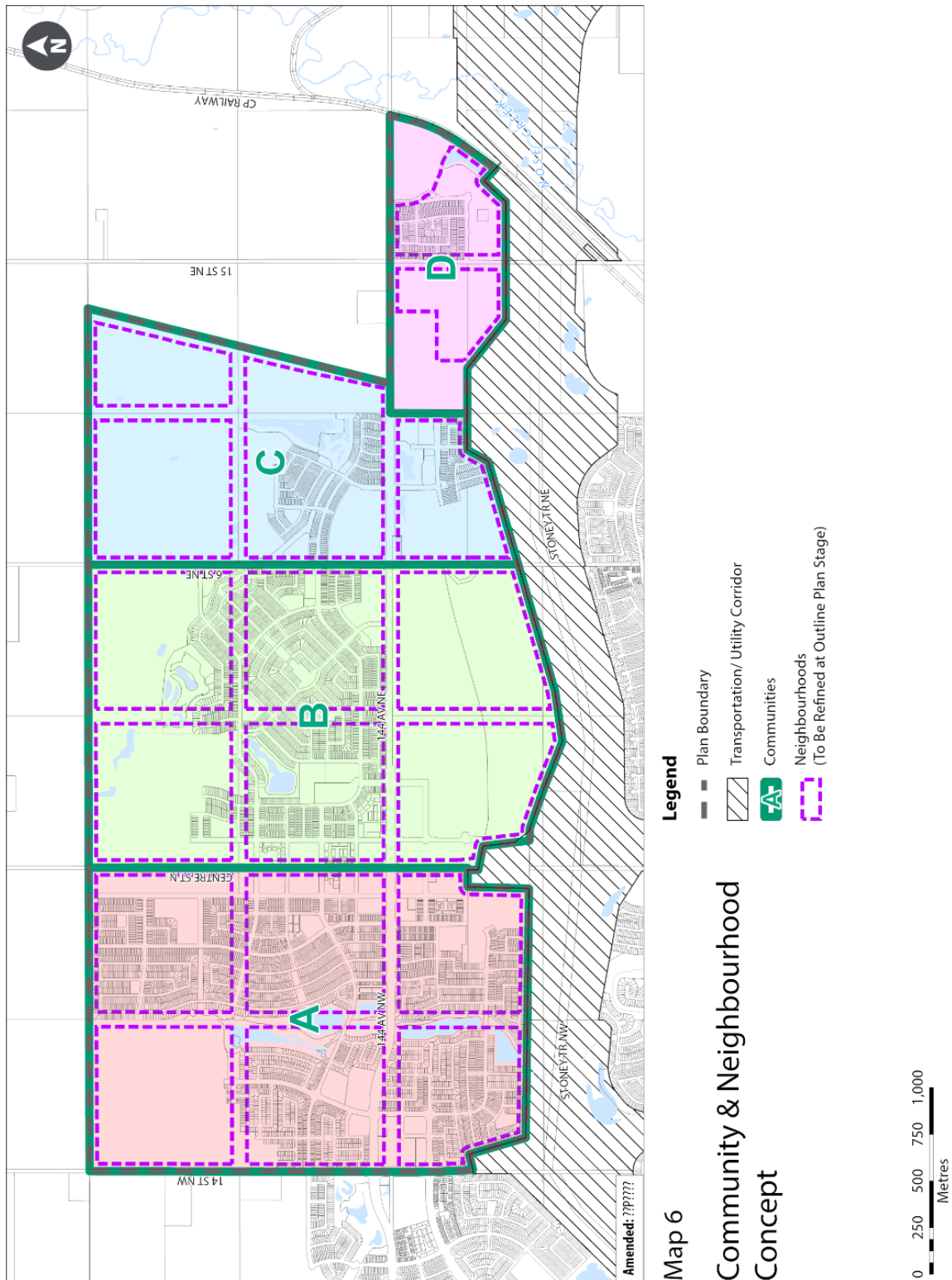
Legend

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> Plan Boundary Transportation/Utility Corridor Neighbourhood Area Special Study Area (Major Activity Centre & Urban Corridor) Regional Retail Centre Community Retail Centre Industrial/ Employment Area Environmental Open Space Study Area Transit Station Planning Area | <ul style="list-style-type: none"> Emergency Response Station Community Activity Centre Neighbourhood Activity Centre Community Centre High School Joint Use Site Green Corridor Regional Pathway Skeletal Road | <ul style="list-style-type: none"> Arterial Street Urban Boulevard Primary Collector/Collector Full Interchange Pedestrian Overpass BRT Route LRT Alignment LRT Station |
|---|--|---|

PROPOSED

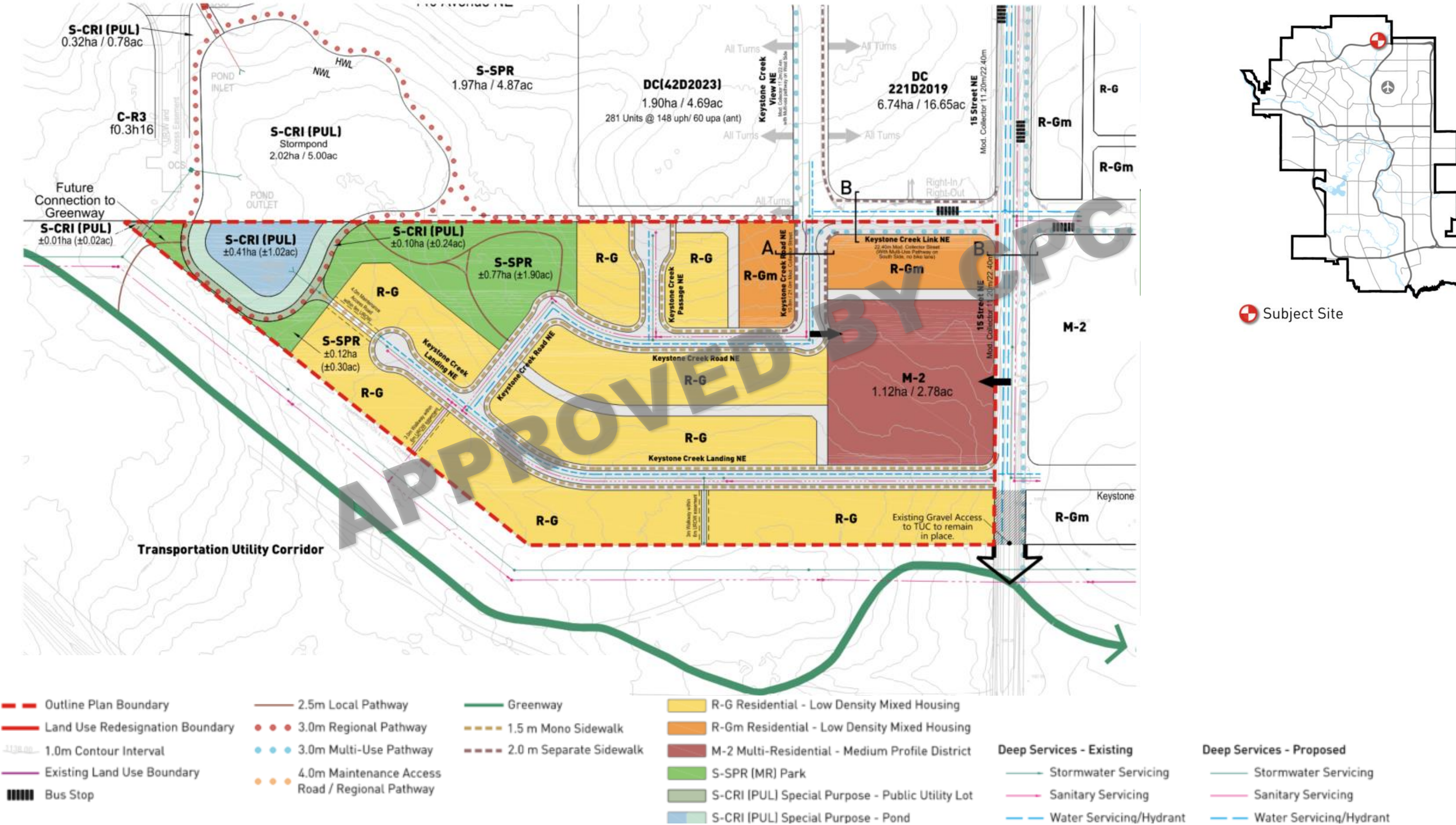
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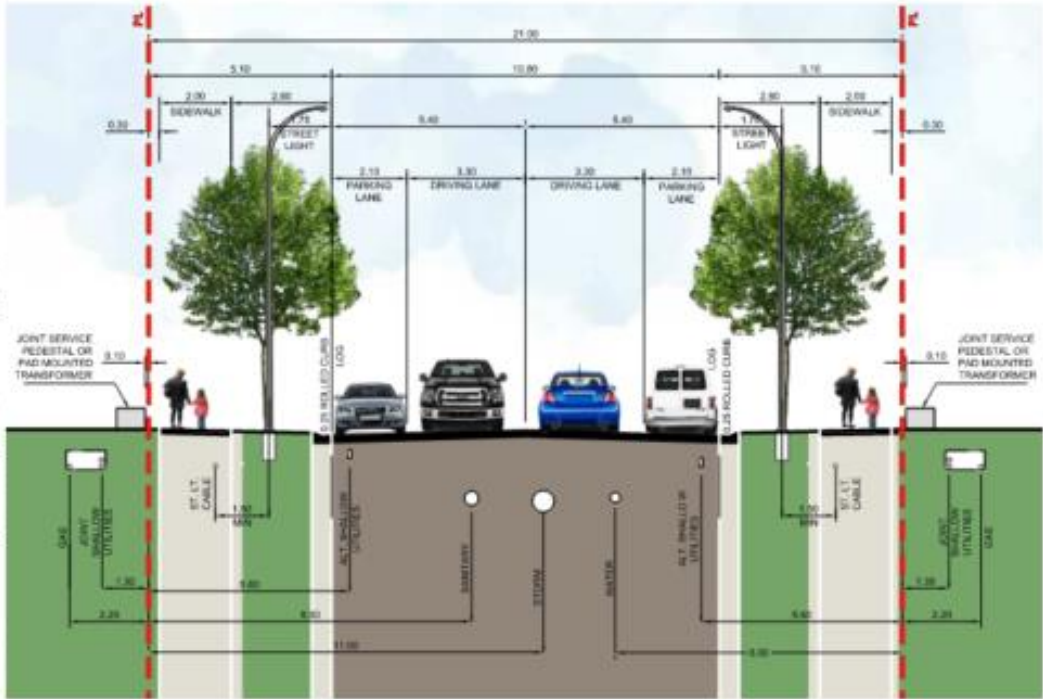
SCHEDULE B



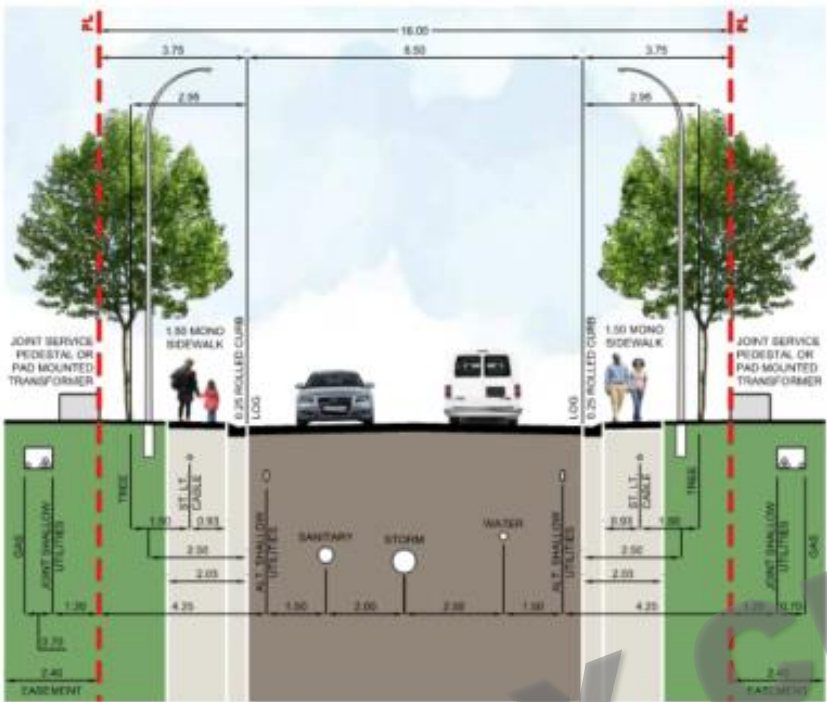
Approved Outline Plan

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

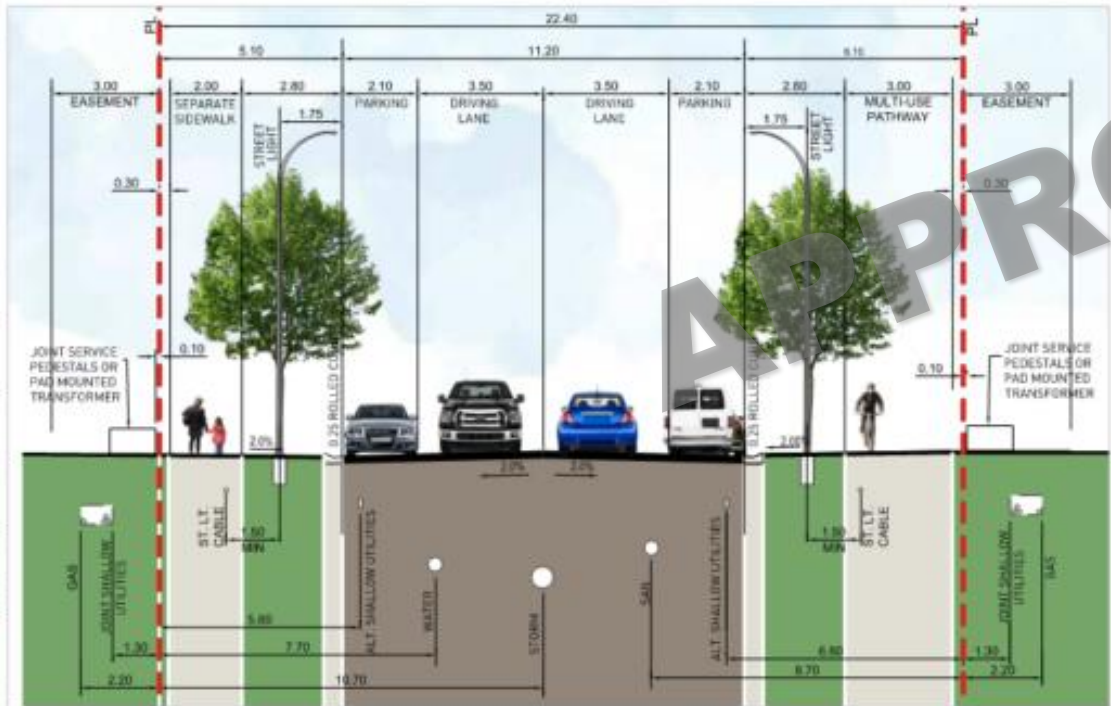




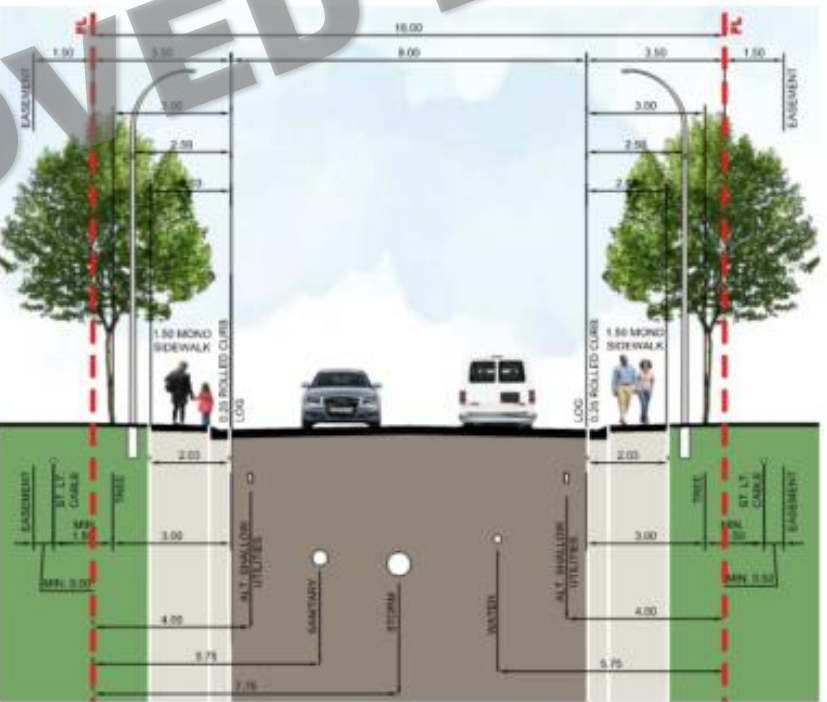
Cross Section A: Mod. Collector (10.8m/21.0m)
(Separate Sidewalks on both sides)



Cross Section: Residential Street "M"
(8.5m/16.0m)



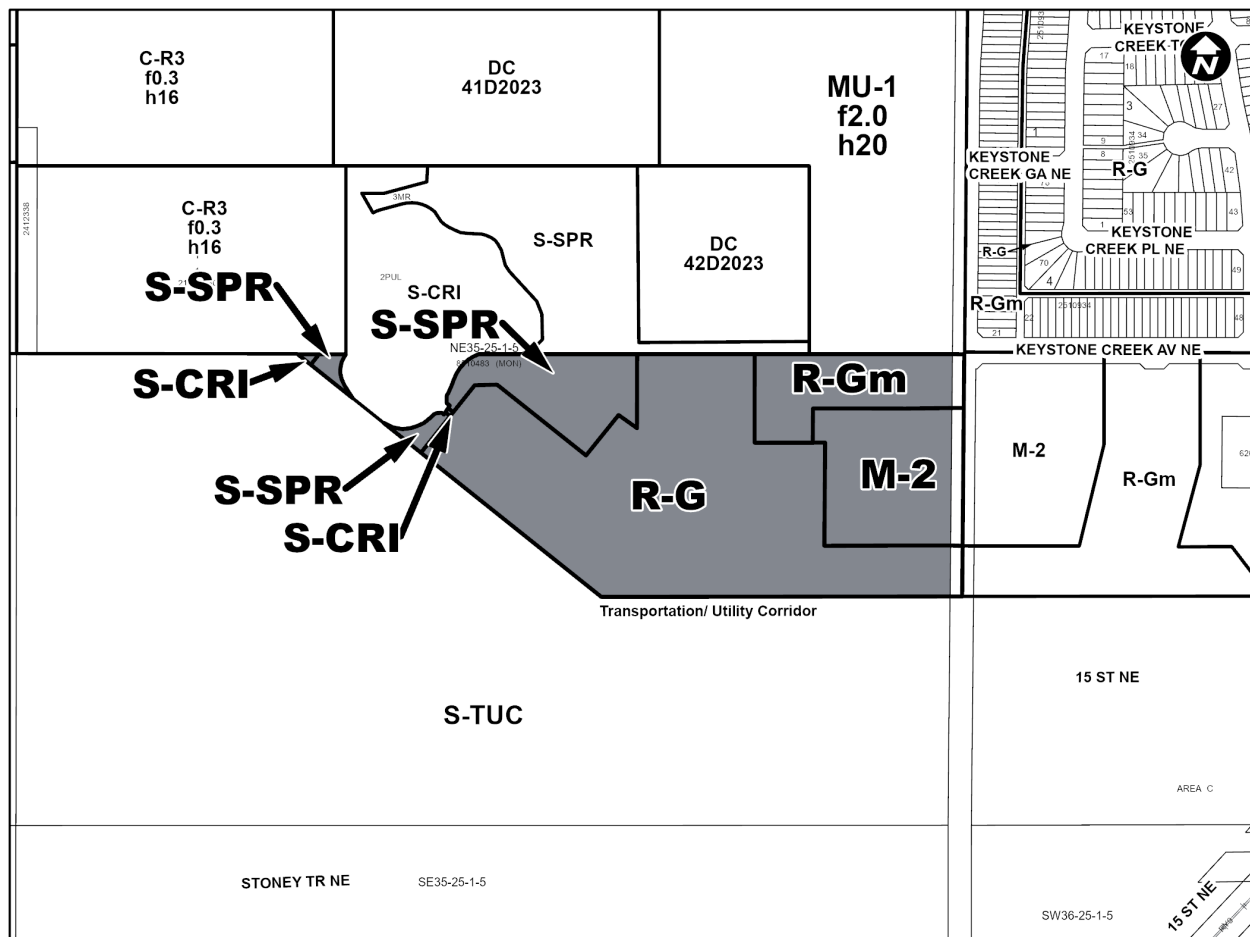
Cross Section B: Mod. Collector (11.2m/22.4m)
Multi-Use Pathway on south side
KEYSTONE CREEK LINK NE



Cross Section: Residential Street "M-L"
(9.0m/16.0m)

LAND USE STATISTICS			
FROM	TO	AREA	
		ha (±)	ac (±)
S-FUD	R-G	5.19	12.82
S-FUD	R-Gm	0.93	2.31
S-FUD	M-2	1.29	3.19
S-FUD	S-SPR	0.89	2.19
S-FUD	S-CRI	0.02	0.04
S-CRI	S-SPR	0.07	0.17
Subtotal		8.39	20.72
SUMMARY LAND USE			
R-G			12.82
R-Gm			2.31
M-2			3.19
S-SPR			2.36
S-CRI			0.04
Total			20.72

Proposed Land Use Amendment Map



Approved Outline Plan Data Sheet

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

	HECTARES	ACRES
GROSS AREA OF PLAN	8.90	22.0
NET DEVELOPABLE AREA	8.90	22.0

LAND USE (Residential)	HECTARES	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED # OF UNITS
R-G	3.85	9.51		125
R-Gm	0.62	1.52		30
M-2	1.13	2.78		113

	HECTARES	ACRES	% OF NET AREA
ROADS (Credit)	1.91	4.71	21.4
PUBLIC UTILITY LOT (S-CRI)	0.52	1.28	5.8

RESERVES	HECTARES	ACRES	% OF NET AREA
MR Credit (S-SPR)	0.89	2.20	10

	UNITS	UPH	UPA
ANTICIPATED # OF RESIDENTIAL UNITS	268		
ANTICIPATED DENSITY		30.11	12.2
ANTICIPATED INTENSITY	86 people and jobs per hectare		

Applicant Outreach Summary

2025 June 27



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Keystone Hills Outline Plan (Esposito Lands)

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

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

We did not complete community outreach for this project as there are no adjacent communities that include residences. We have contacted adjacent land owners and developers and shared our plans with them. The surrounding areas are new communities in the early stages of build out.

Outreach Strategy

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

Affected Parties

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

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

How did input influence decisions?

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

How did you close the loop ?

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

calgary.ca/planningoutreach

PROPOSED

CPC2026-0736
ATTACHMENT 10

BYLAW NUMBER 109D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0134/CPC2026-0736)**

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 _____

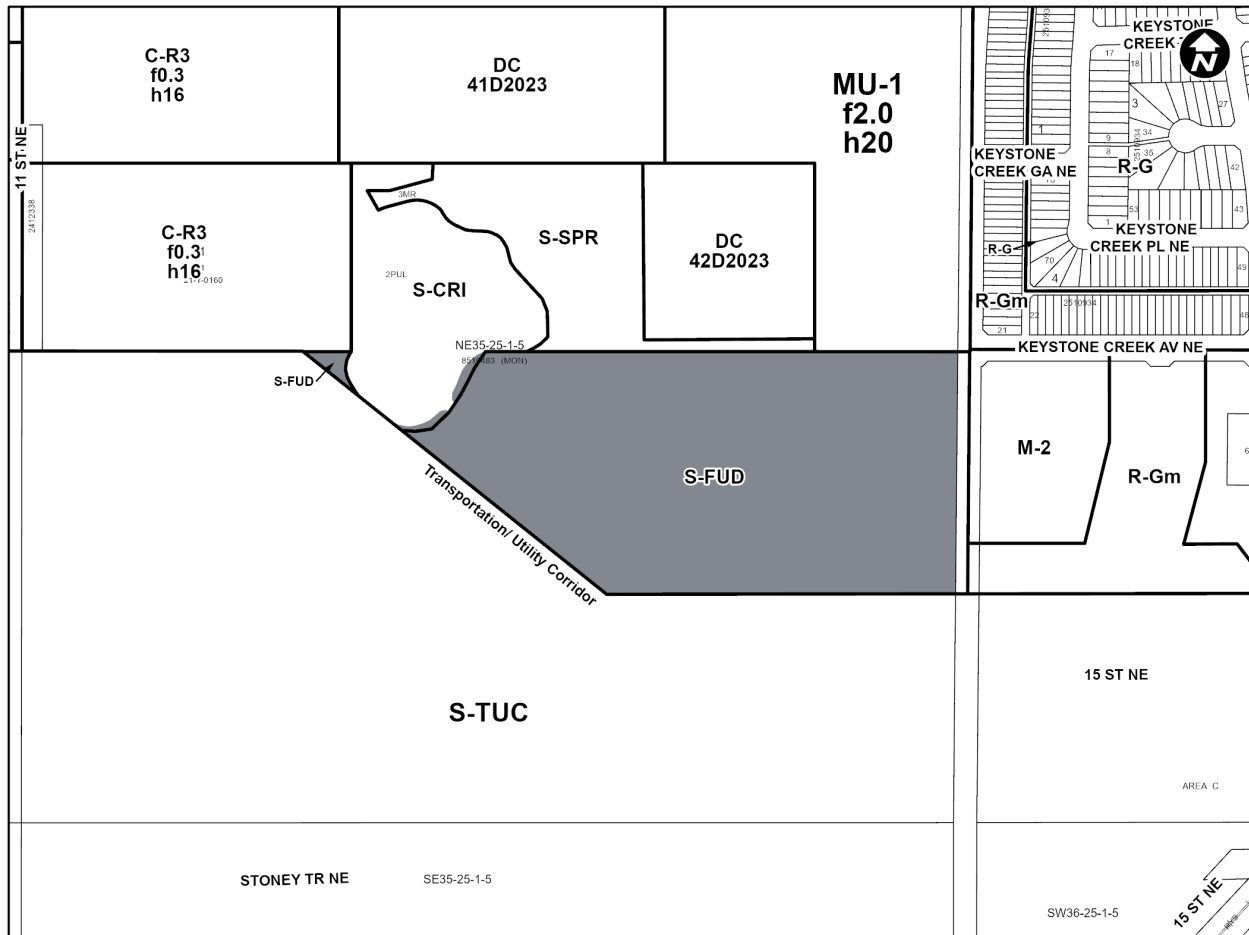
MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

PROPOSED

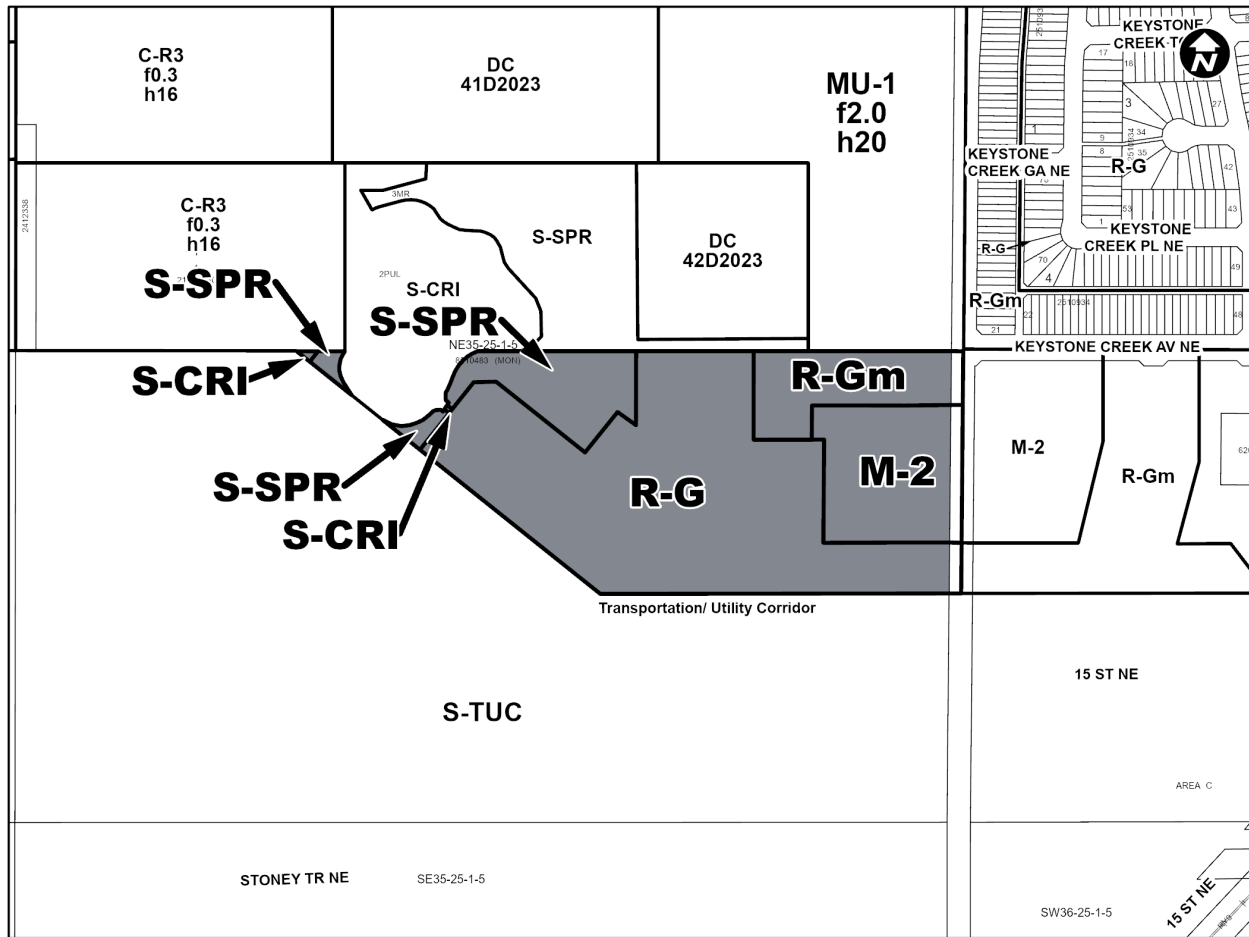
AMENDMENT LOC2025-0134/CPC2026-0736
BYLAW NUMBER 109D2026

SCHEDULE A



**AMENDMENT LOC2025-0134/CPC2026-0736
BYLAW NUMBER 109D2026**

SCHEDULE B



Land Use Amendment in Glendale (Ward 6) at 3 Gateway Drive SW LOC2025-0169

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares $\pm$ (0.17 acres $\pm$) located at 3 Gateway Drive SW (Plan 6182HM, Block 5, Lot 51) from Residential – Contextual One Dwelling (R-C1) District to Mixed Use – General (MU-1f1.5h15) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 AUGUST 27:

That Council give three readings to the **Proposed Bylaw 111D2026** for the redesignation of 0.07 hectares $\pm$ (0.17 acres $\pm$) located at 3 Gateway Drive SW (Plan 6182HM, Block 5, Lot 51) from Residential – Contextual One Dwelling (R-C1) District to Mixed Use – General (MU-1f1.5h15) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, held 2026 August 27:

“The following documents were distributed with respect to Report CPC2026-0745:

- Revised Attachment 1...”

HIGHLIGHTS

- This application seeks to redesignate the subject parcel from Residential-Contextual One Dwelling (R-C1) District to Mixed Use - General (MU-1f1.5h15) District.
- The proposal allows for low-scale, mixed-use development near transit and aligns with the applicable policies of the *Municipal Development Plan* (MDP) and the *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This proposal would accommodate a range of commercial uses and residential uses within an established area of the city and would allow for an efficient use of existing infrastructure.
- Why does this matter? The proposal would allow for future additional residential and commercial uses on the site in an area that is well-served by transit.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding the proposal.

DISCUSSION

This application, in the northwest community of Glendale, was submitted by Calgreen Homes on behalf of the landowner, Hamadiya Company Ltd., on 2025 August 22. No development permit has been submitted. As noted in the Applicant Submission (Attachment 2), the intent is to provide for a low-scale mixed-use development near transit, commercial amenities, open space and employment lands. The approximately 0.07 hectares $\pm$ (0.17 acres $\pm$) portion of the site is situated at the corner of 17 Avenue SW and Gateway Drive SW. The site is well-served by Calgary Transit and is located approximately 240 metres (a four-minute walk) west of the 45

Land Use Amendment in Glendale (Ward 6) at 3 Gateway Drive SW LOC2025-0169

Street Light Rail Transit (LRT) Station and approximately 83 metres (a two-minute walk) west of the nearest bus stop (Route 2 – Mount Pleasant/Killarney) on 17 Avenue 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 reached out to the Glendale Community Association (CA) and the Ward 6 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. No comments from the CA were received.

Administration received one letter from the public that was neither in opposition or support of the application. The letter expressed concerns about traffic and parking if the site was developed to the maximum height and density allowed in the proposed land use district.

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 MDP and the LAP regarding density, height and location. The building and site design, traffic safety and on-site parking considerations will be reviewed and determined as part of a development permit review.

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 would enable a variety of commercial and residential development uses in the community of Glendale that may provide greater housing and local commercial options within the community.

Environmental

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

**Planning and Development Services Report to
Calgary Planning Commission
2026 August 27**

**ISC: UNRESTRICTED
CPC2026-0745
Page 3 of 3**

Land Use Amendment in Glendale (Ward 6) at 3 Gateway Drive SW LOC2025-0169

this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use amendment would enable the development of residential dwelling units and commercial space. The proposal would allow housing and employment opportunities within the Glendale community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
- 4. Proposed Bylaw 111D2026**

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 northwestern portion of the community of Glendale. The site is located at the corner of 17 Avenue SW and Gateway Drive SW. It measures 0.07 hectares $\pm$ (0.17 acres $\pm$) in size with dimensions of approximately 18 metres wide by 36 metres deep. There is a relatively gentle grade change across the site north to south. The site is currently developed with an existing one-storey detached residential building and garage. Vehicular access is currently provided directly off Gateway Drive SW and off the lane located south of the subject property.

The surrounding development is generally characterized by a mix of residential and commercial development that is one to two storeys in height. The majority of immediate adjoining land use to the south, east and west consist of Residential – Contextual One Dwelling (R-C1) Districts with several parcels to the west designated as Housing – Grade Oriented (H-GO) District. To the northwest are Multi-Residential – Contextual Low Profile (M-CG) districts, Commercial – Neighbourhood 2 (C-N2) District and School, Park and Community Reserve (S-SPR) districts. While to the northeast are parcels designated Mixed Use - General (MU-1) districts and Commercial – Office (C-O) districts.

The site is well served by Calgary Transit. It is located approximately 240 metres (a four-minute walk) west of the 45 Street Light Rail Transit (LRT) Station and approximately 83 metres (a two-minute walk) west of the nearest bus stop (Route 2 – Mount Pleasant/Killarney) on 17 Avenue SW. The site is approximately 700 metres (a 9-minute walk) northwest of Turtle Hill Park and approximately 1300 metres (an 18-minute walk) northeast of Optimist Athletic Park. It is approximately 1100 metres (a 15-minute walk) northwest of Glendale Meadows Community Association amenity space and tennis courts and the same distance southwest of Rosscarrock Community Hall amenity space. The site is also approximately 350 metres (a 5-minute walk) northeast of Glenmeadows School and approximately 1200 metres (a 16-minute walk) northwest Child's Play Canada - Glendale School.

The subject site is located within the 45 Street W Transit Station Area in the Core Zone as indicated by the *Westbrook Communities Local Area Plan* (LAP) and is a developed established area identified in the *Municipal Development Plan* (MDP).

Community Peak Population Table

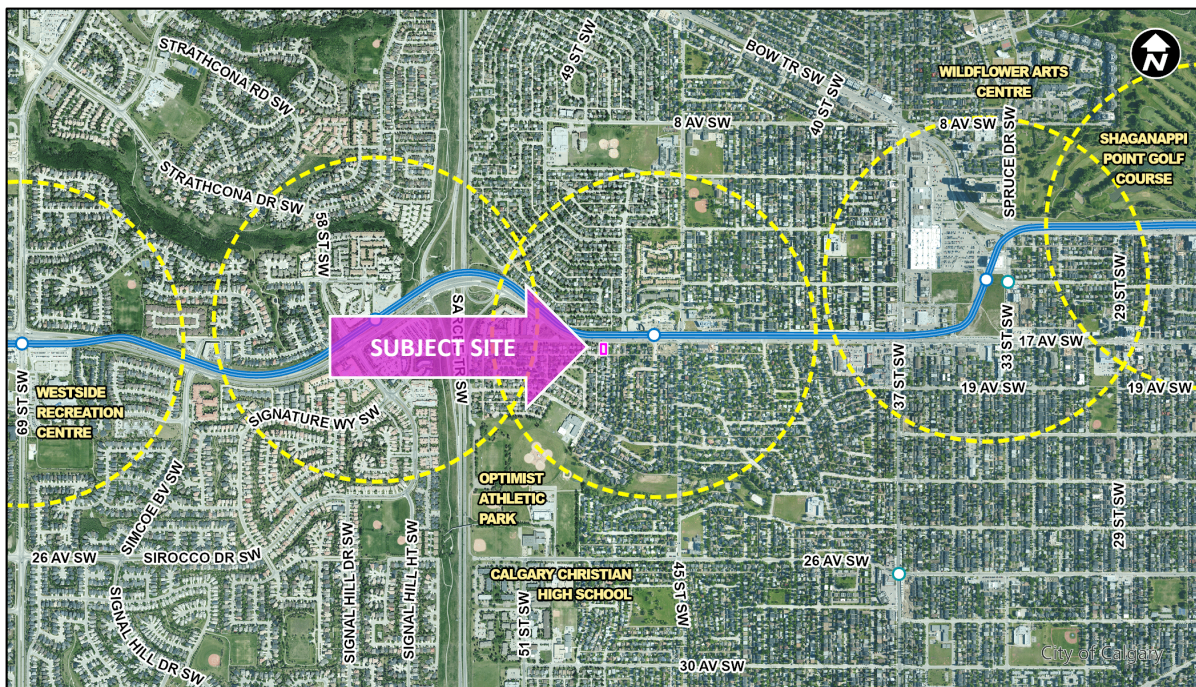
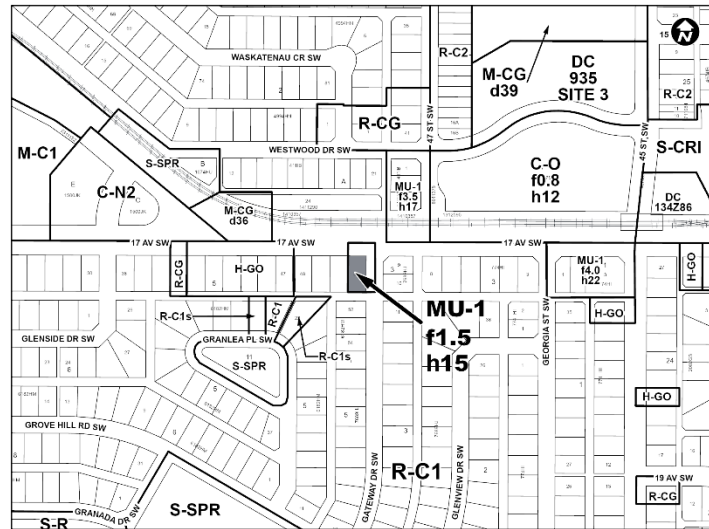
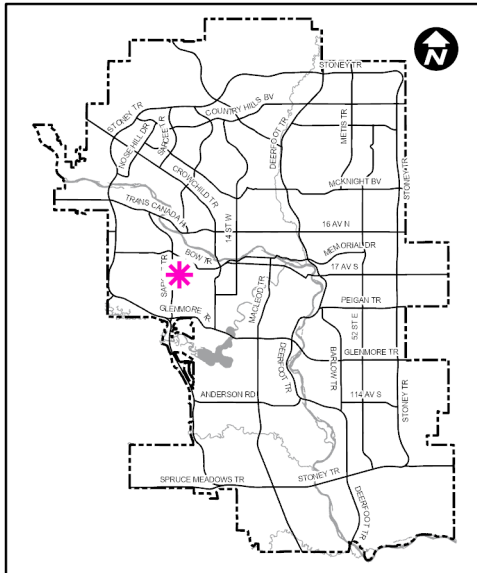
As identified below, the community of Glendale reached its peak population in 1969.

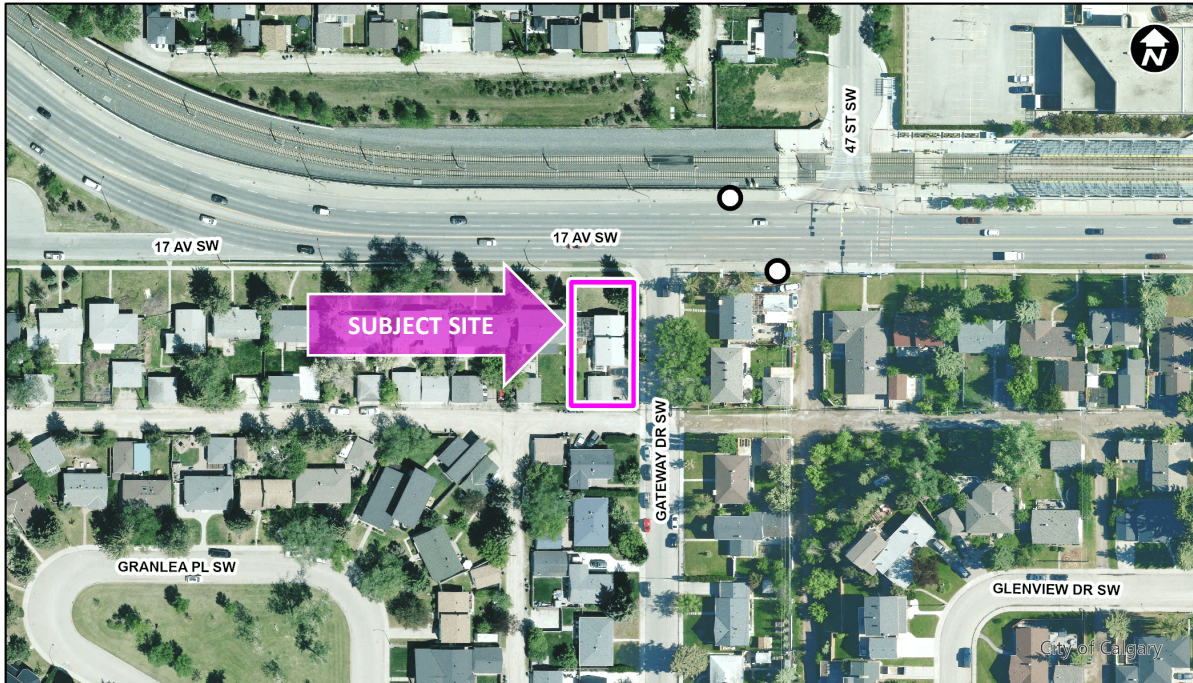
Glendale	
Peak Population Year	1969
Peak Population	3950
2019 Current Population	2765
Difference in Population (Number)	-1185
Difference in Population (Percent)	-30%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The application seeks to redesignate the subject site parcel measuring 0.07 hectares $\pm$ (0.17 acres $\pm$) in area from Residential – Contextual One Dwelling (R-C1) District to Mixed Use – General (MU-1f1.5h15) District. The subject site is currently designated as Residential – Grade-Oriented Infill (R-C1) District which is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of Single Detached Dwellings in the Developed Area. Prior to the citywide rezoning repeal which came into effect on August 4, 2026, it was designated as Residential – Grade-Oriented Infill (R-CG) which accommodated a wider range of grade-oriented low density residential development.

The proposed Mixed Use – General (MU-1) District is intended to be located along commercial streets where both residential uses and commercial uses are supported at grade facing the commercial street. It accommodates a mix of residential and commercial uses in the same building or in multiple buildings throughout an area and responds to local area context by establishing maximum building height for individual parcels.

The proposed land use is consistent with the intent of the character of the area which has a range of Mixed Use – General districts, Multi-Residential – Contextual Low Profile districts and other residential districts off 17 Avenue SW. The proposed land use would allow a maximum building height of 15 metres, approximately four to five storeys, for this site. This aligns with the direction of LAP which identifies the subject parcel as having a building scale of Low (up to six storeys). The [Westbrook Communities Local Area Plan](#) (LAP) supports this land use in this location and development aligned with the purpose statements of the Mixed

Use – General (MU-1) District.

Development and Site Design

If this application is approved by Council, the rules of the Mixed Use – General (MU-1f1.5h15) and the LAP will provide guidance for the design of the development, including appropriate building height and massing.

No development permit application has been submitted at this time. Upon submission, additional items that will be considered through the development permit process will include, but are not limited to, providing appropriate pedestrian interfaces, public realm design, and accommodation of motor vehicle parking.

Transportation

The site has several mobility options available including bus, LRT, and vehicular access. The site is located approximately 240 metres (a four-minute walk) west of the 45 Street Light Rail Transit (LRT) Station and approximately 83 metres (a two-minute walk) west of the nearest bus stop (Route 2 – Mount Pleasant/Killarney) on 17 Avenue SW. Pedestrian access to the site is from sidewalks adjacent to the site along 17 Street SW, and Gateway Drive SW. On-street parking is available off Gateway Drive SW with vehicular access to the site directly off Gateway Drive SW and on the south lane for adjoining properties and potential future development. The 45 Street LRT station is located one block east of Gateway Drive SW. The area to the west of the LRT station is envisioned to be of moderate activity and density compared to the others in the Westbrook Communities.

Environmental Site Considerations

There are no known outstanding environmental concerns associated with the site identified by the applicant. Given the year of construction of the existing building (1959), there is a potential for asbestos-containing materials (ACMs) to be present. This issue would need to be identified and resolved in future permits that contemplate more comprehensive redevelopment of the site.

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 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 this site as part of the Developed – Established Areas as identified in Map 1: Urban Structure. The Established Area comprises residential communities that were planned and developed between the 1950s and 1990s. They are primarily residential communities containing a mix of low- and medium-density housing with support retail in relatively close proximity. The proposal is consistent with the MDP's city-wide policies (Section 2). Relevant policies from the Municipal Development Plan support moderate intensification within the City of Calgary to make more efficient use of existing infrastructure, public amenities, and transit. This delivers small and incremental benefits to climate resilience.

The goals of these policies are to direct future growth of the city in a way that fosters a compact and efficient use of land, enhancing utility and character in local neighborhoods. New developments in Established Areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment. Land Use Policies here encourage modest redevelopment of areas while providing opportunities to increase pedestrian, cycling and service connectivity when redevelopment occurs.

The proposed land use is in alignment with the 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 the development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Westbrook Communities Local Area Plan (Statutory – 2025)

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as Neighborhood Flex as shown on Map 3: Urban Form. Neighbourhood Flex areas are characterized by a mix of commercial and residential uses where people go to shop and gather. Buildings may accommodate commercial uses, offices, personal services, institutional uses, recreation facilities, residential uses and light industrial uses on the ground floor. Map 4: Building Scale identifies the site as a building scale of Low which allows for developments that are six storeys or less. This Low modifier includes forms such as apartments, stacked townhouses, office and mixed-use buildings. The suite of uses and the building height modifier of the proposed Mixed Use - General (MU-1f1.5h15) District are in alignment with the policies for the Neighbourhood Flex urban form category and the Low Building Scale of the LAP.

In addition, the LAP identifies the site as being with the Core Zone of the 45 Street Station Area. While Core Zones are where pedestrian activity and building scale are envisioned to be the highest, the LAP takes into account the existing context of the area and adjusts its scale modifiers accordingly to balance this with the requirement for sensitive development. The LAP encourages streetscape improvements, enhanced pedestrian connections, and enhanced public space within and around transit station areas but does not give specific direction to this site. In summary, the proposed land use amendment is in alignment with the applicable policies of the LAP.

Applicant Submission

Applicant's representative information:

Company Name: Calgreen Living

Applicant's representative Name: Nick Han

Date: 12 Aug 2026

Proposed Land Use Redesignation – Applicant Submission Summary

1.0 Background information

Project Location: 3 Gateway DR SW, Calgary, AB

Existing Land Use: Residential – Contextual One Dwelling (R-C1) (R-C1s) District

Proposed Land Use: MU-1 Mixed Use - General (MU-1f1.5h15) District



Figure 1: Site Location Plan

2.0 Project Proposal

A commercial plustownhouse development is proposed for this site. Details of project as below:

Number of storey: 2 storeys residential townhouse + 1 storey commercial space on main floor

Number of main building: 1

Other Facilities: Garage accessory building



Figure 2: Conceptual Diagram for Development Proposal

3.0 Align with Local Growth Plan

The project site is located within the Westbrook Communities Local Area Plan and is designated as a 'Neighbourhood Flex' under the Urban Form category, with a 'Low (up to 6 storeys)' scale, allowing for mixed-use and multi-residential development. The proposed land use change aligns with the area's planned growth and supports the broader vision for a more diversity and sustainability within the community.



**Map 4:
Building Scale**

Legend

-  No Scale Modifier
-  Limited (up to 3 Storeys)
-  Low - Modified (up to 4 Storeys)
-  **Low (up to 6 Storeys)**
-  Mid (up to 12 Storeys)
-  High (up to 26 Storeys)
-  Parks, Civic and Recreation



The Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP) emphasize the creation of complete, resilient communities that optimize land use, energy, and infrastructure.

This rezoning proposal aligns with the MDP and CTP by facilitating a pedestrian friendly commercial space and greater housing choice in the Primary Transit Network zone which contributing to a more inclusive, adaptable, and sustainable urban fabric.



3.5.3 ESTABLISHED AREAS

Land Use Policies

- c. New developments in Established Areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network.

4.0 Conclusion

Our proposed land use amendment to MU-1 Mixed Use - General (MU-1f1.5h15) District, represents a thoughtful and strategic approach to urban growth in the Glendale/Glendale

Meadows Community. By introducing ground floor commercial spaces and diverse housing options on the upper floors, this project enhances pedestrian walkability and housing choice while maintaining the neighborhood's residential character. The proposal aligns seamlessly with Calgary's Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP), supporting the city's vision for complete, resilient communities that optimize land use and infrastructure. Additionally, it is fully consistent with the Westbrook Communities Local Area Plan, reinforcing the area's planned evolution as a well-connected, vibrant, and sustainable neighborhood.

Should you have any queries, please feel free to contact undersigned at (587) 578-1425 or by e-mail at info@calgreenhomes.ca.

Applicant Outreach Summary

2026 June 17



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 3 Gateway Dr SW Rezoning

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

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

Outreach Strategy

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

We initiated outreach by contacting the Glendale/Glendale Meadows Community Association to inform them about our project and is printing rezoning post card for the neighbours. Currently waiting for community feedback.

Notice Distribution: Sent a PDF notice outlining key project details to Glendale/Glendale Meadows Community Association and its president. Will also send out postcards to neighbours.

Date Email Sent: [Aug 18, 2025]

Recipient: Glendale/Glendale Meadows Community Association and its President

Next Steps: Follow up if no response is received within 14 days. +

Affected Parties

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

Glendale/Glendale Meadows Community Association and the president.
And nearby neighbours.

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 comments are received from the participants as of the submission of this document.

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 comments are received from the participants as of the submission of this document.

How did you close the loop ?

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

No comments are received from the participants as of the submission of this document.

calgary.ca/planningoutreach

PROPOSED

CPC2026-0745
ATTACHMENT 4

BYLAW NUMBER 111D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0169/CPC2026-0745)**

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 _____

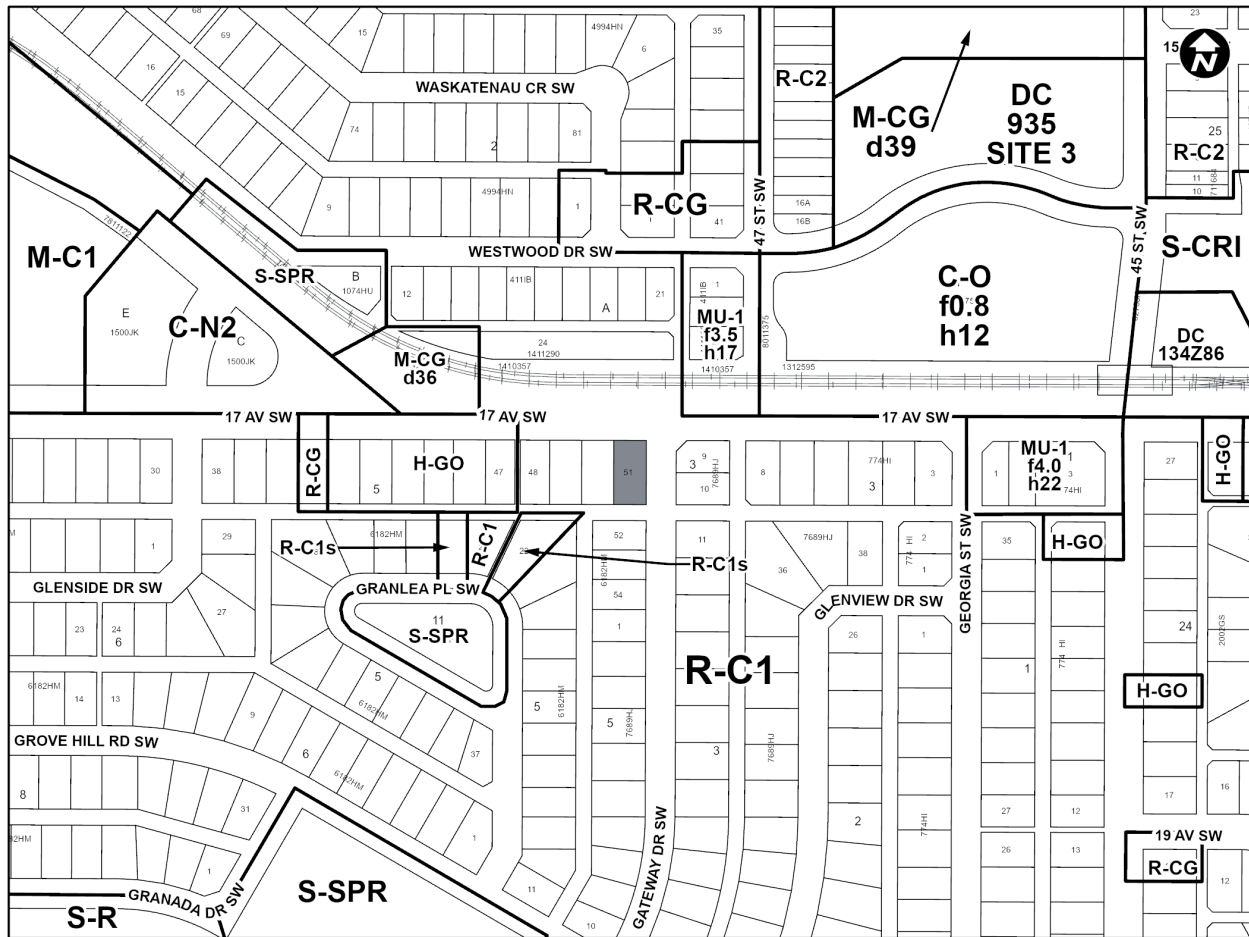
READ A THIRD TIME ON _____

MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

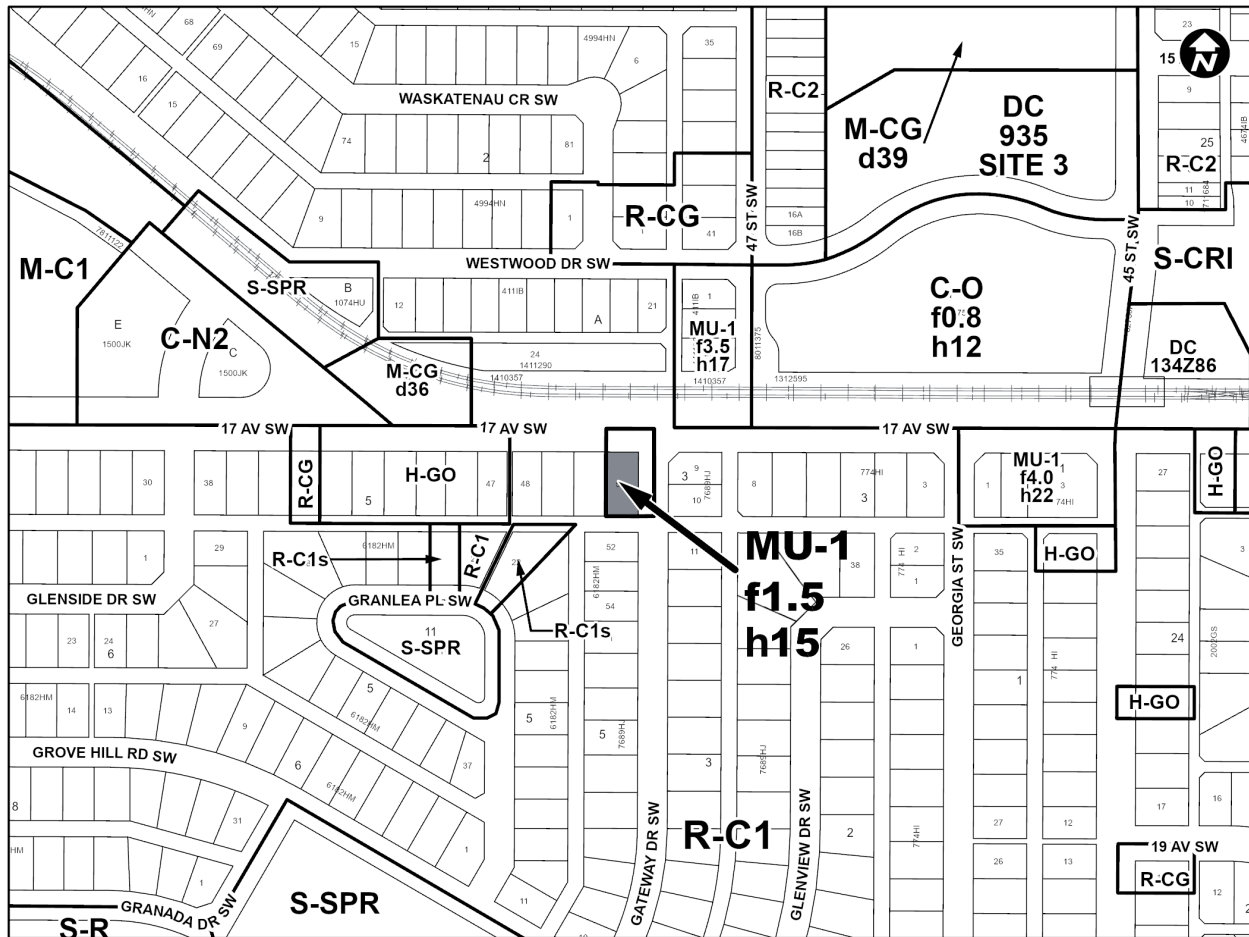
**AMENDMENT LOC2025-0169/CPC2026-0745
BYLAW NUMBER111D2026**

SCHEDULE A



**AMENDMENT LOC2025-0169/CPC2026-0745
BYLAW NUMBER111D2026**

SCHEDULE B



**Land Use Amendment in West Hillhurst (Ward 7) at 2128 Westmount Road NW,
LOC2026-0034**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares $\pm$ (0.12 acres $\pm$) located at 2128 Westmount Road NW (Plan 5151O, Block 6, Lots 13 and 14) from Direct Control (DC) District to Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 AUGUST 27:

That Council give three readings to **Proposed Bylaw 107D2026** for the redesignation of 0.05 hectares $\pm$ (0.12 acres $\pm$) located at 2128 Westmount Road NW (Plan 5151O, Block 6, Lots 13 and 14) from Direct Control (DC) District to Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District

HIGHLIGHTS

- This application seeks to redesignate the subject site to accommodate commercial uses while providing a land use compatible with the surrounding area.
- The proposal is in keeping with the relevant policies of the *Municipal Development Plan* (MDP) and the *Riley Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District would allow for the preservation of the existing building while allowing a new commercial office use.
- Why does this matter? The proposed C-COR2f1.0h10 District matches the surrounding land uses and provides for additional job opportunities and small-scale businesses in close proximity to existing residential neighbourhoods.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the northwest community of West Hillhurst, was submitted by Lighthouse Studios on behalf of the landowner, 2226484 Alberta Ltd. (David Tidmarsh) on 2026 March 11. No development permit has been submitted at this time. As noted in the Applicant Submission (Attachment 2), this application proposes to redesignate the site from a DC District (Bylaw 63Z86), based on the Residential Medium Density Multi-Dwelling (RM-4) District of Land Use Bylaw 2P80, to the C-COR2 f1.0h10 District of Land Use Bylaw 1P2007. The intent is to provide a land use district that allows for an office use and matches the surrounding land use districts to allow for future development flexibility.

The approximately 0.05 hectares (0.12 acres) site is a midblock parcel located along Kensington Road NW. It is currently developed with a single detached dwelling with driveway access from Westmount Road NW and parking area facing Kensington Road NW, which is

**Planning and Development Services Report to
Calgary Planning Commission
2026 August 27**

**ISC: UNRESTRICTED
CPC2026-0764
Page 2 of 3**

**Land Use Amendment in West Hillhurst (Ward 7) at 2128 Westmount Road NW,
LOC2026-0034**

identified as a Neighbourhood Main Street and an important commercial and retail destination. The proposed C-COR2 f1.0h10 District would allow for Office use within the existing building to accommodate a consulting business.

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 a written project summary to neighbours within a 90 metre radius with an invitation to contact the applicant with any questions or concerns. The applicant also contacted the West Hillhurst Community Association (CA). The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received one letter of opposition from the community. The letter noted concerns with parking impacts, traffic, pedestrian safety and incompatibility of the proposed land use district.

The CA provided a neutral letter on 2026 April 22 which can be found in Attachment 4. They suggested that additional space in the parking area is needed to allow vehicles to turn around and not back onto Kensington Road NW, and that business fronts should face Kensington Road NW to align with the *Riley LAP*.

Administration considered the relevant planning considerations specific to the application and has determined the proposal to be appropriate. The proposed C-COR2 f1.0h10 District enables commercial development and discretionary residential development and is compatible with the surrounding land uses and developments.

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

**Planning and Development Services Report to
Calgary Planning Commission
2026 August 27**

**ISC: UNRESTRICTED
CPC2026-0764
Page 3 of 3**

**Land Use Amendment in West Hillhurst (Ward 7) at 2128 Westmount Road NW,
LOC2026-0034**

IMPLICATIONS

Social

The proposed land use district would allow for a broad variety of commercial development as well as discretionary residential development, which is not included under the existing DC land use district.

Environmental

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

Economic

The proposed land use amendment creates greater opportunity for site development to make more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposed land use amendment.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 107D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is a midblock parcel in the northwest community of West Hillhurst located on the south side of Kensington Road NW and north side of Westmount Road NW. It is approximately 0.05 hectares (0.12 acres) in size and approximately 15.0 metres wide by 32.5 metres deep. The parcel currently has access from both Kensington Road NW and Westmount Road NW.

Surrounding development is characterized by a mix of commercial and low to medium-density residential development. The adjacent parcels to the west and north are designated as Commercial – Corridor 2 (C-COR2 f1.0h10) District containing one to three-storey commercial buildings. The parcels to the east are designated as Multi-Residential – Contextual Low Profile (M-C1) District, with multi-residential developments ranging from one to three storeys. The parcels to the south are designated Residential – Contextual One/ Two Dwelling (R-C2) District.

The site is well served by public transit, schools, parks, and a range of commercial and retail amenities. Madeleine D'Houet Catholic School is approximately 200 metres (a three-minute walk) northwest, the former Louise Dean School is approximately 420 metres (a seven-minute walk) northwest of the subject site, The Common Church is approximately 430 metres (a seven-minute walk) northwest of the site, Broadview Park is approximately 350 metres (a six-minute walk) to the southeast and Queen Elizabeth High School is approximately 850 metres (a 14-minute walk) northeast.

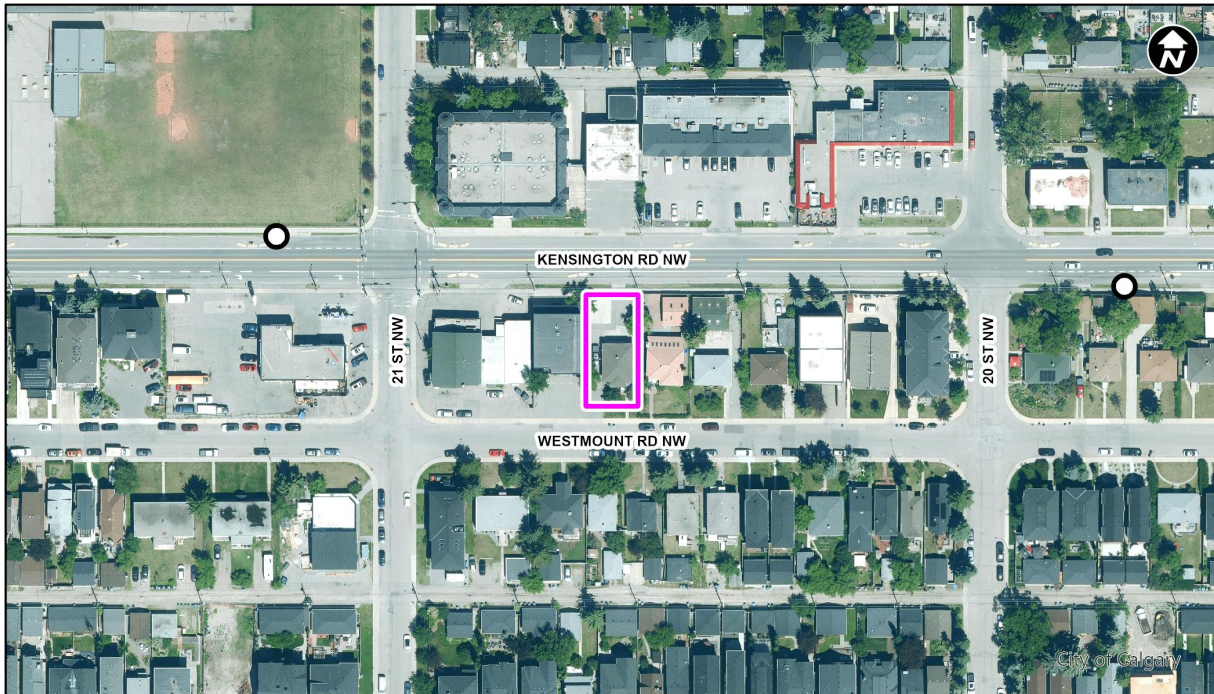
Community Peak Population Table

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

West Hillhurst	
Peak Population Year	1968
Peak Population	6,871
2019 Current Population	6,447
Difference in Population (Number)	-424
Difference in Population (Percent)	-6.17%

Source: *The City of Calgary 2019 Civic Census*

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



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District ([Bylaw 63Z86](#)) is based on the Residential Medium Density Multi-Dwelling (RM-4) District of Land Use Bylaw 2P80 and is intended to provide for a variety of low-profile residential building forms in a medium density range. The district allows for a maximum building height of 9 metres and a maximum density of 148 units per hectare. The DC District allows for residential use in the existing building with the addition of an existing upholstery shop as a discretionary use. Other specific regulations relate to access, parking oriented to Kensington Road NW only, alterations to building exterior, signage, and outside storage.

The proposed Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District is intended to provide a wide variety of commercial uses with storefronts along a continuous block face while allowing opportunities for residential and office uses on upper floors. The C-COR2 f1.0h10 allows for a maximum floor area ratio (FAR) of 1.0 and a maximum building height of 10 metres (approximately three storeys). The proposed district permits a lower intensity than what could be supported under the LAP building scale modifier.

Development and Site Design

The rules of the proposed C-COR2 f1.0h10 District will provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this midblock site, additional items that would be considered through the development permit process include, but are not limited to:

- addressing commercial frontage along Kensington Road NW;
- addressing the interface with Kensington Road NW; and
- ensuring appropriate access, signage and interface with the street.

The site is currently fully developed with a residential building. The intent of this proposed land use amendment is to allow for a broad range of commercial uses with opportunities for residential and office uses. Currently there are no plans to redevelop or expand the building. The applicant's intention is to add the new uses within the existing building.

Transportation

Pedestrian access to the site is available from existing sidewalks on Kensington Road NW and Westmount Road NW. The site is well positioned with respect to the City's Always Available for All Ages and Abilities (5A) Network with an existing on-street bikeway on 21 Street NW located less than 100 metres (a two-minute walk) west of the subject site.

The site is served by Calgary Transit along Kensington Road NW. A westbound transit stop served by Route 1 (Bowness/Forest Lawn) is located approximately 100 metres (a two-minute walk) east of the site. An eastbound transit stop, served by Route 1 (Bowness/Forest Lawn) and Route 404 (North Hill), is located approximately 120 metres (a two-minute walk) west of the site.

Vehicular access to the site is provided directly from Kensington Road NW and from Westmount Road NW.

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

Environmental Site Considerations

No environmental concerns were noted.

Utilities and Servicing

Water, sanitary and storm sewer lines are available to service future development. Further details for site servicing, as well as appropriate stormwater management, are being considered and reviewed as part of the development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

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

policies of the MDP as it allows commercial/residential mixed-use and higher development density for the subject site.

Calgary Climate Strategy (2022)

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

Riley Communities Local Area Plan (Statutory – 2025)

The [Riley Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Flex category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to 6 storeys. The LAP encourages a mix of commercial and residential uses in the area. Buildings should be oriented to the street and units may accommodate commercial or residential uses, which may be mixed horizontally or vertically within a building or a block.

The subject site is located within the Kensington Road NW Neighbourhood Main Street area (Map 2: Community Characteristics and Attributes), where mixed-use retail buildings and higher densities are encouraged, particularly with good transit access. Development must provide a sensitive transition to adjacent residential areas, typically at the rear or along public streets, while respecting the scale, form, and character of the neighbourhood. Proposals should enhance public space, create a safe pedestrian environment, and establish a human-scaled street wall.

The proposed development is in alignment with applicable policies of the LAP.

Applicant Submission

March 10th, 2026

CITY OF CALGARY
Planning and Development
3rd Floor Municipal Bldg.
800 Macleod Trail SE
Calgary, AB T2M 2M5

Attn: City of Calgary - Planning

From : Mark Broddle - Lighthouse Studios Inc.

Applicant's Submission - Land Use Change Summary :

The objective for this property is to seek a Land Use change that will allow the existing single storey residence to be converted into an Office space for business use (Consulting and Estimating)

- The current Land Use is Direct Control (63Z86) - copy of bylaw submitted separately
- The proposed Land Use would be C-COR2 f1.0h10 (similar to adjacent property South)
- The main floor would be used for individual offices for up to 5 employees
- It is estimated there would be up to 10 client visits to the site each day
- The basement would be used for file storage
- There would be 8 parking stalls on site (5 staff and 3 visitor) - see Schematic Site Plan attached
- The existing road access points on both Kensington Road NW and Westmount Road NW would be retained.
- The Site would be landscaped to soften the edges to the parking areas
- Existing site photos are attached on page 2 of this document

In summary we request that the City consider the current proposal and support documents for a Land Use Change for the following reasons :

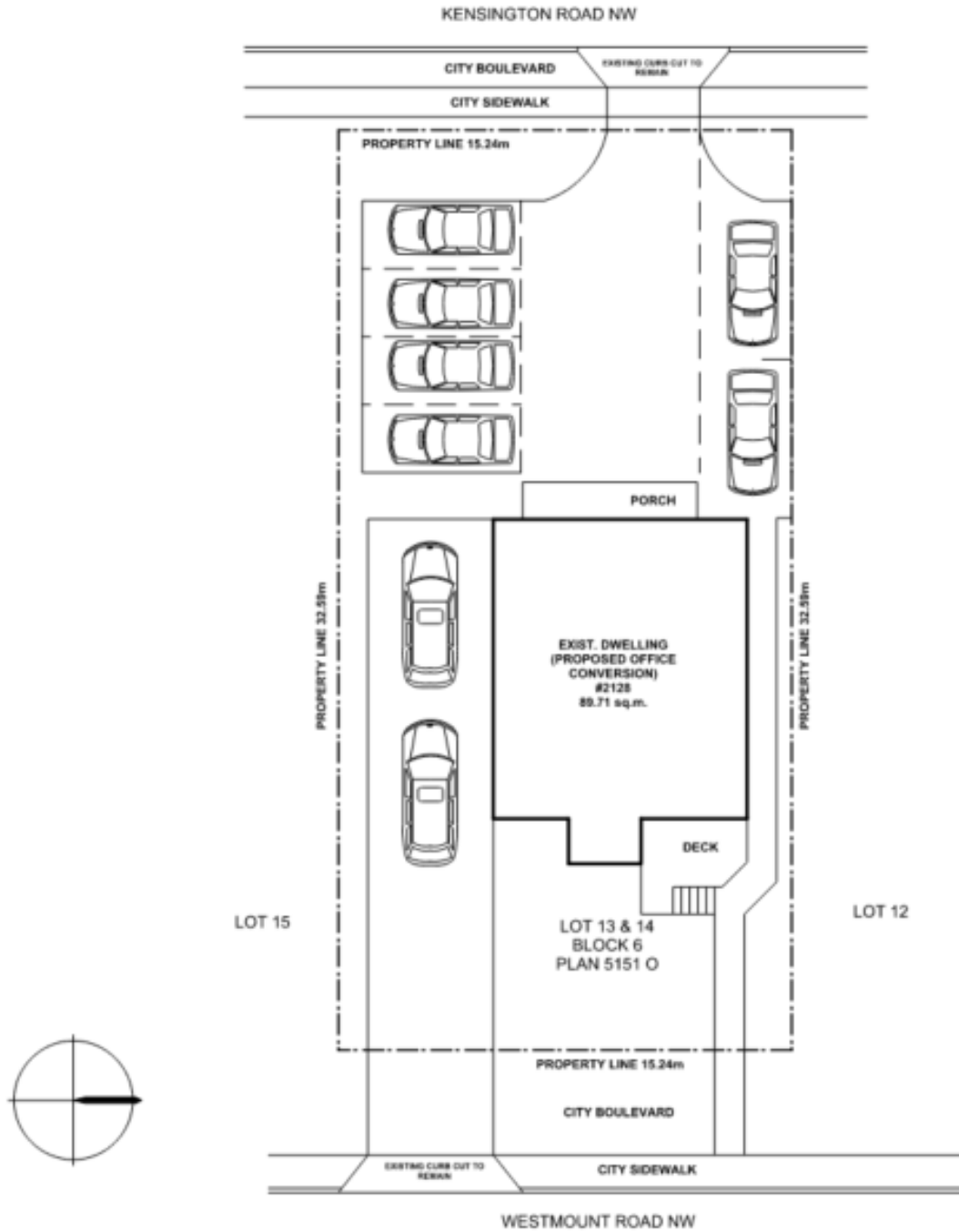
- The property is adjacent to an existing Commercial property
 - The property abuts a Community Connector Road (Kensington Road NW)
 - The Land Use change would allow for future re-development in the future similar to other uses along Kensington Road NW
 - The property can support the proposed use with minimal impact to neighbouring properties
 - On site parking can accommodate both staff and visitors so no overflow onto community streets
-
- If you have any questions regarding our proposal as presented please do not hesitate to contact me directly at 403-217-2363.

Regards,

Mark Broddle
Lighthouse Studios Inc.
mark@lighthousestudios.ca



Photo 1 : View of Subject Property from Westmount Road NW
Photo 2 : View of Subject Property from Kensington Road NW



SCHEMATIC SITE PLAN

SCALE 1:150

2128 WESTMOUNT ROAD NW
01/05/26

Applicant Outreach Summary

2026 March 11



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

Please complete this form and include with your application submission.

Project name: 2128 Westmount Road NW

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

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

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

Connected with neighbors within a 90m radius with a written project summary delivered to each address with an invitation to contact us with any questions or concerns.

Contacted the Community association to let them know of the application and a willingness to meet to review the project details as needed

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

Neighbors within 90m of subject property

West Hilhurst Community Association

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.

Some neighbors inquired about potential parking congestion

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 illustrated to neighbors the site layout and how parking needs would be handled entirely within the subject property

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 communicated via e-mail that the parking concerns were being addressed

calgary.ca/planningoutreach

Community Association Response

April 22, 2026

Neither in support nor in opposition of this application.

There needs to be enough space in the parking lot to allow vehicles to turn around and not back onto Kensington Rd NW.

To conform with the Riley LAP, business fronts should face Kensington Rd NW.

PROPOSED

CPC2026-0764
ATTACHMENT 5

BYLAW NUMBER 107D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2026-0034/CPC2026-0764)**

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0034/CPC2026-0764
BYLAW NUMBER 107D2026

SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0034/CPC2026-0764
BYLAW NUMBER 107D2026

SCHEDULE B

