

**CITY OF CALGARY
NOTICE OF 2026 APRIL 21
PUBLIC HEARING ON
PLANNING MATTERS**

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

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

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

To be held at the Council Chamber, Calgary Municipal Building, 800 Macleod Trail SE, on **Tuesday, 2026 April 21, commencing at 9:30 a.m.**

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

Persons wishing to submit a letter, public opinion poll or other communication concerning these matters you may do so electronically or by paper, and include the name of the writer, mailing address, e-mail address (as applicable) and must focus on the application and its planning merits. Submissions with defamatory content and/or offensive language will be filed by the City Clerk and not published in the Council Agenda or shared with Members of Council. Only those submissions **received** by the City Clerk **before 12:00 p.m. (noon), Monday, 2026 April 13**, will be included in the Agenda of Council.

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

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

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

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

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

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

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

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

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

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

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

INDEX OF ADVERTISED PLANNING ITEMS

For the meeting of City Council re: Public Hearing
on Proposed Amendments to the Land Use Bylaw
1P2007, and Other Planning Matters, to be held on
Tuesday, 2026 April 21 at 9:30 a.m.

* * * * *

PLANNING MATTERS FOR PUBLIC HEARING

- Item 1 Land Use Amendment in Westwinds (Ward 5) at 3660 Westwinds Drive NE,
LOC2024-0241, CPC2026-0075
Proposed Bylaw 42D2026

- Item 2 Land Use Amendment in Deerfoot Business Centre at 1020 – 68 Avenue NE,
LOC2025-0124, CPC2026-0182
Proposed Bylaw 40D2026

- Item 3 Land Use Amendment in Tuxedo Park (Ward 7) at 1914 and 1918 Centre
Street NE, LOC2025-0217, CPC2026-0162
Proposed Bylaw 43D2026

- Item 4 Land Use Amendment in Tuxedo Park (Ward 7) at multiple addresses,
LOC2025-0184, CPC2026-0164
Proposed Bylaw 44D2026

- Item 5 Land Use Amendment in Crescent Heights (Ward 7) at multiple addresses,
LOC2025-0219, CPC2026-0105
Proposed Bylaw 41D2026

- Item 6 Land Use Amendment in Banff Trail (Ward 7) at 2435 – 23 Street NW,
LOC2025-0150, CPC2026-0121
Proposed Bylaw 36D2026

- Item 7 Land Use Amendment in Parkdale (Ward 7) at 811 – 28 Street NW,
LOC2025-0183, CPC2026-0076
Proposed Bylaw 37D2026

- Item 8 Policy Amendment in Ogden (Ward 9) at 7443 – 20A Street SE, LOC2025-
0207, CPC2026-0074
Proposed Bylaw 11P2026

- Item 9 Policy Amendment in Ogden (Ward 9) at 7604 – 21A Street SE, LOC2025-
0237, CPC2026-0113
Proposed Bylaw 12P2026

- Item 10 Land Use Amendment in Fairview Industrial (Ward 11) at 7048 and 7052
Farrell Road SE, LOC2025-0215, CPC2026-0108
Proposed Bylaw 45D2026

Page 2
Agenda

- Item 11 Policy and Land Use Amendment in Section 23 (Ward 12) at 6020 – 94
Avenue SE, CPC2026-0071
Proposed Bylaws 10P2026 & 38D2026

- Item 12 Land Use Amendment in Copperfield (Ward 12) at 1210 Copperfield
Boulevard SE, LOC2025-0009, CPC2026-0037
Proposed Bylaw 39D2026

**Land Use Amendment in Westwinds (Ward 5) at 3660 Westwinds Drive NE,
 LOC2024-0241**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.05 hectares \pm (2.6 acres \pm) located at 3660 Westwinds Drive NE (Plan 0410759, Block 5, Lot 1) from Direct Control (DC) District to Commercial – Community 1 (C-C1) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026
 FEBRUARY 26:**

That Council give three readings to **Proposed Bylaw 42D2026** for the redesignation of 1.05 hectares \pm (2.6 acres \pm) located at 3660 Westwinds Drive NE (Plan 0410759, Block 5, Lot 1) from Direct Control (DC) District to Commercial – Community 1 (C-C1) District.

HIGHLIGHTS

- This application seeks to redesignate the site to the Commercial – Community 1 (C-C1) District to allow for additional commercial uses to support the surrounding area.
- The proposal would allow for a range of uses that are complementary to the surrounding commercial and industrial uses of the area and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? The proposal would enable additional commercial and employment opportunities in close proximity to low-density residential development and the Primary Transit Network.
- Why does this matter? The proposal would provide for a range of uses that are contextually appropriate for the site and may better accommodate the needs of employees and residents in the surrounding area.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

The land use amendment application was submitted by Rick Balbi Architect on behalf of the landowner, Westwinds Corner Ltd., on 2024 September 19. The approximately 1.05 hectares (2.6 acres \pm) parcel is located in the community of Westwinds near the intersection of Westwinds Drive NE and Castleridge Boulevard NE and is currently developed with a variety of commercial uses.

As noted in the Applicant Submission (Attachment 2), the proposed C-C1 District is intended to provide increased flexibility of use for existing commercial businesses and any future site development. In 2012, a land use amendment was approved to redesignate the southern portion of the site to Commercial – Community 1 (C-C1). The subject site was redesignated in 2021 to a Direct Control District based on Industrial – Commercial (I-C) regulations. As the immediate context is comprised primarily of commercial uses, the proposed land use amendment aims to increase commercial opportunities for the site and consistency in site and

**Land Use Amendment in Westwinds (Ward 5) at 3660 Westwinds Drive NE,
LOC2024-0241**

use regulations. In 2024, a land use amendment was approved to redesignate the western portion of the site to Commercial – Community 1 (C-C1).

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response the applicant notified the Ward 5 Councillor's Office prior to submission but determined that no additional public outreach was necessary for the application. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

There is no community association for the subject area. The application was circulated to the neighbouring Falconridge/Castleridge Community Association, and no comments were received.

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

IMPLICATIONS

Social

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

Environmental

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

**Planning and Development Services Report to
Calgary Planning Commission
2026 February 26**

**ISC: UNRESTRICTED
CPC2026-0075
Page 3 of 3**

**Land Use Amendment in Westwinds (Ward 5) at 3660 Westwinds Drive NE,
LOC2024-0241**

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 42D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

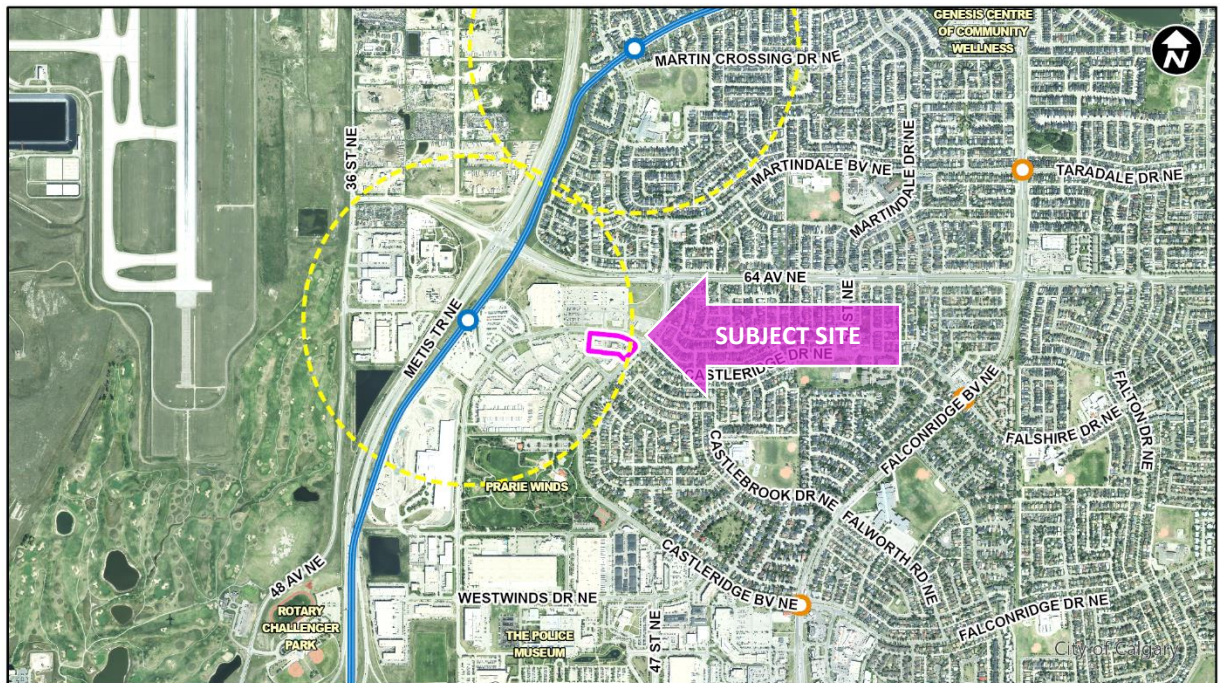
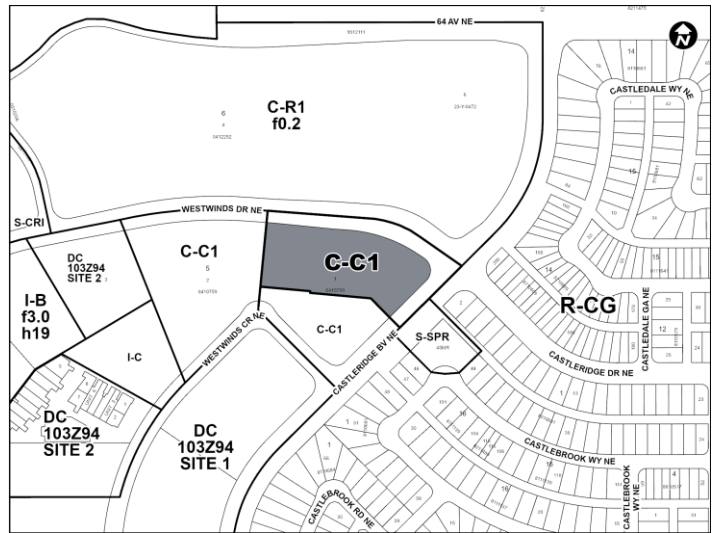
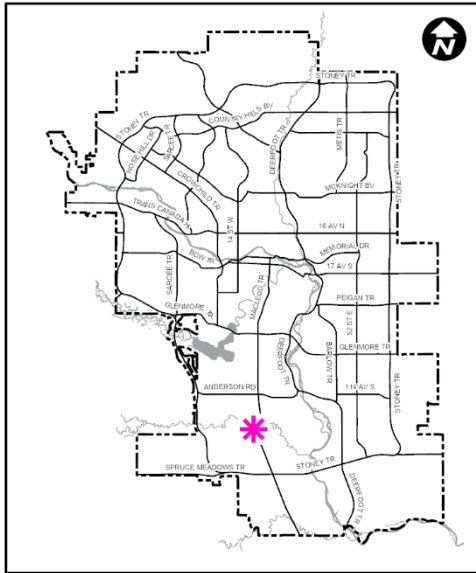
The subject site, the northern portion of a single titled parcel, is located in the community of Westwinds, south of 64 Avenue NE at the corner of Castleridge Boulevard and Westwinds Drive NE. The site is west of the residential community of Castleridge and is approximately 1.05 hectares (2.6 acres ±) in size. The parcel is currently developed with commercial uses including a financial institution and food services with a drive-through facility and is approximately 400 metres (a seven-minute walk) east of the McKnight-Westwinds LRT Station.

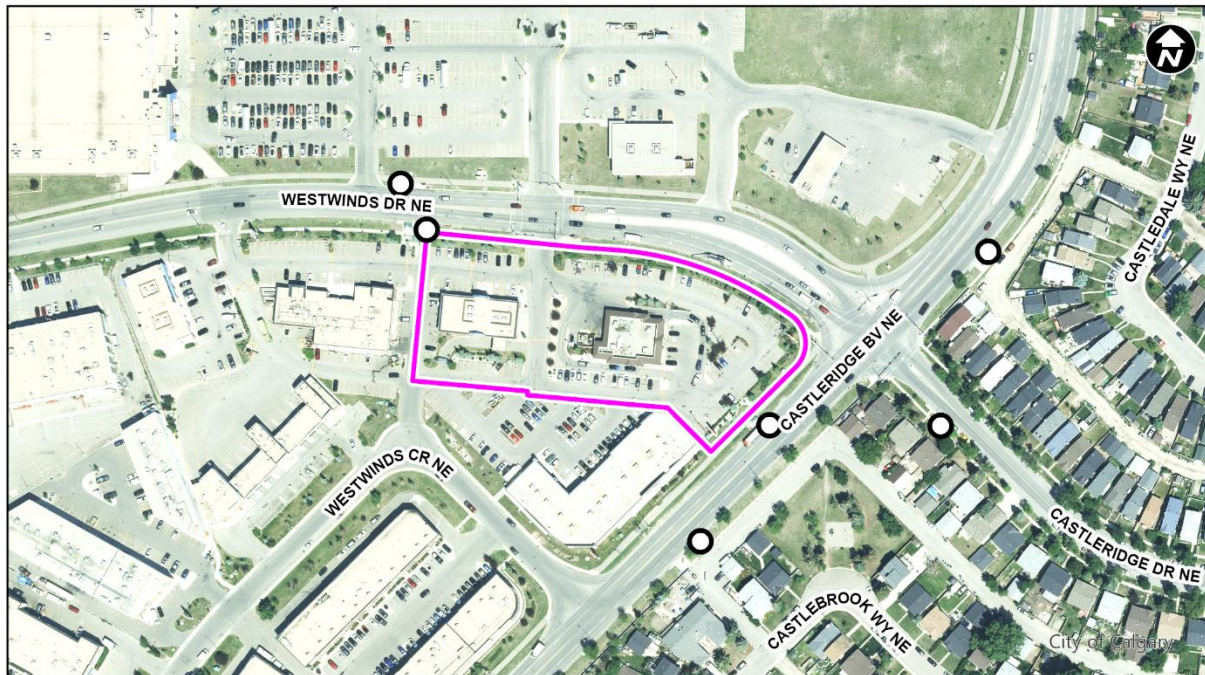
Surrounding development is characterized by a similar mix of commercial and light industrial uses. The majority of lands in the southwest area east of Métis Trail NE, north of McKnight Boulevard NE, west of Castleridge Boulevard NE and south of 64 Avenue NE, contain light industrial land uses such as smaller warehouse stores, large scale storage and distribution centers with opportunities for commercial uses and are designated as DC District ([Bylaw 103Z94](#)) based on the General Light Industrial (I-2) District of Land Use Bylaw 2P80. The northeast edge of this area has developed with more commercial uses as opposed to the southwest edge. The south portion of the subject parcel was redesignated to Commercial – Community 1 (C-C1) District in 2012 (LOC2011-0095) and the adjacent west parcel was recently redesignated to C-C1 District (LOC2024-0092). A larger commercial parcel designated Commercial – Regional 1 f0.2 (C-R1f0.2) District is across Westwinds Drive NE to the north.

Community Peak Population Table

Population data is not available for the community of Westwinds as it is a commercial and business industrial area.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District ([Bylaw 148D2021](#)) is based on the Industrial – Commercial (I-C) District, with additional commercial uses. The I-C District is intended to be located on the perimeter of industrial areas and allows for light industrial uses that are unlimited in size, and small-scale commercial uses that are compatible with, and complement, light industrial uses. The north portion of subject parcel was redesignated to the DC District in 2021 along with the parcel to the west to accommodate increased flexibility for commercial uses, while retaining the opportunity for light industrial uses.

The proposed Commercial – Community 1 (C-C1) District allows for small to mid-scale commercial developments that serve the surrounding community and has setback and landscape requirements to limit the impact of commercial uses on nearby residential districts. The district has a maximum building height of 10 metres and a maximum floor area ratio (FAR) of 1.0, which is of a similar scale to surrounding development.

The proposed C-C1 District would allow the site to continue to serve primarily as a commercial centre for employees and residents who live in the area, while providing a greater diversity of uses that are considered appropriate for the site.

Development and Site Design

The rules of the proposed C-C1 District will provide guidance for the future redevelopment of the site including appropriate uses, building placement and orientation, pedestrian and vehicular access, landscaping and parking. The proposed C-C1 District is intended to facilitate redevelopment of the site in consistent manner to the surrounding land uses.

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

Transportation

Pedestrian access to the site is available from Westwinds Drive NE, Westwinds Crescent NE and from Castleridge Boulevard NE. Vehicular access is available from Westwinds Drive NE and Westwinds Crescent NE. A regional pathway exists within the north boulevard of Westwinds Drive NE as part of the current Always Available for All Ages and Abilities (5A) Network, as well as a pathway within the west boulevard of Castleridge Boulevard NE to the east of the site.

The site is approximately 400 metres (a seven-minute walk) to the McKnight-Westwinds LRT Station. A Calgary Transit stop is located adjacent to the site on Westwinds Drive NE with service for the following routes, Route 21 (Castleridge), Route 55 (Falconridge), Route 71 (Taradale) and Route 85 (Martin Crossing).

A Transportation Impact Assessment was reviewed as part of this application. Additional analysis may be required at the development permit stage.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to the site. Details of site servicing will be considered and reviewed as part of any future development permit applications.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Calgary International Airport Vicinity Protection Area (2009)

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) identifies the subject site as being located within the 25–30 and 30–35 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 permitted and discretionary uses of the proposed C-C1 District are generally allowable within the higher noise exposure of 30–35 NEF contour area. Future development permits would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Industrial – Employee Intensive Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The Industrial – Employee Intensive Area is intended for manufacturing, warehousing and mixed industrial/office developments that have high labour concentrations and require access to the Primary Transit Network. To support the intended industrial function of the area, land use redesignations of parcels five hectares or greater from industrial to non-industrial land uses is discouraged.

Policy for the Industrial – Employee Intensive Area states that notwithstanding other policies, non-industrial uses that support the industrial function may be allowed and should be determined as part of the policy planning and land use application process. Administration has considered the impact of the proposed land use and determined the proposal to be appropriate. Given the parcel size, proximity to transit, listed uses, and built form potential under the C-C1 District, the site would continue to be supportive of the industrial function of the area and is therefore in alignment with applicable MDP policies.

Transit Oriented Development Policy Guidelines (2004)

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

Calgary Climate Strategy (2022)

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

Applicant Submission

2025 February 25

This application is for a proposed land use amendment in the community of Westwinds, from Direct Control based on Industrial – Commercial (I-C) to Commercial – Community 1 (C-C1), to provide increased flexibility of use for existing operations and future site development.

The subject area of the parcel for redesignation is located at 3660 Westwinds Drive NE with a total area of approximately 1.05 hectares. The southern portion of the site was previously redesignated to C-C1 and is not included in this application. The site is located in an area comprised of various commercial and industrial uses and is bounded by Westwinds Drive NE to the north, Westwinds Crescent NE to the southwest, and Castleridge Boulevard NE to the southeast. Metis Trail NE and the McKnight-Westwinds LRT station are located west of the site (± 400 m), and the residential communities of Castleridge to the east and Martindale to the north are located across Castleridge Boulevard NE and 64 Avenue NE, respectively.

The site is identified within the Municipal Development Plan as the Industrial – Employee Intensive typology. The site is in proximity of the Community Activity Centre at the intersection of McKnight Boulevard NE and 52 Street NE, an area which encompasses a variety of commercial uses.

The primary intent of this application is to provide increased flexibility of use to accommodate future commercial development, while maintaining compliance for the existing uses on site. In 2012, a land use amendment was approved to redesignate the southern portion of the site to Commercial – Community 1 (C-C1) to accommodate medical uses. The remainder of the site was redesignated in 2021 to a Direct Control district based on Industrial – Commercial (I-C) regulations. As the immediate context is comprised primarily of commercial uses, the proposed land use amendment aims to allow greater commercial opportunities for the site and more consistency in site and use regulations.

The proposed land use amendment will define a zoning district that is consistent with the surrounding context and uses, and as such will continue to support the goals and initiatives of the Municipal Development Plan. As such, we would respectfully request your support of this application.

Mitchell Martens

Municipal Liaison

Rick Balbi Architect Ltd.

Applicant Outreach Summary

2024 September 19



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Westwinds Corner - Lot 1

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

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

[Empty text box for rationale]

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 5 office and Falconridge/Castleridge Community Association prior to application submission

- Falconridge/Castleridge Community Association contacted by landowner to request application support. Ward 5 office contacted by applicant. No response received to date.

Affected Parties

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

- Ward 5 office
- Falconridge/Castleridge 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.

N/A. To be updated should issues or ideas arise during review and notice posting.

How did input influence decisions?

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

N/A

How did you close the loop ?

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

N/A

calgary.ca/planningoutreach

PROPOSED

CPC2026-0075
ATTACHMENT 4

BYLAW NUMBER 42D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2024-0241/CPC2026-0075)**

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

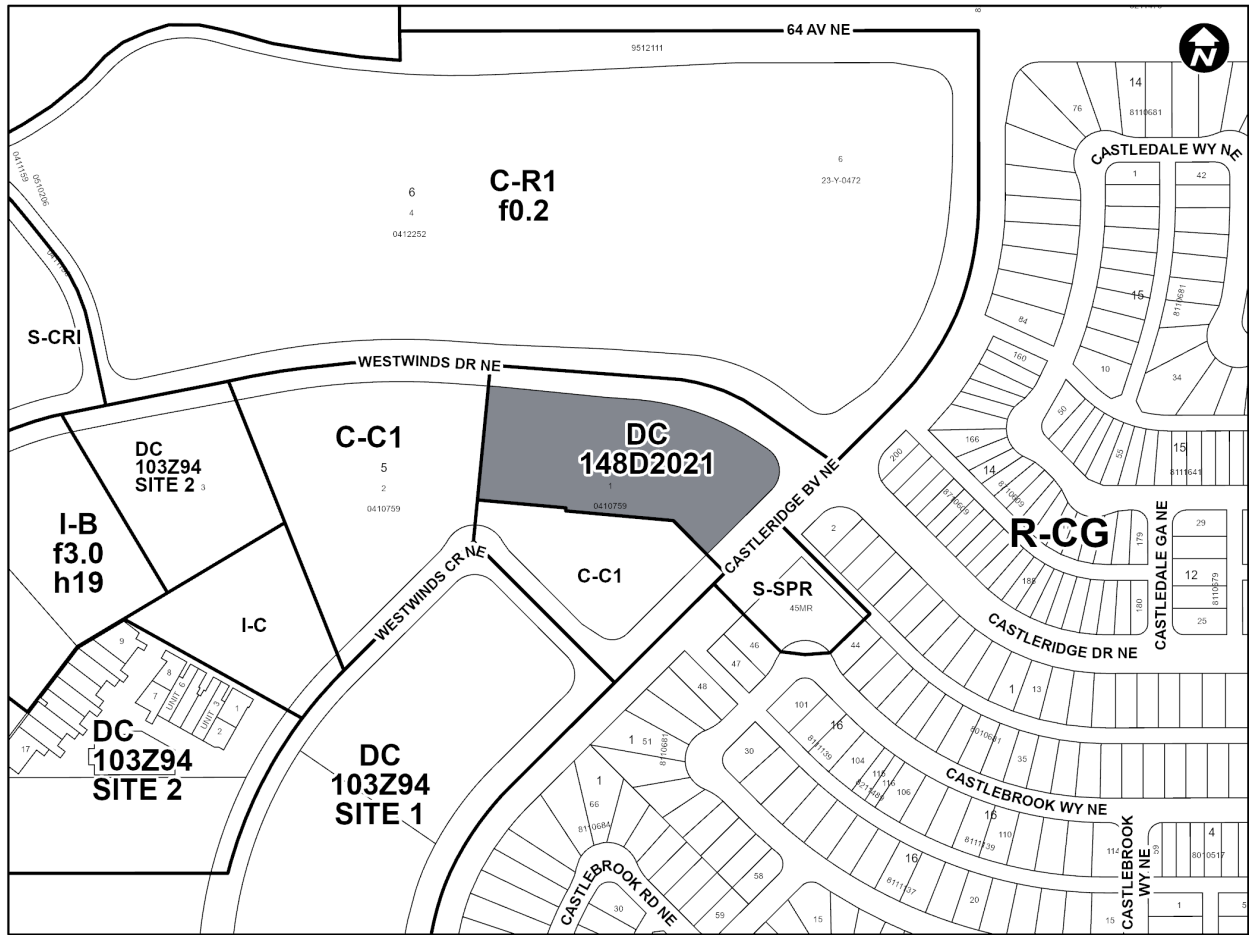
MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2024-0241/CPC2026-0075
BYLAW NUMBER 42D2026

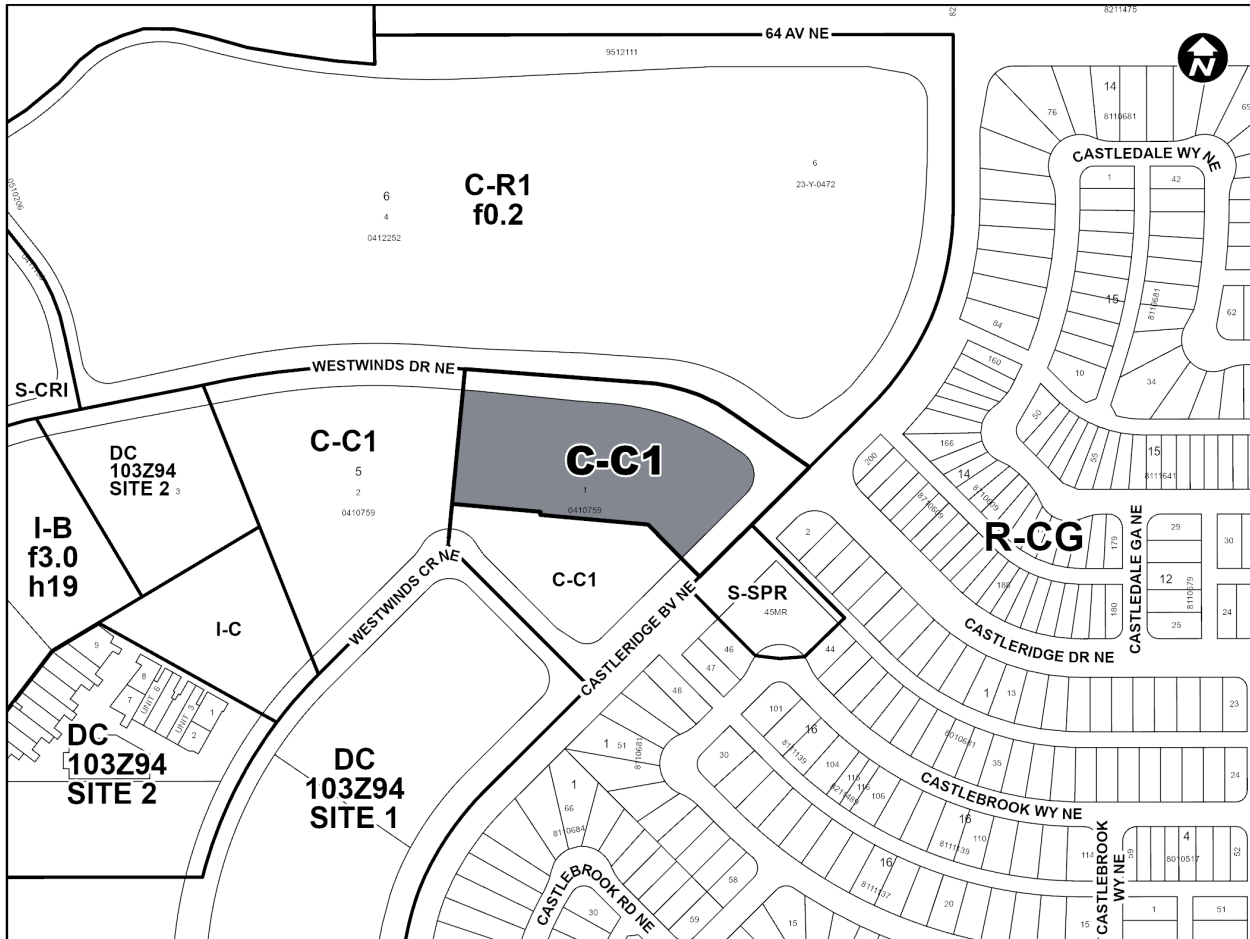
SCHEDULE A



PROPOSED

AMENDMENT LOC2024-0241/CPC2026-0075
BYLAW NUMBER 42D2026

SCHEDULE B



**Land Use Amendment in Deerfoot Business Centre at 1020 – 68 Avenue NE,
 LOC2025-0124**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Refuse and abandon the proposed bylaw for the redesignation of 4.49 hectares \pm (11.1 acres \pm) located at 1020 – 68 Avenue NE (Plan 7911331, Block 5, Lots 1 to 6 and 14 to 17) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate the uses of School – Private and School Authority – School, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026
 FEBRUARY 26:**

That Council refuse and abandon **Proposed Bylaw 40D2026** for the redesignation of 4.49 hectares \pm (11.1 acres \pm) located at 1020 – 68 Avenue NE (Plan 7911331, Block 5, Lots 1 to 6 and 14 to 17) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate the uses of School – Private and School Authority – School, with guidelines (Attachment 2).

Opposition to Recommendation: Commissioner Remtulla

HIGHLIGHTS

- This application seeks to redesignate the subject site from the Industrial – General (I-G) District to a Direct Control (DC) District to allow for discretionary school uses in an industrial area.
- Administration recommends refusal because the proposal would introduce non-industrial uses that may compromise the functioning of an important industrial and logistics area, contrary to Standard Industrial policy from the *Municipal Development Plan (MDP)* and *Calgary Transportation Plan (CTP)*.
- What does this mean to Calgarians? Refusal of this proposal will ensure the land use is consistent with the MDP, as the intent of MDP is to prioritize industrial uses as the principal function of the area.
- Why does this matter? Refusal of this land use amendment would ensure the industrial uses supported in the MDP are not being converted or negatively affected by the introduction of incompatible uses.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the southeast industrial community of Deerfoot Business Centre was submitted by Zeidler Architecture on behalf of the landowner, 2062895 Alberta LTD (Martin Liddell), on 2025 June 11. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the

**Land Use Amendment in Deerfoot Business Centre at 1020 - 68 Avenue NE,
LOC2025-0124**

applicant identified the intent to build a Kindergarten to Grade 12 charter school on the subject site that serves community needs.

The approximately 4.49 hectare (11.1 acre) site is situated west of 10 Street NE and north of 68 Avenue NE. The site is currently developed with an office building.

The site is centrally located in an industrial area that is bound by the Calgary International Airport to the east and Deerfoot Trail to the west. The surrounding lands are designated as Industrial – Business (I-B) District and I-G District containing various industrial uses. Presently, the parcels directly south contain a window and glass manufacturing plant, warehouse building (accessed from 9 Street NE and 68 Avenue NE) and an office building. The nearest transit stop is located on the west side 10 Street NE, approximately 28 metres (a one-minute walk) from the subject site.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties was appropriate. In response, the applicant contacted the Ward Councillor's Office. The applicant has stated they will be conducting public outreach to businesses within the Deerfoot Business Centre (along 68 Avenue NE between 8 Street NE to 12 Street NE) during the development permit stage. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration did not receive any public submissions.

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

IMPLICATIONS

Social

While schools are considered a positive feature of a community, they are best placed in an area that can result in effective learning and are supported by transit and pedestrian infrastructure.

**Planning and Development Services Report to
Calgary Planning Commission
2026 February 26**

**ISC: UNRESTRICTED
CPC2026-0182
Page 3 of 3**

**Land Use Amendment in Deerfoot Business Centre at 1020 - 68 Avenue NE,
LOC2025-0124**

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

Changing the land use may weaken the supply of strategically located industrial land, potentially reducing the area’s attractiveness for warehousing and related industrial investments, while increasing transportation inefficiencies and costs for goods-dependent businesses.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
- 2. Proposed Bylaw 40D2026**
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

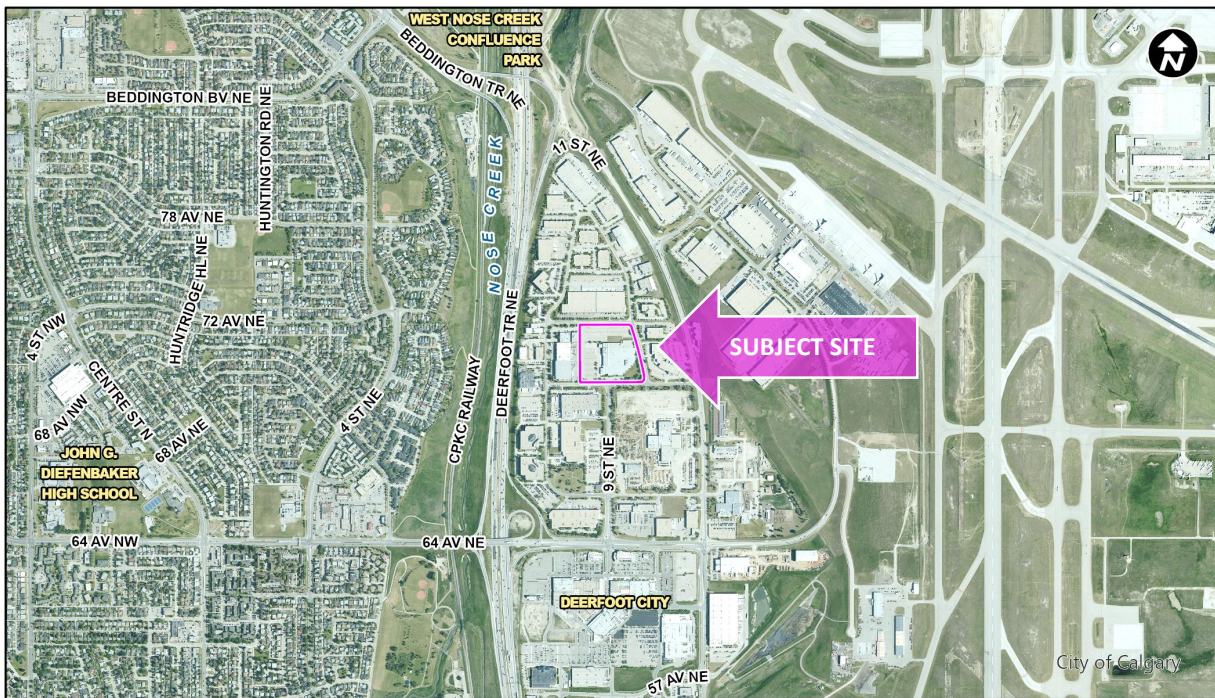
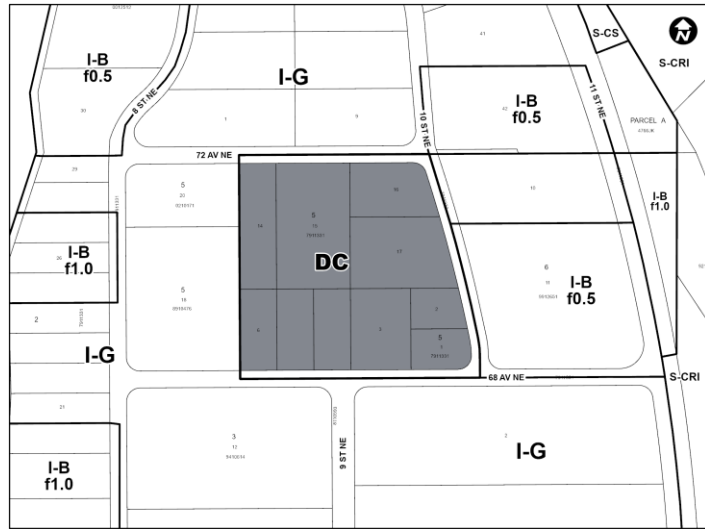
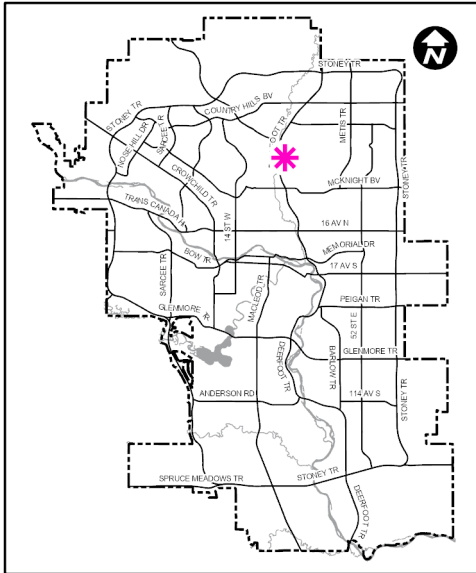
The subject site is located within the northeast industrial community of Deerfoot Business Centre at 1020 – 68 Avenue NE. A significant portion of Calgary's industrial land base is generally situated between the Calgary International Airport to the east and Deerfoot Trail to the west. The parcel is currently developed with a vacated office building. The site is approximately 220 metres wide by 210 metres deep, fronting onto 68 Avenue NE. Surrounding development within the Deerfoot Business Centre is predominantly industrial in character and includes a range of warehousing, manufacturing and heavy equipment-related operations. Immediately south of the subject site is a parcel designated Industrial – General (I-G) District which contains a window and glass manufacturing facility and associated warehouse space, accessed from 9 Street NE and 68 Avenue NE. The Finning Canada Calgary facility is also located immediately south of the subject site and includes the storage of heavy machinery and an administrative building.

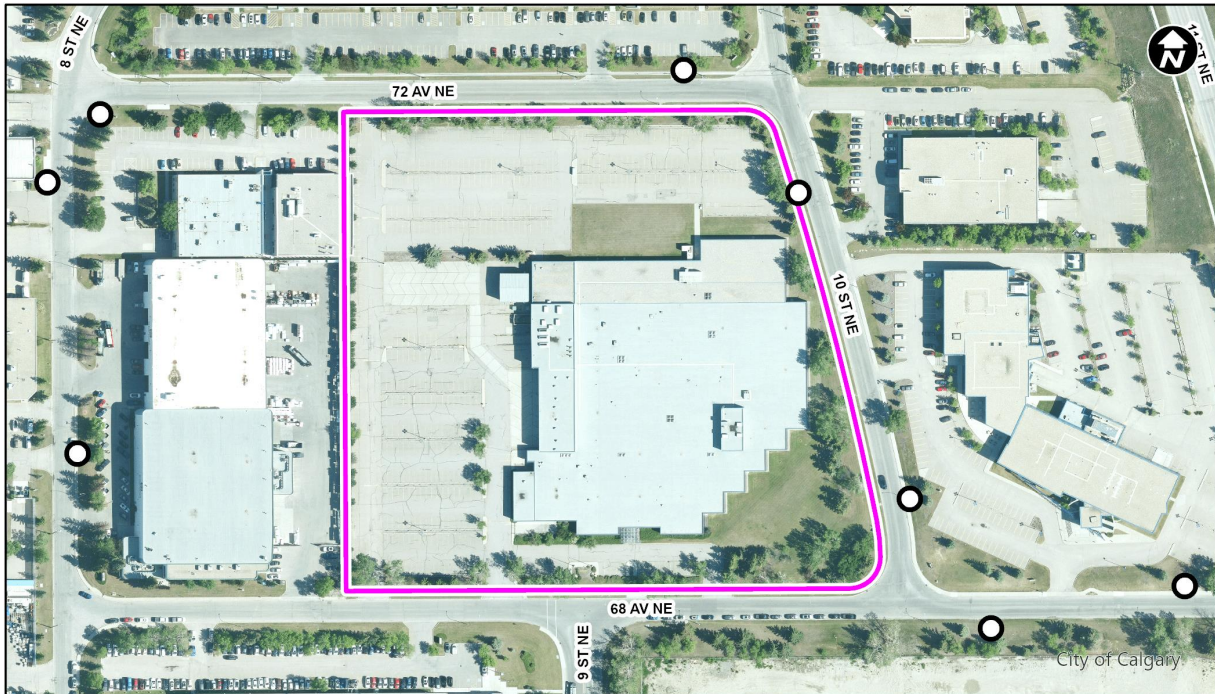
The closest publicly accessible amenity to the subject site is the City of Calgary Fitness Park (Deerfoot City), located approximately 386 metres away (a six-minute walk). The broader area is served by major transportation infrastructure that supports goods movement and industrial activity, including Deerfoot Trail and adjacent arterial roads that connect to employment uses within the industrial district. There are three bus stops available around the site, which are within 50 meters of walking distance (a one-minute walk) from the site.

Community Peak Population Table

Population data is not available for the community of Deerfoot Business Park as it is an industrial area.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing I-G District is intended to be characterized by a wide variety of light and medium general industrial uses and a limited number of support commercial uses, such as Auto Services, Fleet Services, Building Supply Centres, Gas Bars and Offices.

The proposed DC District is based on the I-G District and would allow the additional discretionary uses of School – Private and School Authority – School. The development vision is of a school for approximately 750 students and 50 staff members.

Pursuant to Section 20 of the Land Use Bylaw 1P2007 (LUB), DC Districts must only be used for the purpose of providing for developments that due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts. Furthermore, DC Districts must not be used in substitution of any other land use district in the Land Use Bylaw (LUB) that could be used to achieve the same result either with or without relaxations.

The applicant's intent is to create a DC District that accommodates School – Private and School Authority – School uses within an industrial district where schools are not a listed use. The proposed DC district does align with Section 20 of the LUB since this land use district would require specific regulation of the additional school uses, which are not listed uses in any industrial district. However, Administration does not support the proposed DC District, as using

an industrial district to accommodate School – Private or School Authority – School uses is not appropriate given the site’s location and applicable policy context within this industrial area.

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

Development and Site Design

If approved by Council, the rules of the proposed DC District and the *Municipal Development Plan* (MDP) would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of the additional uses proposed, transportation impacts would also be considered through the development permit process.

Transportation

The subject site currently has limited pedestrian infrastructure and does not have a direct pedestrian connection supported by a continuous sidewalk network to the site (based on existing conditions identified for this application). The existing on-site vehicular driveways to the east and west would be maintained.

Transit service is available in close proximity via Calgary Transit Route 32 (Huntington/Sunridge), with stops along eastbound 68 Avenue NE at 10 Street NE located approximately 56 metres from the site (a one- minute walk), southbound 10 Street NE at 72 Avenue NE located approximately 28 metres from the site (a one- minute walk), and westbound 72 Avenue NE at 10 Street NE located approximately 25 metres from the site (a one- minute walk). The area is not located on the Primary Transit Network and the *Calgary Transportation Plan* (CTP) emphasizes that transportation planning in industrial areas should support efficient goods movement and coordinate adjacent land uses with adequate truck accessibility, including access to the airport. On- street parking is prohibited on 10 Street NE; on- street parking is provided on the south side of 68 Avenue NE and the north side of 72 Avenue NE.

A Transportation Impact Assessment (TIA) was required in support of this application. Should the proposed land use be approved, a range of transportation infrastructure upgrades will be necessary. These may include, but are not limited to, the provision of new or enhanced sidewalks surrounding the site, including a pathway connection along 9 Street NE between 68 Avenue NE and 64 Avenue NE to provide access to the commercial development to the south, improved connections to nearby transit stops and associated transit amenities, safety enhancements such as marked crosswalks with appropriate signage, pavement markings and potential curb extensions, as well as off- site intersection improvements at 64 Avenue NE and 9 Street NE. Parking considerations including pick- up and drop- off areas, school bus parking, on-site vehicle and pedestrian circulation will be reviewed and addressed at the development permit stage.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Calgary International Airport Vicinity Protection Area (2009)

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

Municipal Development Plan (Statutory – 2009)

The site is identified in the [Municipal Development Plan](#) (MDP) as being centrally located in the Standard Industrial Area typology. This typology is intended to maintain industrial uses as the primary function and support Calgary's economic prosperity through a competitive industrial land base. The MDP and related city-wide policies specifically discourage the encroachment of non-industrial uses, including public or private schools, into industrial areas.

The site is within an existing industrial community where surrounding development is predominantly industrial in character and function. The area is tied to Calgary's goods movement and logistics, particularly given its location in an industrial area generally bound by the Calgary International Airport to the east and Deerfoot Trail to the west. The MDP highlights that industrial areas are a major economic driver and that industrial development and land supply near regional/national/international transportation links, such as the airport, must be maintained and protected.

The applicable MDP policies indicate the proposal does not align with the intent of the Standard Industrial Area policies. The MDP's Standard Industrial Area land use policies emphasize that industrial uses should be maintained as the primary use, allows for the development and retention of a broad range of industrial uses and parcel sizes and supports only those non-industrial uses that cater to the day-to-day needs of area businesses and employees. Importantly, the MDP explicitly discourages uses such as public or private schools in industrial areas. In this context, the following Standard Industrial Area (3.7 Industrial Areas) policy reference: "d. Discourage uses such as stand-alone office use, regional retail developments, places of worship, public or private schools and residential uses in industrial areas." The MDP further highlights the importance of maintaining and protecting transportation and logistics linkages associated with industrial development, including connections to regional, national and international markets through infrastructure such as the Calgary International Airport and major highways (Deerfoot Trail). Consistent with this intent, the MDP direction for industrial areas is to

remain predominantly industrial and to resist the introduction of non-industrial uses that could alter industrial function or constrain industrial activity over time.

A public or private school is generally more compatible in locations planned and serviced for institutional or community uses, typically where pedestrian infrastructure, transit access and complementary services are present. The MDP indicates Standard Industrial Areas are intended to remain predominantly industrial and is not supportive of non-industrial encroachment, including public or private schools. Given the MDP supports the preservation of industrial land, the proposed DC District is not in alignment with the MDP. Therefore, Administration does not support this application and is recommending refusal.

Calgary Transportation Plan (CTP) (Statutory – 2009)

The [Calgary Transportation Plan](#) (CTP) contains policies that prioritize efficient movement of commercial vehicles in industrial areas and along corridors that form part of the Primary Goods Movement Network, including access to the airport. The CTP also directs that the integrity of major goods movement routes should be protected by coordinating adjacent land use planning with adequate truck accessibility. The CTP noting the site's industrial setting near the airport and goods movement corridors, the absence of Primary Transit Network service and the potential for higher private-vehicle reliance associated with a school use, are factors that can affect industrial access and goods movement operations. In addition, the CTP also notes the area is not located on the Primary Transit Network and lacks services and amenities that would typically support a public or private school, which may increase reliance on private vehicle travel and introduce use conflicts that can limit industrial efficiency.

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.

PROPOSED

CPC2026-0182
ATTACHMENT 2

BYLAW NUMBER 40D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0124/CPC2026-0182)**

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 LOC2025-0124/CPC2026-0182
BYLAW NUMBER 40D2026

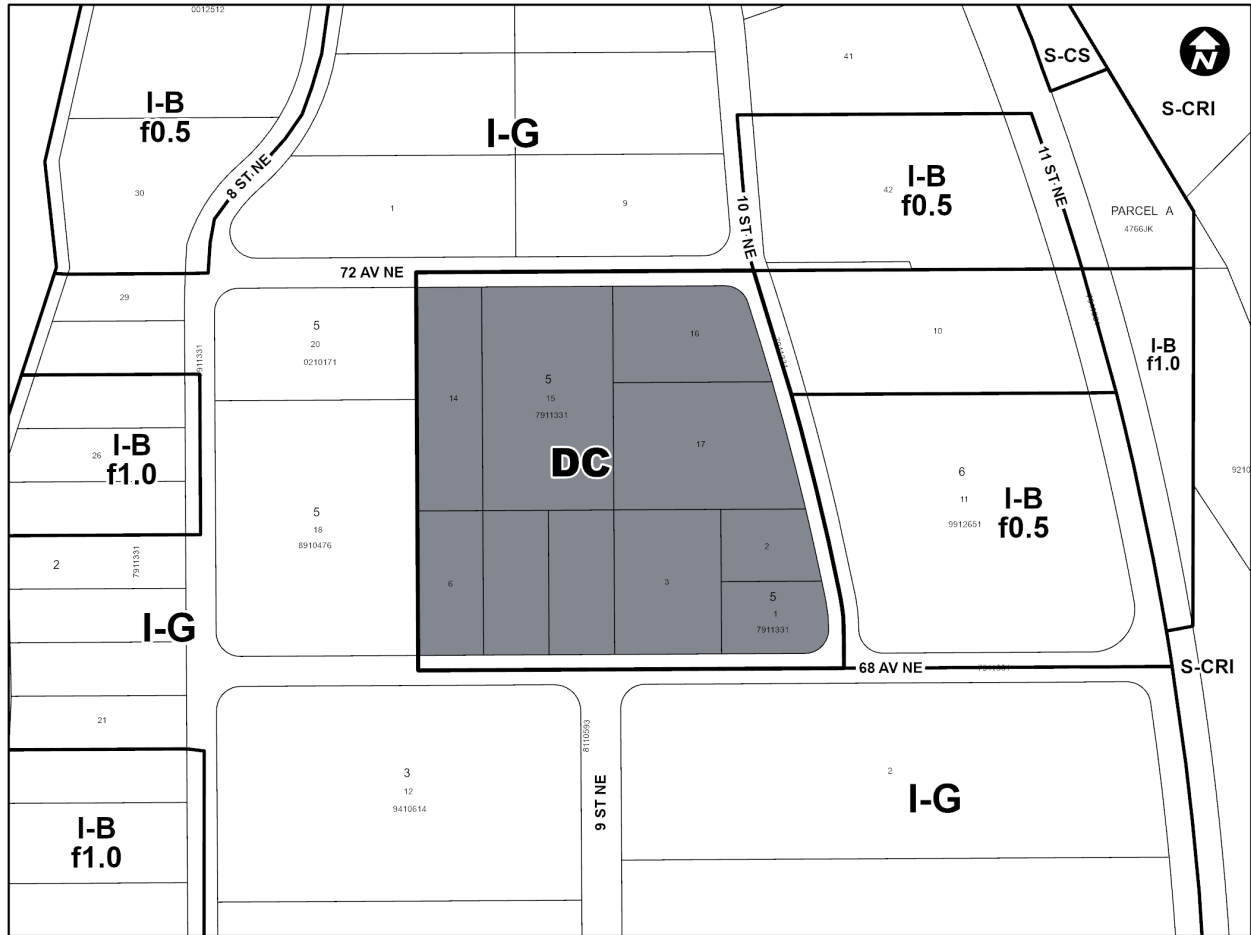
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0124/CPC2026-0182
BYLAW NUMBER 40D2026

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to allow for the additional uses of school authority – school and school – private.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

- 4 The *permitted uses* of the Industrial – General (I-G) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

PROPOSED

AMENDMENT LOC2025-0124/CPC2026-0182
BYLAW NUMBER 40D2026

Discretionary Uses

5 The ***discretionary uses*** of the Industrial – General (I-G) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

- (a) School – Private; and
- (b) School Authority – School.

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Industrial – General (I-G) District of Bylaw 1P2007 apply in this Direct Control District.

Relaxations

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

Applicant Submission

Company Name (if applicable):

Zeidler Architecture Inc.

LOC Number (office use only):

Applicant's Name:

Jay Grenning

Date:

June 6, 2025

As the current Land use is I-G, understanding the city's desire to maintain existing industrial land-uses, it is our recommendation for a Direct Control be applied to the site. The proposed DC would be a base I-G with the discretionary use of Private School be added to the base land use.

As there is no industrial land use that currently aligns with the private school use, and the city's desire to keep Industrial based land uses designations, a direct control with the added discretionary use would satisfy both requirements.

Applicant Outreach Summary

2026 February 17



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 1020 68 Avenue NE Land Use Redesignation

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

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

We will conducting community outreach at the time of Development Permit Phase, prior to the submission of the DP

Outreach Strategy

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

The following will be emailed to the list below.

"As listing agent for the above noted property and on behalf of my local ownership clients and as part of the community engagement piece associated with any land use amendment, I'm just writing to inform of you of a current Land Use Amendment application that is currently in process with the City of Calgary in your area to change the land use on 1020 68 Avenue NE from Industrial General (I-G) to Direct Control District under Industrial General (I-G). The sole purpose for this land use amendment is to change the zoning to add "School - Private" as a discretionary use.

Affected Parties

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

The owner will email the following groups:

- Businesses in Immediate Area

The owner has already been in contact with notifying of the proposed submission

- Councillor Raj Dhaliwal - Ward 5

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

No response to date.

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.

Waiting for responses.

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)

Waiting for responses.

calgary.ca/planningoutreach

Land Use Amendment in Tuxedo Park (Ward 7) at 1914 and 1918 Centre Street NE, LOC2025-0217

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.13 hectares \pm (0.31 acres \pm) located at 1914 and 1918 Centre Street NE (Plan 2129O, Block 12, Lots 4, 5 and a portion of 6) from Direct Control (DC) District to Mixed Use – Active Frontage (MU-2f4.3h24) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026
 FEBRUARY 26:**

That Council give three readings to **Proposed Bylaw 43D2026** for the redesignation of 0.13 hectares \pm (0.31 acres \pm) located at 1914 and 1918 Centre Street NE (Plan 2129O, Block 12, Lots 4, 5 and a portion of 6) from Direct Control (DC) District to Mixed Use – Active Frontage (MU-2f4.3h24) District.

HIGHLIGHTS

- This land use amendment seeks to redesignate the subject property to allow for a six-storey mixed-use development.
- The proposal allows for an appropriate building form and set of uses along the Centre Street Main Street 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? This application would provide more housing and commercial options for inner city living with access to alternative transportation modes and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable additional residential, commercial and employment opportunities that will further enhance and activate this part of Centre Street N.
- A development permit (DP2025-06335) for a six-storey mixed-use building has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application, in the northwest community of Tuxedo Park was submitted by CivicWorks on behalf on the landowner, 2517193 Alberta Ltd. (Nathan Jones), on 2025 October 31.

The project area is comprised of two parcels with a combined area of approximately 0.13 hectares (0.31 acres) and located on the southeast corner of the intersection between Centre Street N and 19 Avenue NE. The site is located directly adjacent from a transit stop on the Centre Street Main Street and approximately 300 metres (a five-minute walk) from the 16 Avenue Main Street.

**Land Use Amendment in Tuxedo Park (Ward 7) at 1914 and 1918 Centre Street
NE, LOC2025-0217**

As indicated in the Applicant Submission (Attachment 2), the proposed land use district enables a mid-rise development designed to be compatible with surrounding land uses and in alignment with the LAP policies for this area. A development permit (DP2025-06335) for a six-storey mixed-use building with four at-grade commercial units and 67 dwelling units above was submitted on 2025 November 10 and is under review by Administration.

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 Ward 7 Councillor's Office and Tuxedo Park Community Association (CA). The applicant also installed signage on the property and delivered informational brochures to surrounding residents within a 200 metre radius. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

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

- increased density;
- increased traffic and parking issues;
- impact on existing laneway access;
- impact to property values;
- building scale and massing;
- loss of mature trees; and
- location of main entrance for residential units.

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

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate and in alignment with applicable MDP and LAP policies. The building and site design, number of units and on-site parking are reviewed as part of the development permit application.

**Land Use Amendment in Tuxedo Park (Ward 7) at 1914 and 1918 Centre Street
NE, LOC2025-0217**

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

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Tuxedo Park and provides for additional housing choice. The development of these lands may enable a more efficient use of land infrastructure and support surrounding uses and amenities while introducing the location of additional amenities for the community and greater area.

Environmental

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

Economic

The proposed land use amendment would enable the development of dwelling units and commercial space. The development would provide housing opportunity, supports local business and employment opportunities within Tuxedo Park.

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 43D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Tuxedo Park at the corner of Centre Street N and 19 Avenue NE. The subject site is comprised of two lots, with a combined area of approximately 0.13 hectares (0.31 acres). The northern lot is approximately 38 metres deep and 20 metres wide. The southern lot is approximately 35 metres deep and 15 metres wide as a result of the 3.81 metres public realm setback along Centre St N. The setback was taken from the basic right-of-way and subdivided from the southern lot. The property is currently developed with a one-storey building previously used as a commercial office with rear lane access.

Surrounding development is characterized by a mix of commercial and residential uses along Centre Street N, designated Direct Control (DC) District. Residential uses located east of the parcel, in the form of multi-residential and single detached dwellings, are designated Multi-Residential – Contextual Low Profile (M-C1) District. The property located directly to the east is a three-storey multi-residential building and the property located directly south of the site is currently undeveloped. A Safeway grocery store is located to the south approximately 200 metres (a three-minute walk) from the subject site.

The site is located on an Urban Main Street, Centre Street N, which has a variety of commercial amenities and access to transit stops. The site is also approximately 300 metres (a five-minute walk) from 16 Avenue NW, also an Urban Main Street, which also hosts a variety of commercial amenities. The MAX Orange BRT transit stop is located on 16 Avenue NW, and a future Green Line LRT station is proposed at 16 Avenue NW and Centre Street N.

Community Peak Population Table

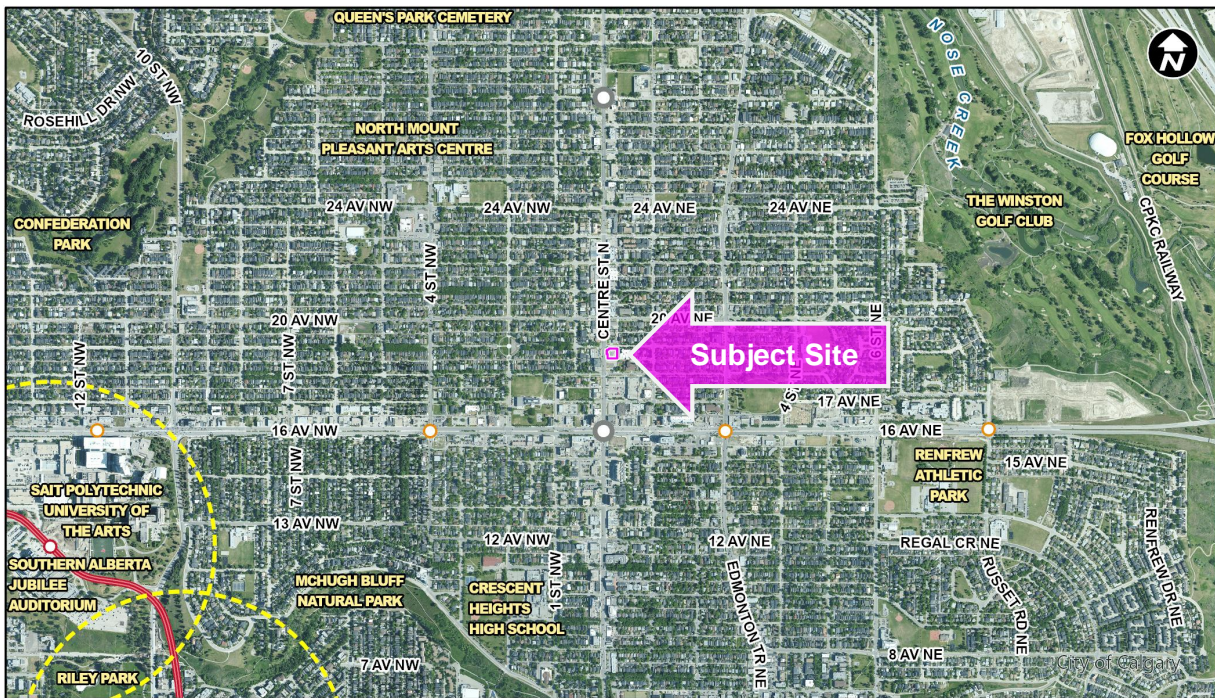
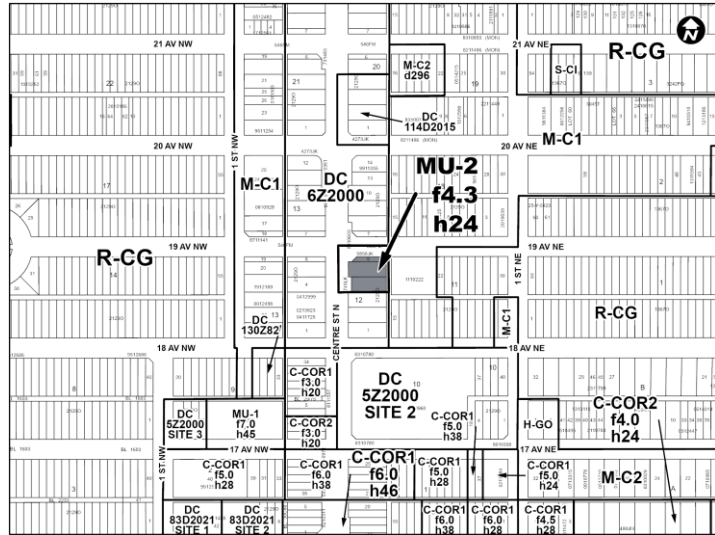
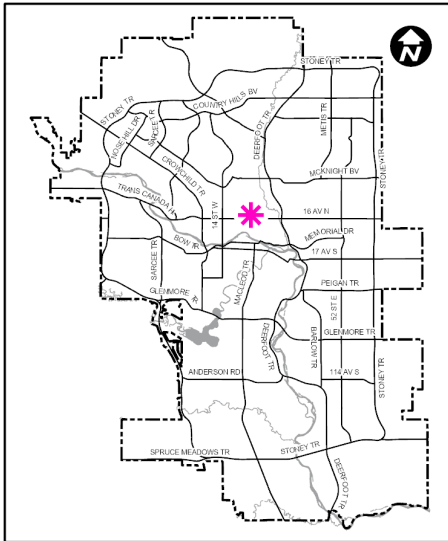
As identified below, the community of Tuxedo Park reached its peak population in 2019.

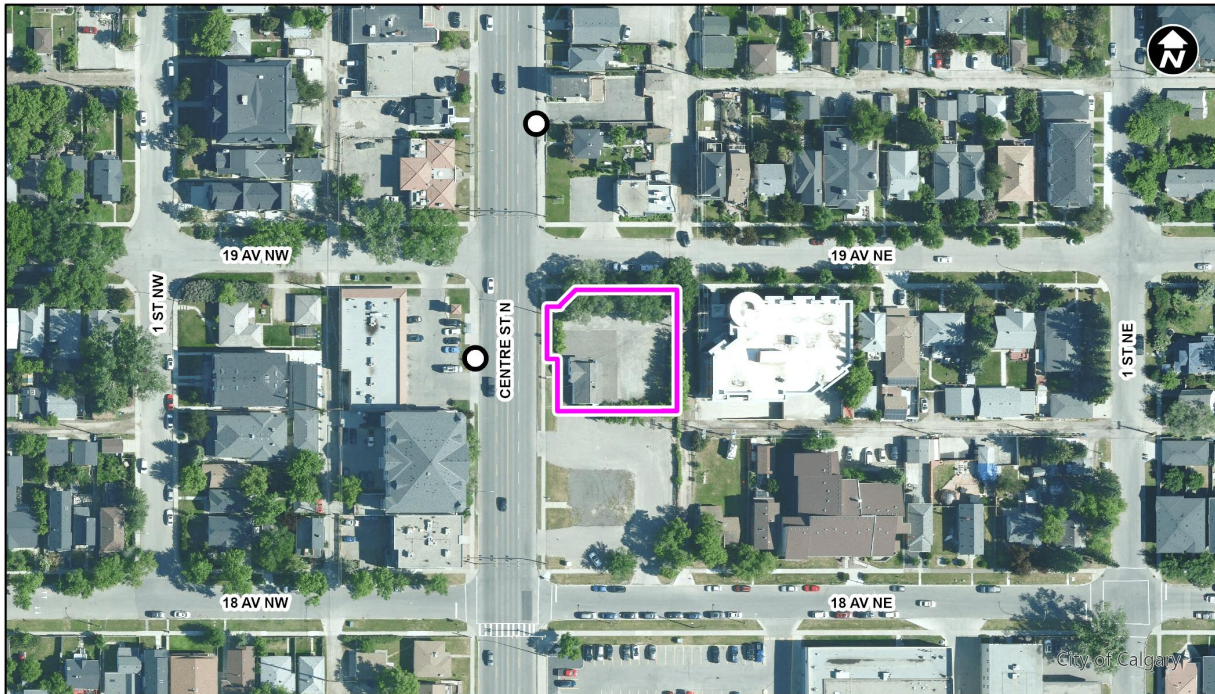
Tuxedo Park	
Peak Population Year	2019
Peak Population	5,326
2019 Current Population	5,326
Difference in Population (Number)	0
Difference in Population (Percent)	0.00%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Direct Control (DC) District ([Bylaw 6Z2000](#)) is based on the C-2(12) General Commercial District of the previous Land Use Bylaw 2P80. The C-2(12) District is intended to allow for a wide variety of retail commercial and personal service uses at moderate intensity which serve areas beyond the surrounding community. The DC District added a variety of discretionary residential uses. The current district allows for a maximum building height of 12 metres and a maximum floor area ratio (FAR) of 2.0.

The proposed Mixed Use – Active Frontage (MU-2f4.3h24) District is intended to accommodate street-oriented mix-use developments including a requirement that active commercial uses be located at grade along the commercial street to promote street level activity. The proposed land use will allow for a maximum building height of 24 metres (approximately six storeys) and an FAR of 4.3 (approximately 5,446 square metres).

The proposed development will require commercial uses on the ground floor that are oriented towards Centre Street N and allow residential dwelling units above grade. This creates a continuous block face design and promotes a mix of commercial and residential uses within the same building. The height and FAR modifiers being proposed provide design controls that respond to the local context.

Development and Site Design

The rules of the proposed MU-2f4.3h24 District, along with the policies of the *North Hill Communities Local Area Plan* (LAP), provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Other key factors that are being considered during the review of the development permit application include, but are not limited to:

- public realm enhancements within the 3.81 metre bylaw setback along Centre Street N in alignment with the Main Street policies;
- interface with the lane, including vehicle access and the location of waste facilities;
- mix of uses within the building; and
- appropriate amenity space for the residents.

Transportation

Pedestrian access to the subject site is available from existing sidewalks along Centre Street N and 19 Avenue NE. To the east, an existing on-street bikeway is available on 1 Street NE, providing access to the Always Available for All Ages and Abilities (5A) Network within 150 metres from the site.

The parcel is well served by Calgary Transit, with a transit stop located directly adjacent from the subject site along Centre Street N, servicing Route 3 (Sandstone/Elbow Drive SW). A bus stop servicing Route 300 (BRT Airport/City Centre) is located approximately 200 metres (a three-minute walk) to the south along Centre Street N. Located approximately 250 metres (a four-minute walk) south of the property along Centre Street N services Route 3 (Sandstone/Elbow Drive SW), Route 62 (Hidden Valley Express), Route 64 (MacEwan Express), Route 109 (Harvest Hills Express), Route 116 (Coventry Hills Express) and Route 142 (Panorama Express). The MAX Orange BRT transit stop is also located on 16 Avenue NW, and a future Green Line LRT station is proposed at 16 Avenue NW and Centre Street N.

On street parking is available on 19 Avenue NE with restrictions on the eastbound lane during 6:00 a.m. – 6:00 p.m. from Monday to Saturday.

A Transportation Impact Assessment (TIA) was not required as part of the land use amendment application. However, the applicant has submitted a TIA and parking study as part of the related development permit application.

Environmental Site Considerations

No environmental concerns were identified through this application. As part of the related development permit application, a Phase I Environment Site Assessment has been requested by Administration.

Utilities and Servicing

Water main, sanitary and storm sewer main are available to service the site. As part of the related development permit application, Administration has requested a Fire Flow Letter and Sanitary Servicing Study.

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 area identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage a higher intensity of residential, employment and retail uses with active street frontages and a walkable pedestrian environment.

The proposal is in keeping with relevant policies, as the MU-2 District provides an active street environment by requiring retail and service uses at-grade with residential and office uses on upper floors, and ensures intensification in a sensitive manner by reduced setbacks from public sidewalks.

Calgary Climate Strategy (2022)

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

North Hill Communities Local Area Plan (Statutory – 2021)

The subject site is located within the [North Hill Communities Local Area Plan](#) (LAP), Map 3: Urban Form, Neighbourhood Commercial and Active Frontage areas along Centre Street N. Map 4: Building Scale identifies this area as Mid (up to 12 Storeys) which is intended to accommodate buildings of 12 storeys or less. Neighbourhood Commercial and Active Frontage areas are applied to areas of the highest commercial activity in the LAP and are characterized by a wide range of commercial uses. Buildings should be oriented to the street with units that support commercial uses on the ground floor facing the higher activity street, with a range of uses behind or located above.

In accordance with the LAP, Figure 13: 16 Avenue N Station Area, the subject site is also within the Core Zone area. This station area is expected to have the highest level of activity and greatest development intensity in the Plan area. The Core Zone polices indicate the subject site should have a minimum building height of four storeys.

The proposal is in alignment with the applicable policies of the LAP.

Applicant Submission

2025 October 31



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

P 403 201 5305
E info@civicworks.ca

Proposed Land Use Change Applicant Summary

Project Location: 1914, 1918 Centre ST N

Existing Land Use: Direct Control District 6Z2000 (Based on C-2(12) General Commercial District of Land Use Bylaw 2P80)

Proposed Land Use: Mixed Use - Active Frontage (MU-2f4.3h24) District

APPLICATION SUMMARY

On behalf of 2517193 Alberta Ltd. in collaboration with M2SC, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the properties at 1914 and 1918 Centre ST N from the existing Direct Control District (6Z2000) to the Mixed Use - Active Frontage (MU-2) District with custom modifiers limiting the floor area ratio to a maximum of 4.3 and a maximum building height of 24 metres.

The proposed land use change and development vision will enable a 6-storey mixed use development with 67 purpose-built rental homes and four ground floor commercial units. The development vision includes a range of home sizes from one to three-bedrooms within a transit-oriented area served by a number of nearby amenities including grocery stores, outdoor recreation, parks, and variety of commercial good and services to meet residents' daily needs.

WHAT IS PROPOSED?

A 6-storey mixed-use development is proposed. A summary of key project details is included below:

Building Height: 6 storeys

Floor Area Ratio: 4.3

Homes: 67 units total (Mix of one, two, and three-bedroom units)

Commercial: 4 commercial units on the ground floor

Vehicle Parking Stalls: 25 stalls (19 Residential and 6 Visitor)

Bicycle Stalls: 76 Class-1 Bicycle Stalls & 7 Class-2 Bicycle Stalls

To provide The City of Calgary, surrounding area residents and the general public with additional information about the proposed development vision, the project team has prepared preliminary plans and concept drawings that will be made available for those who request them as well as shared broadly through various outreach channels in the coming weeks.

These preliminary plans and concept drawings are informed by an associated Development Permit (DP) application that will be submitted by the project team in the coming weeks, which will be reviewed for completeness by The City of Calgary and available to surrounding area residents and the broader public for additional review and comment.

PROJECT SITE CHARACTERISTICS

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

Corner Lot: The proposed development vision orients commercial entrances to Centre ST N and the main residential entrance on 19 AV NE.

Rear Lane Access: The project site has rear lane access for all vehicle movements, eliminating the need for driveway cuts and

creating an uninterrupted and pedestrian-friendly streetscape. Sites with direct lane access minimize the impact of vehicles on adjacent streets and sidewalks and also allow for organized waste and recycling collection from the lane.

Higher Activity Street: The project site has frontage to Centre ST N, a higher order Urban Boulevard that connects surrounding area communities and generally sees higher levels of vehicle, cyclist and pedestrian activity.

Transit-Oriented Development: The project site is immediately adjacent to a stop for route 3 providing frequent bus service and within 220m of Route 300 and 301 BRT Centre ST N, along with several other routes along the Primary Transit Network. The availability of various transit route options within easy walking distance of the project site provides access to key local and regional destinations, and supports vehicle-reduced and vehicle-free lifestyles.

Activity Centre & Main Street Adjacency: The project site is located within the Centre Street N Urban Main Street, and nearby to the Edmonton TR NE and 16 AV N Urban Main Streets, municipally-identified corridors providing local area residents with easy access to local goods and services.

Nearby Open Spaces & Community Amenities: The subject site is within a ten minute (800m) walk of numerous community amenities including several schools, Munro Park, Balmoral Circus Park, Edmonton TR NE and 16 AV NE and Centre ST Main Streets.

Nearby Multi-Unit Development: The project site is located in proximity to other proposed or approved mixed use and multi-residential developments, including:

- 2308 CENTRE ST N: Existing 4-storey mixed use building with 26 units
- 2110 CENTRE ST N: Existing 5-storey mixed use building with 69 units (including live work)
- 115 19 AV NE: Existing 3-storey residential building with 25 units (adjacent to subject site)
- 121 21 AV NE: Proposed 5-storey multi-residential building with 60 units

The development vision aligns with the surrounding area's scale and supports the intended intensity envisioned for the 16 Avenue N Station Area of the NHCLAP, where a range of multi-residential and mixed-use forms between 6 and 12 storeys are anticipated.

ALIGNMENT WITH CALGARY'S GROWTH PLANS

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

ALIGNMENT WITH LOCAL AREA PLANS

The project site is located within the boundary of the North Hill Communities Local, Area Plan (LAP), and falls within the "Neighbourhood Commercial" with Active Frontage LAP Urban Form category and "Mid (Up to 12 Storeys)" LAP Building Scale category, allowing for future mixed use development of up to 12 storeys. The proposed land use change and forthcoming development vision are fully aligned with local area policy and no amendments to the plan are required.

APPLICANT-LED OUTREACH

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

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

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

CITY OF CALGARY NOTICE & OUTREACH REQUIREMENTS

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

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

Applicant Outreach Summary

2026 February 9

ATTN:

Selena Kirzinger | Planner, Community Planning

RE:

Detailed Team Review (DTR1)

LOC2025-0217 (1914 & 1918 Centre ST NE): DC 6Z2000 to MU-2f4.3h24

APPLICANT-LED OUTREACH SUMMARY

CivicWorks submitted an application in October 2025 to redesignate the subject property from the existing DC6Z2000 District (Based on C-2(12) General Commercial District of Land Use Bylaw 2P80) to the MU-2 District to facilitate a six storey development with 67 homes of varying sizes including one and two bedrooms, 4 at-grade commercial units and 25 underground parking stalls.



Conceptual project visualization, looking southeast across Centre ST N toward site. Subject to change based on municipal review of Development Permit DP2025-06335 submission.

CivicWorks and M2SC Realty are committed to being good neighbours and working with citizens and community groups throughout the application process. The project team undertakes a meaningful and appropriately-scaled outreach process in support of all applications to ensure a clear and transparent process for all interested parties. As part of our process, we contacted the local Ward 7 Councillor's Office, Tuxedo Park Community Association, and surrounding residents at the outset of the application process to encourage them to share any comments, questions or concerns. Additional elements of our outreach process also include:

Custom On-site Signage: *Installed at application submission, updated at outreach closure*

To supplement required City of Calgary notice signage, the project team deployed additional on-site signage that notified neighbours and surrounding community members of a proposed land use change (installed December 10, 2025). The signage outlined the proposed change and directed interested citizens to get in touch with the project team directly via a dedicated email inbox and phone line. The signage will be updated to notify residents of outreach closure and that this Outreach Summary is available by request.

Neighbour Brochures: *Delivered to surrounding area residents within a 200m radius at application submission and at outreach closure*

Paired with on-site signage, information-rich neighbour brochures were hand delivered to local area residents (delivered December 11, 2025) to outline the proposed change and ultimate development vision for the subject site and direct interested parties to get in touch with the project team directly via a dedicated phone line and email inbox. As part of our outreach process, all inquiries, questions, and comments are received, compiled, and responded to by the project team in a timely manner. A second round of mailers will be hand delivered to the same radius to notify citizens of outreach closure and that this Outreach Summary is available for anyone requesting a copy.

WHAT WE HEARD**Community Feedback**

The project team did not receive any feedback from community members through the outreach process.

Tuxedo Park Community Association

An information-rich project summary memo and supporting materials were shared with the Tuxedo Park Community Association (TPCA) at the outset of the application, along with an invitation to meet and discuss the proposed land use and development vision. The project team has also provided the TPCA with a copy of this Outreach Summary.

Ward 7 Councillor's Office

An information rich project summary memo and plans were shared with the Ward 7 Councillor's Office at the outset of the application, along with an invitation to meet and discuss the proposed redesignation. The project team has provided closure messaging to the Ward 7 team, including a copy of this Outreach Summary.

Feedback Received by The City of Calgary

Through its own outreach process, The City of Calgary received feedback from five individuals relating to density, laneway access, property values, and building design. Applicant responses to the concerns are summarized below.

Parking, Density, and Traffic

The site is located within a transit-oriented Urban Main Street corridor with immediate access to frequent bus and BRT service and nearby daily amenities. A Transportation Impact Statement and on-street parking study were completed by Bunt & Associates and submitted for City review, which found the proposed parking supply to be appropriate given the site's location, transit access, applicable area policy, and enhanced bicycle parking provision. Traffic and parking impacts will be further reviewed by The City of Calgary through the associated Development Permit application (DP2025-06335).

Laneway Access

All vehicle access, parking, loading, and waste collection are proposed from the existing rear laneway, eliminating driveway crossings along Centre Street N and 19 Avenue NE. This approach is consistent with City objectives to prioritize pedestrian safety and minimize vehicle conflicts on higher-activity streets. The laneway along the project site will be paved to accommodate increased vehicular activity

Impact on Adjacent Property Values

The proposed land use change aligns with the scale and intensity envisioned by the North Hill Communities Local Area Plan for this portion of Centre Street N. While potential impacts to property values are not a consideration in Council's review of land use redesignation applications, the development introduces purpose-built rental housing and small-scale commercial uses in a location identified for growth, consistent with surrounding mixed-use development.

Location of Residential Pedestrian Entrance

The main residential entrance is oriented toward 19 Avenue NE, a lower-volume street, while maintaining active commercial frontage along Centre Street N. This configuration supports clear separation between residential and commercial uses and aligns with best practices for mixed-use buildings. Entrance design and pedestrian circulation will be reviewed by The City of Calgary through the Development Permit review process.

OUTREACH MATERIALS

Custom On-Site Signage

Proposed Land Use Change
Direct Control District (6Z2000) to MU-214.3h24 District
1914 & 1918 Centre ST NE

We are proposing a land use change at 1914 & 1918 Centre ST NE. The proposed Land Use Redesignation (LOC2025-217) would enable a six-story, mixed-use building with commercial-retail at street level and multi-residential units above. The proposed land use change would transition the property from the existing Direct Control District (6Z2000) based on the C-2(12) District of Land Use Bylaw 2980 to the Mixed Use - Active Frontage (MU-214.3h24) District with custom modifiers limiting the floor area ratio to a maximum of 4.3 and a maximum building height of 24 metres. The site's location would allow future residents the option to live in an amenity-rich neighbourhood with excellent access to frequent transit, post-secondary institutions, schools, parks, and day-to-day conveniences such as shops, restaurants, services, and employment opportunities.

Find Out More
If you have any questions, comments, or concerns, please get in touch with the Applicant Team or The City of Calgary via the contact information below.

Contact the Applicant Team:
Visit: divinecentre.ca
E-mail: engage@divineworks.ca
Phone: 587.747.6317

Contact The City of Calgary:
Visit: developmentmap.calgary.ca
File No.: LOC2025-0217

M25C



Neighbour Brochures

Hello,

We are processing a land use change at 1914 & 1918 Centre ST NE. The proposed Land Use Re-designation (LOC2025-0217) would enable a six-storey, mixed-use building with commercial-retail at street level and multi-residential units above.

The proposed land use change would transition the property from the existing Direct Control District (DC2000) based on the C-2(12) District of Land Use Bylaw 2790 to the Mixed Use - Active Frontage (MU-24.3h24) District with custom modifiers limiting the floor area ratio to a maximum of 8.3 and a maximum building height of 24 metres.

Find Out More

M2SC is committed to being a good neighbour and working with community members throughout the application process. The project team undertakes a meaningful and appropriately scaled outreach process in support of all applications to ensure a clear and transparent process for all interested parties.

Contact the Applicant Team
 Visit: divinacentre.ca
 Email: engage@divinaworks.ca
 Phone: 587 747 0317

Contact the City of Calgary
 Visit: developmentmap.calgary.ca
 File No.: LOC2025-0217

DIVINA



Proposed Land Use Change
 Direct Control District to MU-24.3h24 District
 1914 & 1918 Centre ST NE





Land Use Change & Development Vision

A Land Use Re-designation (also often referred to as "rezoning") application has been submitted to The City of Calgary for the property at 1914 & 1918 Centre ST NE.

If approved, the proposed land use change would enable a six-storey, mixed-use building with commercial-retail units at street level and multi-residential units above.

The proposed land use change would transition the property from the existing Direct Control District (DC2000) based on the C-2(12) District of Land Use Bylaw 2790 to the Mixed Use - Active Frontage (MU-24.3h24) District with custom modifiers limiting the floor area ratio to a maximum of 8.3 and a maximum building height of 24 metres.

The site's location would allow future residents the option to live in an amenity-rich neighbourhood with excellent access to frequent transit, green spaces, recreation, schools, parks, and day-to-day conveniences such as shops, restaurants, services, and employment opportunities.



Policy Alignment

The project site is located within the boundary of the North Hill Communities Local Area Plan (LAP), and falls within the "Neighbourhood Commercial" with Active Frontage LAP Urban Form category and "Mid (Up to 12 Storeys)" LAP Building Scale category, allowing for future mixed-use development of up to 12 stories. The proposed land use change and forthcoming development vision are fully aligned with local area policy and no amendments to the plan are required.

Planning Rationale

The subject site presents a strong opportunity for growth and redevelopment, with several contextual factors supporting the proposed site location through a six-storey, mixed-use built form - including proximity to parks, schools, local shops, community services, and other everyday amenities that contribute to a complete neighbourhood.

The site's strong connections to the broader road, transit, and active mobility networks make it well-positioned to accommodate new residential and commercial-retail uses. Vehicle access will be provided via the rear laneway while pedestrian access to the building and storefronts is oriented toward Centre ST N and 19 AV NE, reinforcing a pedestrian-friendly, street-facing interface along Centre ST N.

Find Out More

Contact the City of Calgary
 Visit: map.calgary.ca
 File No.: LOC2025-0217

Contact the Applicant Team
 Visit: divinacentre.ca
 Email: engage@divinaworks.ca
 Phone: 587 747 0317

Conceptual Site Plan



Note: All measurements are conceptual for discussion purposes only. Designed for determination at the Development Permit stage.

DIVINA 

PROPOSED

CPC2026-0162
ATTACHMENT 4

BYLAW NUMBER 43D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0217/CPC2026-0162)**

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 _____

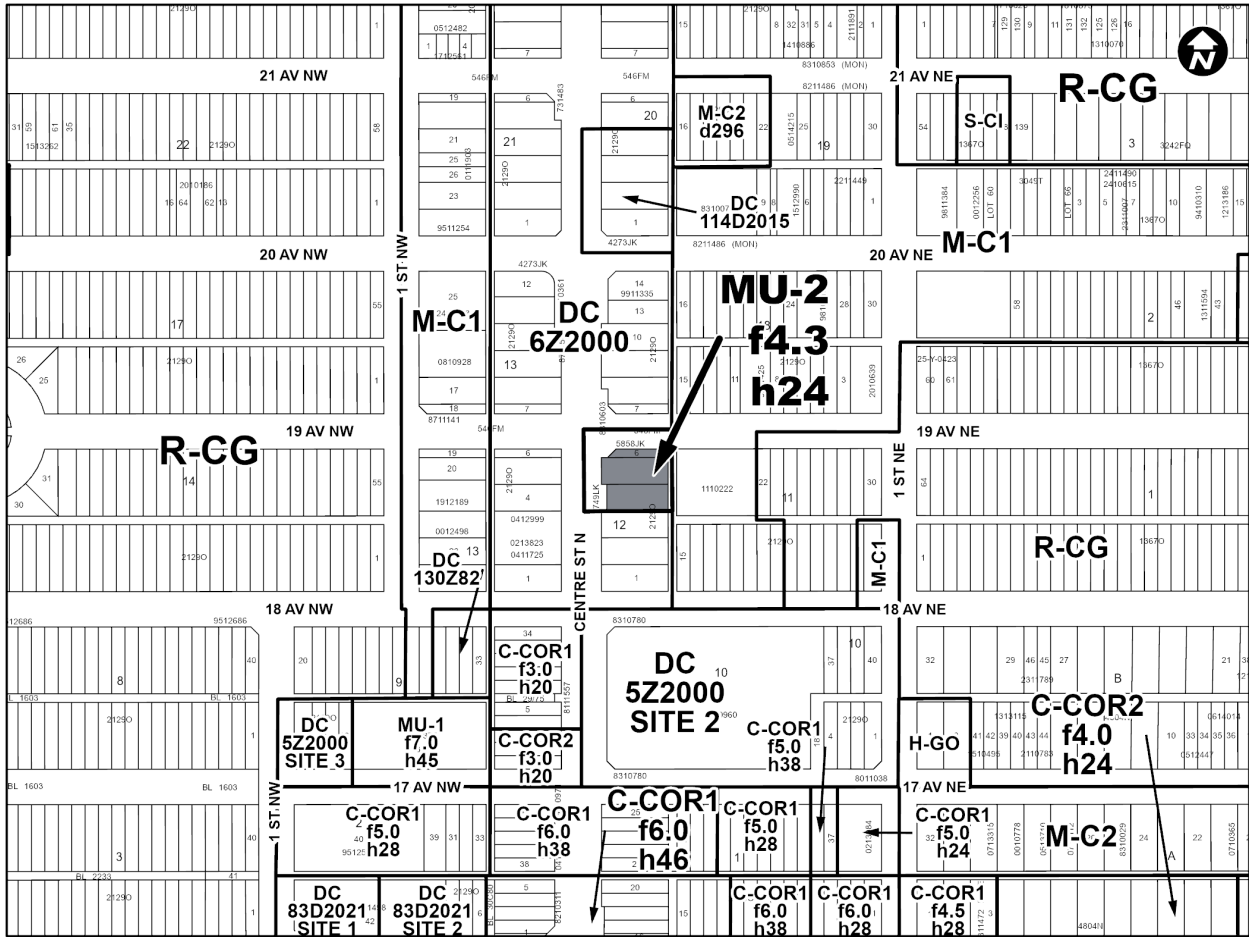
MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0217/CPC2026-0162
BYLAW NUMBER 43D2026

SCHEDULE B



Land Use Amendment in Tuxedo Park (Ward 7) at multiple addresses, LOC2025-0184

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.13 hectares \pm (0.32 acres \pm) located at 3013 and 3019 Centre Street NW (Plan 3980AM, Block 46, Lots 6 to 10) from Residential – Grade-Oriented Infill (R-CG) District to Mixed Use – Active Frontage (MU-2f6.5h42d708) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026
 FEBRUARY 26:**

That Council give three readings to **Proposed Bylaw 44D2026** for the redesignation of 0.13 hectares \pm (0.32 acres \pm) located at 3013 and 3019 Centre Street NW (Plan 3980AM, Block 46, Lots 6 to 10) from Residential – Grade-Oriented Infill (R-CG) District to Mixed Use – Active Frontage (MU-2f6.5h42d708) District.

HIGHLIGHTS

- This application proposes a land use amendment to accommodate commercial and residential uses in a street oriented-oriented building with commercial uses required at street level.
- The proposal aligns 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? This proposal would enable the opportunity for a mix of uses on the subject site with active commercial uses on the ground floor and residential uses on floors above.
- Why does this matter? The proposed land use provides Calgarians with diverse housing and access to commercial uses in an appropriate and desirable location.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the NW community of Tuxedo Park, was submitted by Urbanopia Design on behalf of the landowner, Chessor Holdings Ltd., on 2025 September 19. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the development vision for the site is to provide an opportunity for a future mixed use residential and commercial building along an Urban Main Street.

The approximately 0.13 hectare (0.32 acre) site is located at the southwest corner of the intersection of Centre Street NW and 30 Avenue NW. It consists of two separate parcels and is currently developed with two existing single detached homes. The subject site fronts Centre Street NW along the east property line and is adjacent to an existing multi-residential development along the south property line. The site shares a rear lane along the west property

Land Use Amendment in Tuxedo Park (Ward 7) at multiple addresses, LOC2025-0184

line with single detached residential developments to the west. Surrounding development includes a mix of residential, multi-residential and commercial development.

The proposed MU-2 District enables residential and commercial uses and accommodates a mid-rise development designed to be compatible with surrounding land uses, and requires commercial storefronts at grade to create a street-oriented building.

The proposed district is appropriate given the site's location along Centre Street N, which is identified in City policy as a growth corridor where increased height, density, and mixed-use development are encouraged. The proposed scale enables efficient use of serviced land, supports transit ridership, and contributes to housing supply while maintaining active, pedestrian-oriented frontages at grade. The MU-2 District also allows for appropriate transition and design responses to adjacent residential areas through development permit review.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the Applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective Community Association was appropriate. In response, the Applicant corresponded with and offered to make an in-person presentation to the Tuxedo Park Community Association (CA). Additionally, the Applicant went door-to-door and delivered postcards to surrounding residences and business within a 100-metre radius to discuss the application with residents. 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.

One comment was received seeking clarification which did not express support or opposition. The Tuxedo Park CA responded to circulation indicating they generally support higher density development in close proximity to Centre Street N; however, noted concerns related to the height proposed here, as well as some future development permit related items. The CA response has been included as part of Attachment 4.

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

Land Use Amendment in Tuxedo Park (Ward 7) at multiple addresses, LOC2025-0184

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Tuxedo Park and provides a land use framework for mixed use development on this site which enriches the housing choices and provides additional commercial opportunities.

Environmental

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

Economic

The ability to develop a 10 to 11-storey mixed-use development may increase transit ridership and help create a viable transit-oriented node around the proposed 28 Avenue N Green Line LRT Station, while helping to capitalize on current and future transit investment.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 44D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site at 3013 and 3019 Centre Street NW is situated in Tuxedo Park on the west side of Centre Street – a key north-south Urban Main Street in the established area. The site is approximately 0.13 hectares in size (0.32 acres) and is approximately 40 metres wide by 32 metres deep. The site is currently developed with existing low-density residential uses and has rear lane access.

Surrounding land uses include Residential – Grade Oriented Infill (R-CG) District, Mixed Use – General (MU-1) and Mixed Use – Active Frontage (MU-2) Districts, along with the Commercial – Corridor 2 (C-COR2) District. To the north and south along Centre Street N is an evolving mix of low and mid-scale residential and commercial developments consistent with the corridor’s status as an Urban Main Street. Immediately east of the subject site is Tuxedo Park’s namesake park and the Tuxedo Park Community Association building, which includes recreational amenities accessible to the public. Centre Street N is a key part of the Primary Transit Network, with the nearest future Green Line LRT station planned at 28 Avenue N only 150 metres (a two-minute walk) south of the subject site along the corridor, enhancing access to wider city amenities.

In a broader context, the Tuxedo Park community has experienced several land use changes in recent years, reflecting incremental growth and a shift toward more diverse housing forms within established areas. This includes amendments in the immediate area to accommodate additional residential intensification where appropriate along Centre Street N.

Community Peak Population Table

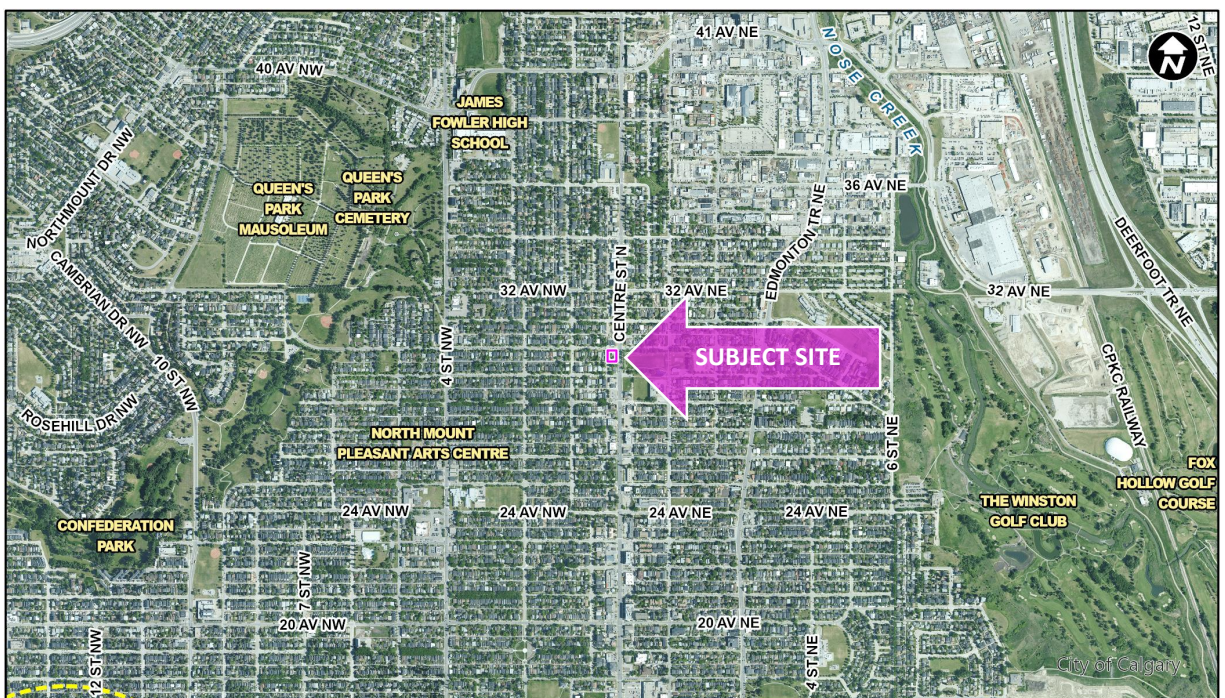
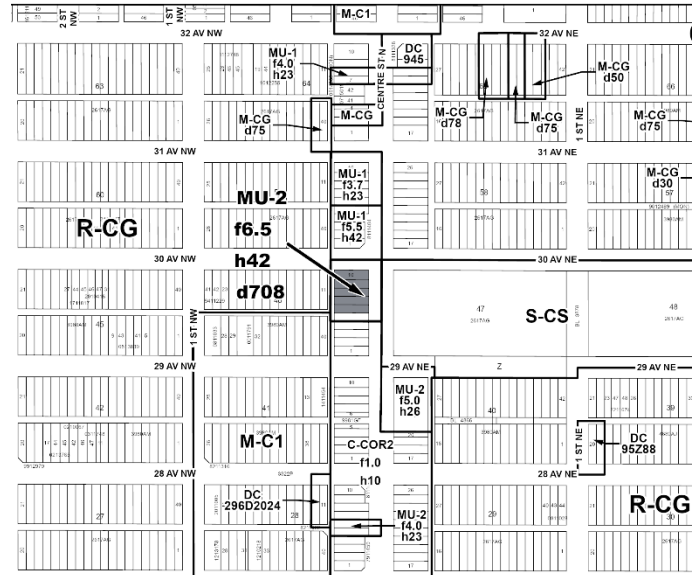
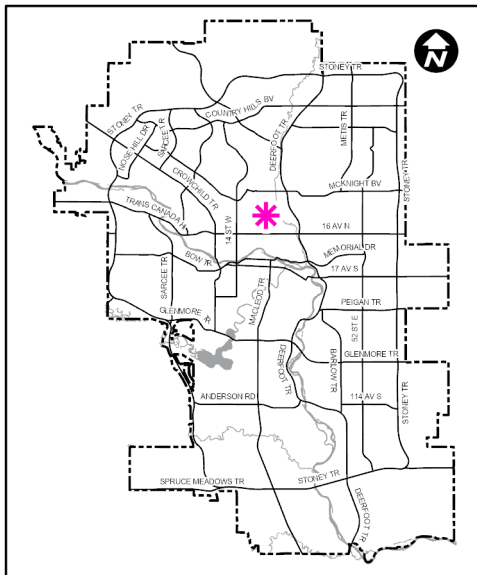
As identified below, the community of Tuxedo Park reached its peak population in 2019.

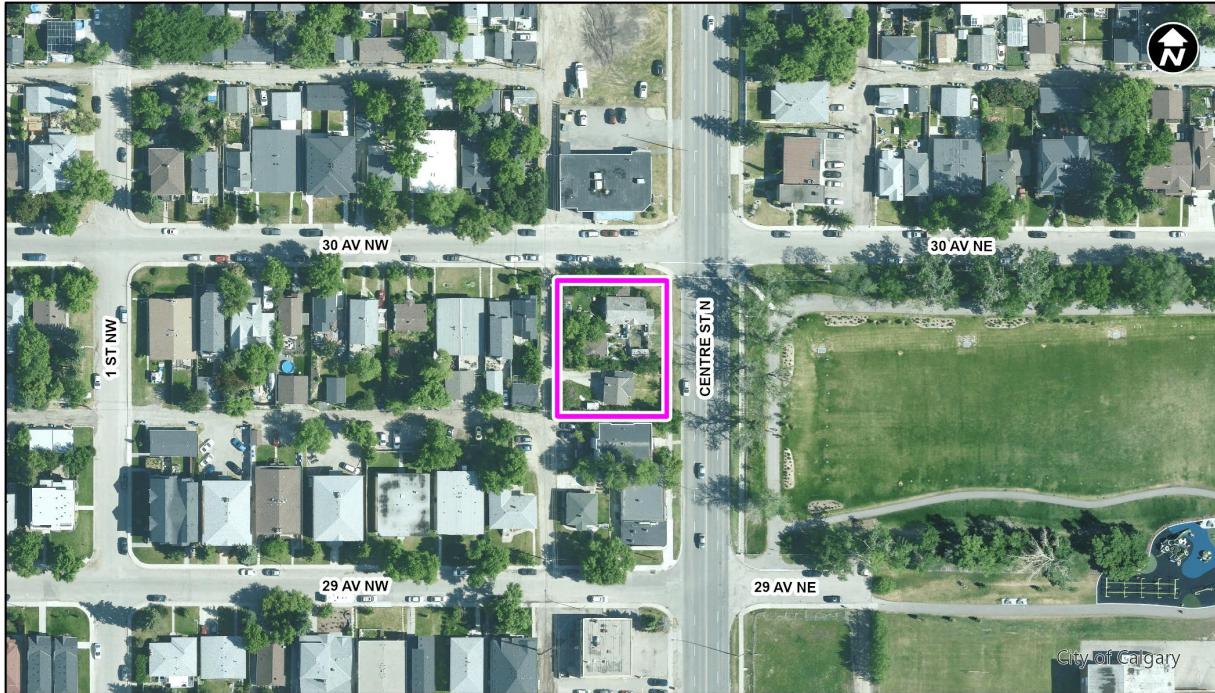
Tuxedo Park	
Peak Population Year	2019
Peak Population	5,326
2019 Population	5,326
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject site is currently designated Residential – Grade-Oriented Infill (R-CG) District, which is intended to accommodate a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses, and rowhouses. The R-CG District allows for a maximum building height of 11.0 metres, a maximum density of 75 dwelling units per hectare, and does not regulate floor area ratio (FAR). The existing district primarily supports residential development and permits only limited, home-based commercial uses.

The proposed Mixed Use – Active Frontage (MU-2f6.5h42d708) District is intended to accommodate street-oriented developments with a mix of residential and compatible commercial uses, particularly along Main Streets and transit corridors. The MU-2 District requires active, pedestrian-oriented commercial ground floor uses and supports residential uses above.

The proposed MU-2f6.5h42d708 District would allow for a maximum FAR of 6.5, a maximum building height of 42.0 metres, and a maximum density of 708 dwelling units per hectare resulting in a maximum of 89 units. This would allow for a higher number of dwelling units and total building floor area than permitted under the existing R-CG District, supporting a high-density, transit-supportive development form appropriate for an Urban Main Street corridor.

Development and Site Design

If approved by Council, the rules of the proposed MU-2f6.5h42d708 District would guide future redevelopment of the site, including appropriate uses, building height and massing, site layout, access, landscaping, parking, and the creation of an active, pedestrian-oriented frontage along Centre Street N as part of the public realm enhancement and dedication requirements.

Transportation

The subject site is located directly along Centre Street N, which the *Municipal Development Plan* identifies as an Urban Main Street and part of the Primary Transit Network. Located 200 metres (a three-minute walk) south of the site are stops for both northbound and southbound express, MAX Green, and Bus Rapid transit (BRT) routes (3, 62, 64, 109, 116, 142, 300, and 301) connecting the site to the broader city-wide transit service. Additionally, 200 metres (a three-minute walk) north of the site is a stop for Route 3 Sandstone/Elbow Dr SW which provides both northbound and southbound connections as well. Vehicle access to the site is anticipated to be provided from the rear lane to minimize conflicts along Centre Street N and support a pedestrian-oriented streetscape.

Continuous sidewalks are present along Centre Street N, providing direct pedestrian access to nearby services and amenities. Future road right-of-way widening along Centre Street N will apply at the development permit stage which translates to a 3.81 metre public realm setback to the subject site. Additionally, a 4.5 metre corner cut will be required at the intersection.

The Always Available for All Ages and Abilities (5A) Network includes Centre Street N as a recommended corridor for future improvements, and nearby east–west routes provide connections to existing cycling infrastructure. Bicycle parking will be required at the development permit stage in accordance with Land Use Bylaw standards.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of the development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Calgary Climate Strategy (2022)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Inner City typology and along a Primary Transit Network and Urban Main Street corridor as identified in the [Municipal Development Plan](#) (MDP). The proposal aligns with MDP policies that support redevelopment, modest intensification, and mixed-use development in established communities to make more efficient use of existing infrastructure, public amenities and transit.

The proposed MU-2 District supports a compact, walkable, and transit-oriented development pattern, consistent with the MDP's direction to concentrate higher intensity uses along major corridors and near transit services. The Application aligns with Section 2.2.1 Vibrant and Transit-Supportive Mixed Use, Activity Centres, and Main Streets by enabling a higher-density development in a transit-served location along an existing Main Street. The proposed Green Line LRT station proposed at 28 Avenue N establishes the opportunity for a transit oriented development directly aligning with the proposed MU-2 District.

Overall, the proposal aligns with the MDP's vision for complete communities, increased housing choice and transit oriented development.

North Hill Communities Local Area Plan (Statutory – 2021)

The subject site is located along Centre Street N, within the [North Hill Communities Local Area Plan](#) (LAP) area, which identifies the site as a Neighbourhood Commercial urban form with Active Frontage. This category emphasizes mid-rise, mixed-use development, active, street-oriented frontages, and integration with the surrounding residential context. The LAP encourages redevelopment that contributes to a vibrant, walkable streetscape while providing a transition to adjacent lower-density housing.

The proposed MU-2f6.5h42d708 District aligns closely with these objectives and represents a compatible and appropriate use for this site. The district supports mid-rise development with a maximum height of 42 metres, corresponding to approximately 12 storeys, which is consistent with the LAP's vision for a Mid building scale along this portion of Centre Street N. The LAP also identifies the subject site as requiring active frontage to ensure that street-level uses engage pedestrians and contribute to a vibrant public realm. The proposed MU-2 district facilitates active frontages at grade.

Centre Street N is situated in the heart of the North Hill communities. Not only is it an important Urban Main Street for this area, providing services, amenities and high-frequency transit to area residents, but it is also important for the wider city and draws visitors from beyond the plan area. In addition, the future Green Line LRT will run on this street connecting to the Downtown and communities to the north. The subject site is within the 28 Avenue N Station Area which provides opportunities to integrate and enhance Tuxedo Park, the Centre Street N Main Street and the surrounding Tuxedo Park community. The subject site is identified within the Core Zone in Figure 14: 28 Avenue N and 40 Avenue N Transit Station Areas, The Transition Zone is intended to transition development intensity and building scale from the Core Zone to lower-scale, primarily residential areas and provide enhanced connections to the Core Zone and other Main Streets, including 4 Street NW and Edmonton Trail NE.

Overall, the proposed land use and district directly implement the LAP's policies for corridor-focused intensification, housing diversity, and transit-oriented development. The site's location, combined with the MU-2f6.5h42d708 District, represents the most appropriate development opportunity along this segment of Centre Street N and aligns with the type of redevelopment the LAP seeks to encourage.

Applicant's Submission

Company Name (if applicable):

Urbanopia Design

Applicant's Name:

Steve Simon

Date:

25.08.2025

LOC Number (office use only):

On behalf of the landowner, please accept this application to re-designate 6 lots (3013 & 3019 Centre St NW) in total of 0.127 hectares from R-CG to MU-2 to accommodate a mixed-use residential /commercial development. The intention is to have 3-4 active frontage commercial use units on the main floor and residential use on the storey's above up to 10-11 storey's with a proposed 70-80 residential units.

The subject sites are at the corner of Center Street and 30th Ave NW. Two single detached bungalows currently occupy the lots. The properties are currently zoned as R-CG as are most of the surrounding lots except for the adjacent lot which is C-COR2.

We reviewed the adopted North Hill Communities local area plan and noted that our location has an urban designated as neighbourhood commercial/ industrial general with a building scale of up to 12 storeys. This impacted our indicative building massing model approach, building height strategy and choice of land use designation.

The site is on a major arterial road between the downtown precinct and the airport area and is thus well served public transport and is ideally located for cycling. All this is important in a dense development such as this. The idea is also to use some environmental building and street level strategies to reduce the urban, density and environmental impact of the development.

Public Engagement

Our analysis with the "Community Outreach Assessment" showed a project's impact score is "1A". So we implementing a direct approach to reach to community association, local residents and businesses within an approximate 100m radius and also Ward Councilors Office. We also used a pre-application meeting to further enhance the engagement process and gain further community insights. We used the information garnered from the community outreach process to inform our approach to the land use re-designation proposal refining our site and massing approach.

Applicant Outreach Summary

2025 September 16



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Aurora Development

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

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

Outreach Strategy

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

We engaged in 3 outreach activities addressing different elements of the community-individual, general community and governmental.

2025.06.24: Pre- application meeting with city planner to discuss our strategic approach and community engagement the rezoning application and the local area plan.

2025.06.02: We reached out to the local community association to let them know of our plans for the land use re-designation. We offered to do an in person presentation of similar information attached with this application to the community but were told it wasn't necessary. We re-engaged with the community after our pre-application meeting to inform.

2025.06.12: Sent notification of rezoning intent to the ward 7 councillor's office.

2025.07.15: Delivery of postcard style flyer's to surrounding residences and businesses notifying them of the rezoning application with images of the project and scope.

Affected Parties

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

We connected with individual dwellings and businesses surrounding the proposed land use change using a personalized door to door method. We connected with dwelling and businesses within 100m of the rezoning area.

We connected with the local community association.

We connected and reached out to the ward 7 councillor's office. We received notification of the information having been received but no comments or detailed response.

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.

In relation to the community broadly speaking the response was positive to what was being presented and proposed. Positives were the proposed space around the building having more organization and greenery and an opportunity for a livelier built environment and also accessibility to the site location.

Concerns related to the project generally centered around the density of the development, existing infrastructure and capacity concerns and parking concerns.

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 enhanced the positives some of which we did not even perceive as important to the community like the greening of space around the building. So we added planters and potential gardening aspects to balcony and roof top areas. The hope is that this will lead to greater use of the space around the building for enhanced community activity associated with the commercial units.

Parking concerns resulted in more publicly accessible cycling storage to compliment the good public transport provision of Centre Street.

We tried to address the density issue by tempering the mass of the building through a modeling and shadow study exercise to assess building impact.

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 re-informed the community of the changes we had made as a result of the initial comments and the pre-application meeting with the city planner. We sent the community association the revised postcard flyer we would be distributing to the surrounding dwellings and businesses. We also sent the revised flyer to the ward 7 councillor's office.

calgary.ca/planningoutreach

Community Association Response

The CA is generally supportive of higher density developments in close proximity to Centre Street as is the case with this proposal. However the scale of this proposal is larger than what we would typically see at this location and we believe 10-11 storeys is excessive at this location . Some general comments as follows:

1. We expect adequate parking for all of the units proposed. People may have great intentions to use transit but ultimately cars will end up using already tight street parking.
2. The height of the building will create shadow concerns from adjacent properties. We would expect a study done on this with engagement with the adjacent owners. The CA is generally sensitive to the concerns of adjacent property owners in these situations.
3. We would expect some kind of communal black/blue/green carts for these larger developments. Numerous carts looks very disorganized as we have seen at similar developments.
4. Wish to see some type of protocol for exterior maintenance, appearance and landscaping. Similar developments are often looking somewhat unkept and disorganized with no obligation of owners to arrange a condo board or combine efforts to cut grass or shovel snow, etc.
5. Wish to see quality architectural design with concrete steps and practical landscaping. The red brick features on the conceptual drawing are appealing and would definitely add to the quality appearance.

Arnie Brownlees

Director, Tuxedo Park Community Association

January 7, 2026

PROPOSED

CPC2026-0164
ATTACHMENT 5

BYLAW NUMBER 44D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0184/CPC2026-0164)**

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 LOC2025-0184/CPC2026-0164
BYLAW NUMBER 44D2026

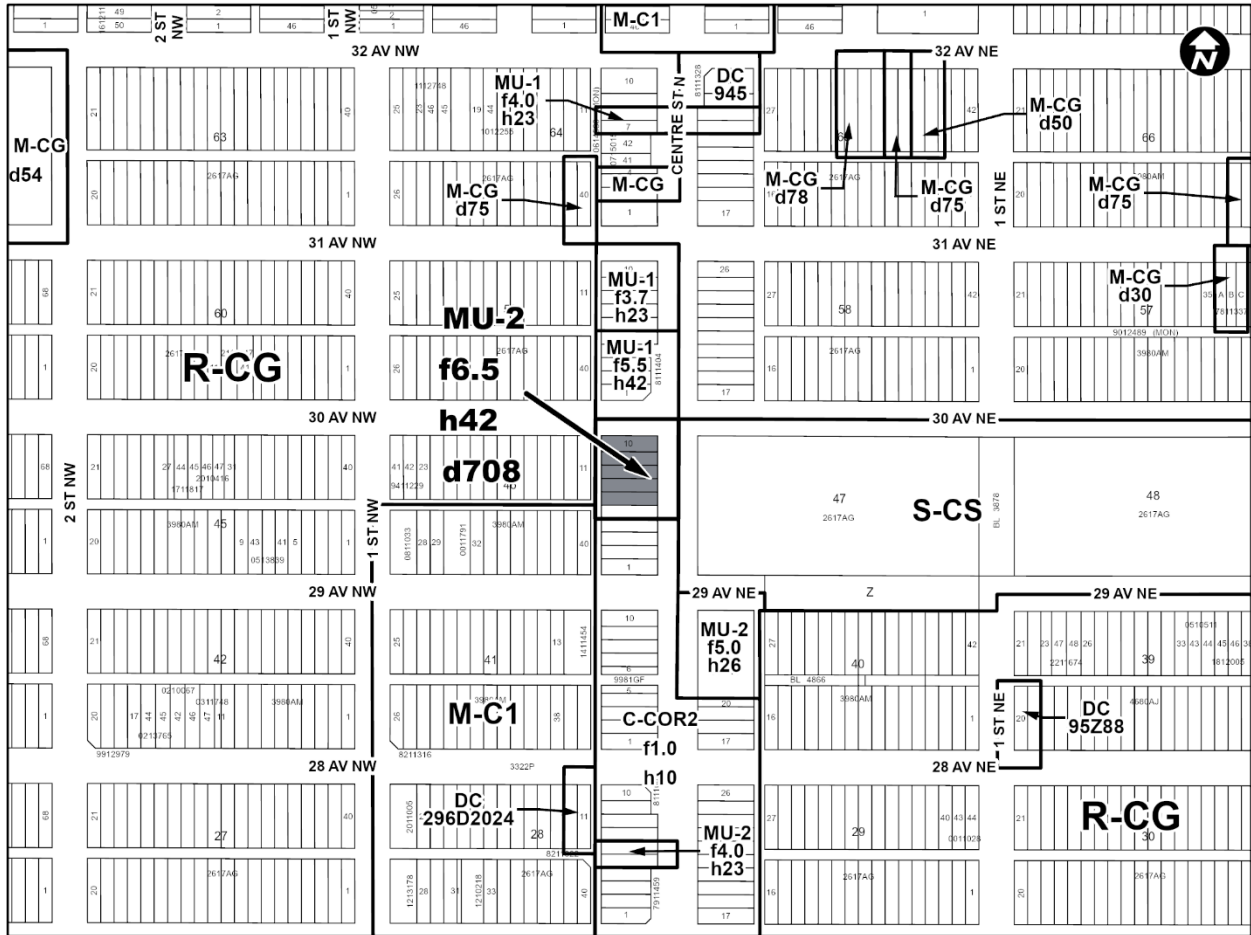
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0184/CPC2026-0164
BYLAW NUMBER 44D2026

SCHEDULE B



**Land Use Amendment in Crescent Heights (Ward 7) at multiple addresses,
 LOC2025-0219**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.28 acres \pm) located at 301, 303 and 307 – 15 Avenue NE (Plan 791P, Block 33, Lots 11 to 14) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026
 FEBRUARY 26:**

That Council give three readings to **Proposed Bylaw 41D2026** for the redesignation of 0.11 hectares \pm (0.28 acres \pm) located at 301, 303 and 307 – 15 Avenue NE (Plan 791P, Block 33, Lots 11 to 14) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject properties to increase the allowable density for multi-residential development.
- The proposal represents an appropriate density increase of a multi-residential site, allows for development that is compatible with the surrounding area and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and *North Hill Communities Local Area Plan (LAP)*.
- What does this mean to Calgarians? This application would enable additional housing in an inner city area that is transit oriented, with access to primary transit nodes including Bus Rapid Transit (BRT) and future Green Line Light Rail Transit (LRT) services, facilitating more efficient use of existing infrastructure.
- Why does this matter? The proposal would allow for more housing options and may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit is under review for 10 units and nine suites.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the northeast community of Crescent Heights, was submitted by Horizon Land Surveys on behalf of the landowner, Bhalla Holdings Inc., on 2025 November 4. A development permit (DP2025-03544) for two buildings (10 units and nine suites) is under review. As noted in the applicant submission (Attachment 2), the applicant intends to revise the development permit application to nine units.

**Land Use Amendment in Crescent Heights (Ward 7) at multiple addresses,
LOC2025-0219**

The approximately 0.11 hectares (0.28 acres) corner lot site is located on 15 Avenue NE and 2 Street NE. The site is located approximately 80 metres (a two-minute walk) to bus service on Edmonton Trail NE, 130 metres (a three-minute walk) to 16 Avenue NE bus rapid transit, 210 metres (a four-minute walk) to Munro Park and 30 metres (a one-minute walk) from a playground on 2 Street NE. Each parcel is currently developed with a single detached dwelling.

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 public/interested parties and respective community association was appropriate. In response, the applicant contacted the immediate neighbours within a three-block radius. The applicant also contacted the Crescent Heights Community Association and Ward 7 Office. The applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

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

- increased traffic;
- reduced street parking availability; and
- increased density and massing.

The Crescent Heights Community Association provided a letter of opposition on 2025 December 11 (Attachment 4), and identified concerns related to community character, increased density, massing and traffic without adequate traffic controls.

Administration considered the relevant planning issues specific to the application and has determined that the proposal to be appropriate. The building design details as well as offsite street and utility capacity will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notification 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 Public Hearing will be advertised.

**Land Use Amendment in Crescent Heights (Ward 7) at multiple addresses,
LOC2025-0219**

IMPLICATIONS

Social

The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District would allow for additional housing and may better accommodate Calgarian’s housing needs.

Environmental

The application does not include actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies are being explored and encouraged through the development permit process.

Economic

The proposed land use amendment would allow for a more efficient use of land, existing infrastructure and services and will provide more housing options for the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 41D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Crescent Heights, at the corner of 15 Avenue NE and 2 Street NE. The site encompasses three parcels with a combined total site area of approximately 0.11 hectares (0.28 acres). The site is approximately 30 metres wide and 36 metres deep. Currently, each of the three lots is developed with a single detached dwelling and detached garage with rear lane access.

Surrounding development is characterized by multi-residential developments and low-density residential developments. To the north, adjacent to 15 Avenue NE is a residential development designated as a Direct Control (DC) District and Multi-Residential – Contextual Medium Profile (M-C2) development. To the east and south is mix of Multi-Residential – Contextual Grade-Oriented (M-CG) (M-CGd72) developments and the west is characterized by single-detached dwellings designated as the Residential – Grade-Oriented Infill (R-CG) District.

The site is well situated close to two Urban Main Streets, Edmonton Trail NE and 16 Avenue NE, which are both part of the Primary Transit Network. Recreational areas and retail shopping areas are also located nearby. The site is approximately 60 metres (a one-minute walk) to Edmonton Trail NE, 105 metres (a two-minute walk) to 16 Avenue NE, 210 metres (a four-minute walk) to Munro Park and 30 metres (a one-minute walk) from a playground on 2 Street NE. The site is approximately 130 metres (a three-minute walk) from Bus Rapid Transit (BRT) on 16 Avenue NE and 80 metres (a two-minute walk) from regular transit service on Edmonton Trail NE.

Community Peak Population Table

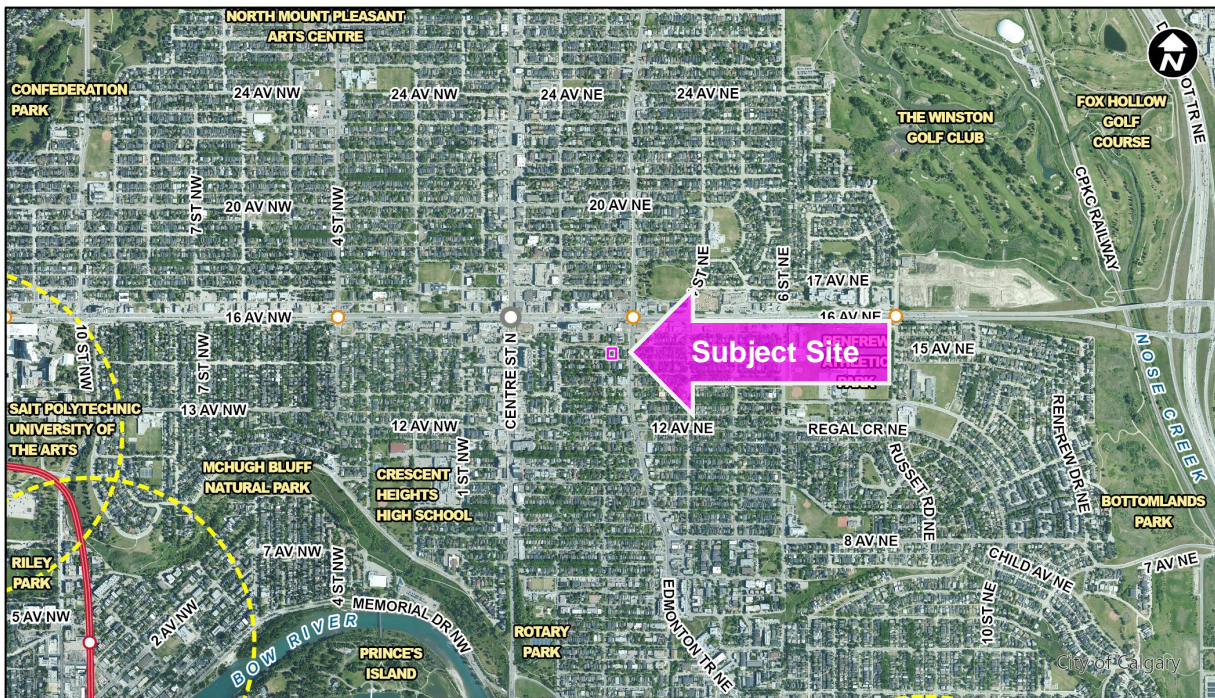
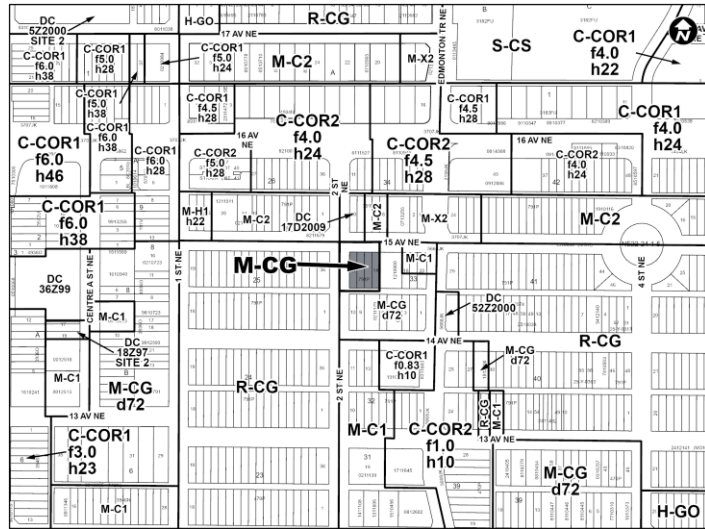
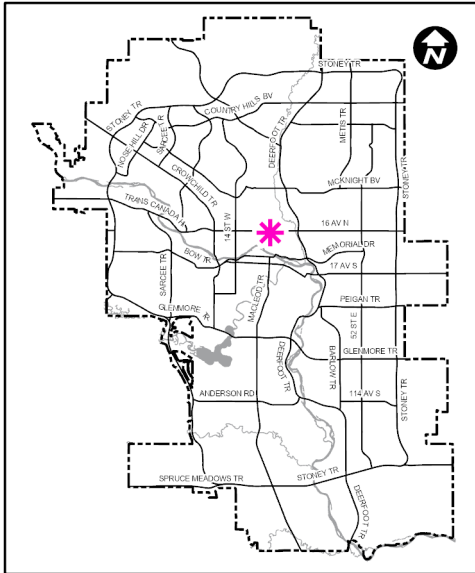
As identified below, the community of Crescent Heights reached its peak population in 2019.

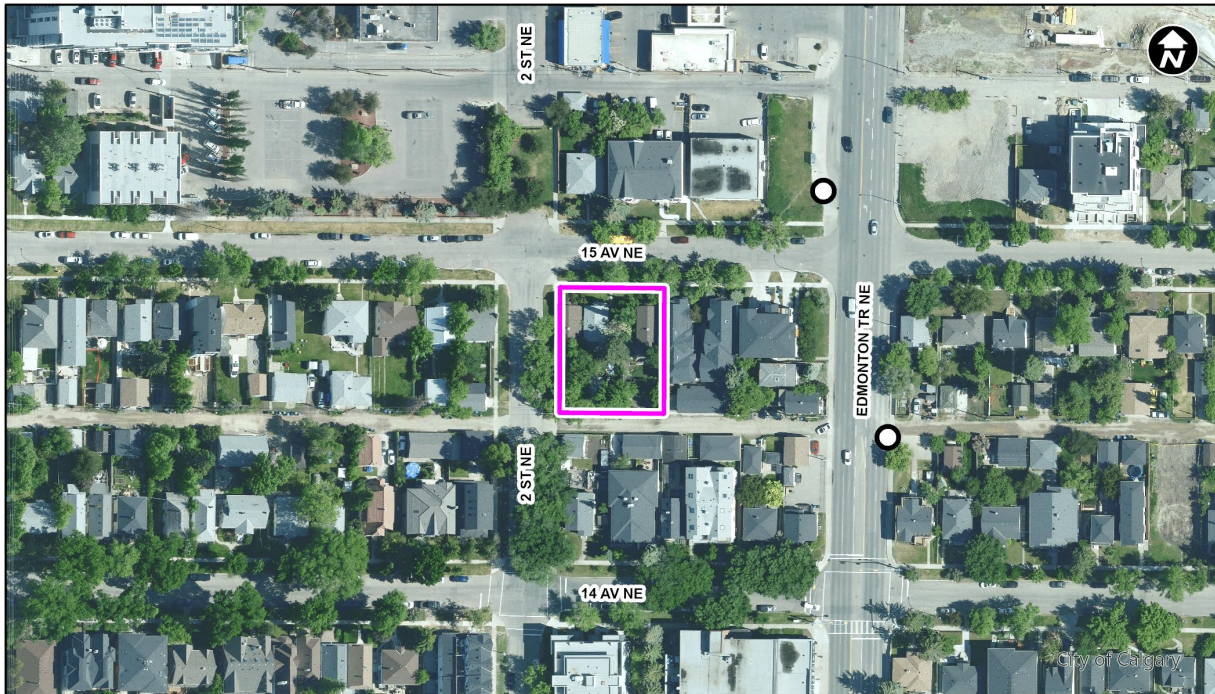
Crescent Heights	
Peak Population Year	2019
Peak Population	3,882
2019 Current Population	3,882
Difference in Population (Number)	0
Difference in Population (Percent)	0.0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Multi-Residential – Contextual Grade-Oriented (M-CGd72) District is a multi-residential designation that accommodates multi-residential development in a variety of forms, with higher numbers of dwelling units and higher traffic generation than low density residential districts. It allows for a range of multi-residential development of low density and low height including townhouses, rowhouses and duplexes. The district currently allows for a maximum building height of 12.0 metres and a maximum density of 72 units per hectare, which would allow for eight dwelling units for the site. Secondary suites are also permitted use within the M-CG District.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District would increase the maximum density to 111 units per hectare, which would allow up to 12 dwelling units on the site.

Development and Site Design

The rules of the proposed M-CG District as well as the policies of the *North Hill Communities Local Area Plan (LAP)* would provide guidance for the future development of the site including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Given the specific context of the site, additional items that are being considered through the development permit process include the distribution of buildings, amenity space, parking and site design.

Transportation

Pedestrian access to the site is available from existing sidewalks along 15 Avenue NE and 2 Street NE. The Always Available for All Ages and Abilities (5A) Network map indicates 1 Street NE as an existing on-street bikeway.

The nearest Calgary Transit bus stops are southbound on Edmonton Trail NE (Route 4) and northbound on Edmonton Trail NE (Route 5), approximately 60 metres (a one-minute walk) and 70 metres (a one-minute walk) respectively from the site. Bus Rapid Transit stops are eastbound on 16 Avenue NE (MAX Orange, Route 19), approximately 145 metres (a two-minute walk) from the site and westbound on 16 Avenue NE (MAX orange, Route 19), 130 metres (a two-minute walk) from the site.

The site is located within Residential Parking Zone (M) and the Crescent Heights Village Business Improvement Area, as defined by the City of Calgary Traffic Bylaw and, as such, no long-term non-residential parking is permitted on-street.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Urban Main Street area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage a high level of Residential and Employment intensification along Urban Main Streets. Apartments, mixed-use developments and ground-oriented housing are encouraged. The MDP also encourages redevelopment that makes more efficient use of existing infrastructure, public amenities and transit, and that delivers incremental benefits to climate resilience. The proposal is in keeping with the relevant MDP policies.

Calgary Climate Strategy (2022)

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

North Hill Communities Local Area Plan (Statutory – 2021)

[The North Hill Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Local Urban Form Category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. The LAP speaks to primarily residential uses and home-based businesses in the area and encourages a broad range of housing types, higher frequency of units and entrances facing the street. The proposed land use is in alignment with applicable policies of the LAP.

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

Aug. 28th, 2025

On behalf of the landowner, please accept this application to redesignate a +/-0.11 hectare site from M-CGd72 to M-CG to allow for maximum density of 111 under M-CG than the current density factor of 72. This maximum density will support 12 units with 12 basement suites. After discussion with local residents and community association, the number of units is reduced to 9 units with 9 basement suites. A development permit has already been submitted and will be further revised based on additional comments received from the community association including siding color, material, landscaping, privacy screening etc.

The subject site, 301-307 15 Ave NE, are three continuous lots located in the community of Crescent Heights along 15 Ave NE and 2 Street NE. The sites are currently occupied by single detached houses built in 1930s. Single detached houses exist on the west of the site cross 2 Street. The sites are surrounded in all other directions by other multi-residential zoning houses including M-CG, M-C1 or mixed use and commercial zoning.

The site is approximately 0.11 hectares in size. A rear lane exists to the south of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is within two urban main street including 16 Ave NE main street and Edmonton Trail main street. Those main streets are where major commercial, recreational, office and convenient public transit are located.

The site is defined as neighborhood local with building scale of up to 6 storeys under North Hill Communities Local Area Plan. Neighborhood local areas are characterized by a range of housing types and home-based business. The LAP states that building forms that contain three or more residential units should be supported in the following areas: within transit station area; near or adjacent to an identified main street or activity centre; on higher activity streets, such as where there are adjacent regional pathways or higher volumes of private vehicle or pedestrian activity in a community and; where the parcel has a lane and parking can be accommodated on site.

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

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

Applicant Outreach Summary

2026 January 12



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 301-307 15 Ave NE

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

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

Outreach Strategy

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

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

On June 25 to 27, 2025, our staff did post card deliver to residents within a 100 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

Contact Councillor office for comments with regards to the project.

Attend crescent height community association planning committee meeting on Jan. 6th. 2026.

Stakeholders

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

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

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

Parking, traffic, density, servicing, waste, recycling, landscaping, color of the siding, street interface design, privacy screening

How did stakeholder input influence decisions?

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

In addition to lower the number of units from 12 to 9, we are also going to eliminate the garage suites to further reduce the density.

Change the siding color and material.

Enhance landscaping design

Introduce screening for privacy concerns

How did you close the loop with stakeholders?

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

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

calgary.ca/planningoutreach

Community Association Response

December 10, 2025

CHCA Planning Committee

Crescent Heights Community Association

Planning Committee

Circulation comments: LOC2025-0219 - 301 15AV NE

The CHCA Planning Committee does **not** support this LOC.

A DP (DP2025-03544) was circulated to CHCA in July 2025 for this site. Assuming circulation found the same thing we did, the application exceeded the zoned land use. Now the applicant has submitted a Land Use Change and resubmitted the DP shortly after this.

The CHCA Planning committee had numerous issues with the DP, in addition to it exceeding the zoned land use. Being that we know what is being planned for this site, with a DP and LOC being applied for virtually in tandem, we cannot disregard our issues with the DP. There have been no obvious changes to the DP that we see. We are including with this feedback on the LOC our comments submitted to the city in July 2025 on DP2025-03544.

Those issues are also reflected in the application for a Land Use Change and density increase and are summarized below:

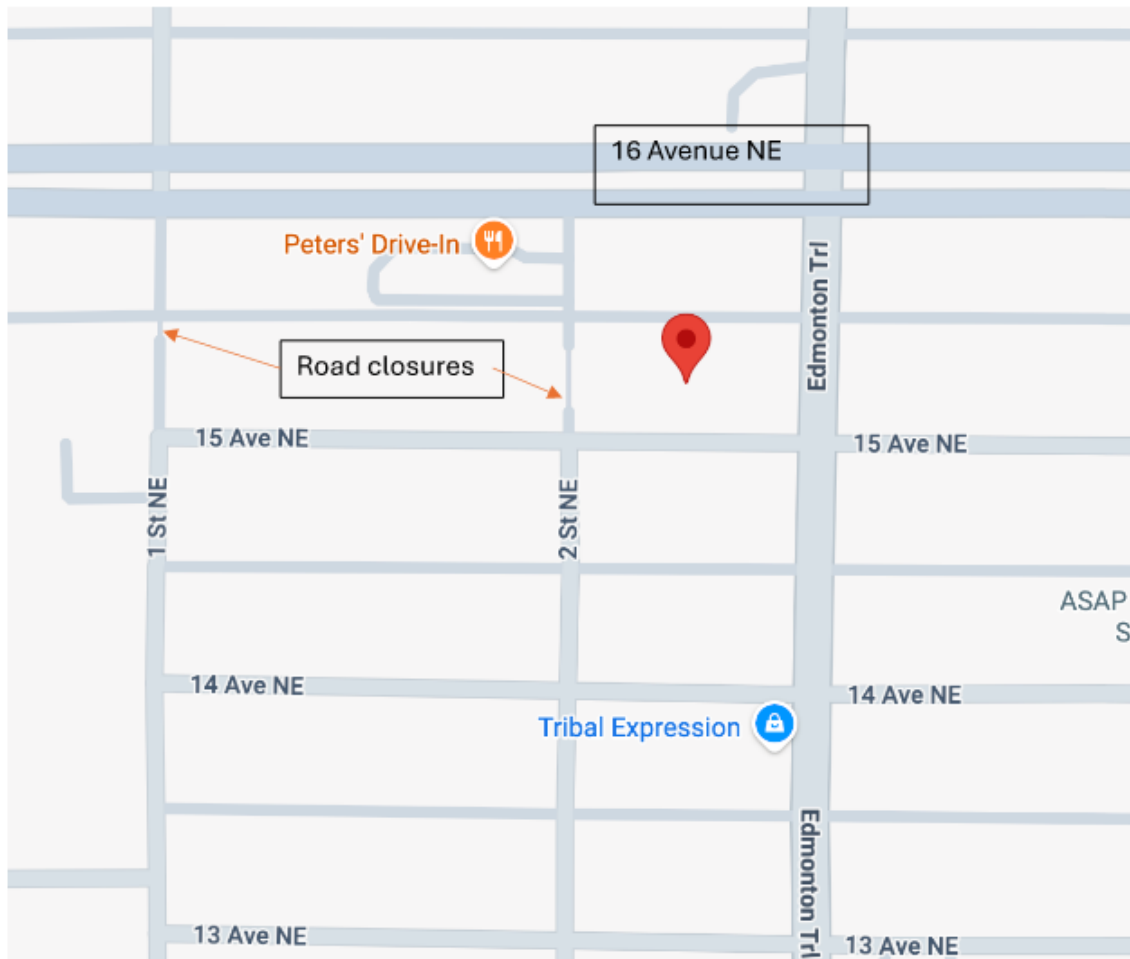
- 15th Ave NE is primarily 2-3 storey multi-family buildings (will be only one single family home remaining after this development), with two apartment-style units on the north side (below market rental units included).
- Aboriginal Friendship multi-residential building will be constructed on Edmonton Trail end of 15th.
- Though this area of Crescent Heights is appropriate for increased density, we consider the proposed LOC excessive for the lot and location due to circulation concerns. The consecutive submitted DP is calling for 10 primary units and 10 secondary units. The existing LOC allows for 8 primary units and 8 secondary suites (which will increase the number of units for this location from 3 to 16). We consider this to be a maximum number of units based on the access issues in this part of Crescent Heights.
- Increased massing is appropriate for this location but not to the extent proposed. The insertion of 20 units is inappropriate for this location which is not on a neighbourhood collector. There are too many units for this location.
- 15 AV NE ends at 1ST NE and there are no lights on 15 AV and Edmonton Trail so significant traffic from the complex will be directed through the residential neighbourhood to exit or enter. Both 1st and 2 St NE are closed to traffic north of 15 Ave NE, so traffic will need to go south. **At minimum a transportation study should be conducted before approval of this LOC.**

planning@crescentheightsyc.ca

1

December 10, 2025

CHCA Planning Committee



- We request that the applicant reduce the number of units to correspond with the permitted number of units allowed with the current Land Use and be more in keeping with applications being proposed on lots of this depth and frontage width.

Simonetta Acteson,
CHCA Planning Director
One (1) Attachment: DP2025-03544 301 15 AV NE circ comments July 2025
cc. Marie Semenick-Evans - CHCA President,
Ward 7 Councillor Myke Atkinson

planning@crescentheightsyc.ca

2

PROPOSED

CPC2026-0105
ATTACHMENT 5

BYLAW NUMBER 41D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0219/CPC2026-0105)**

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 _____

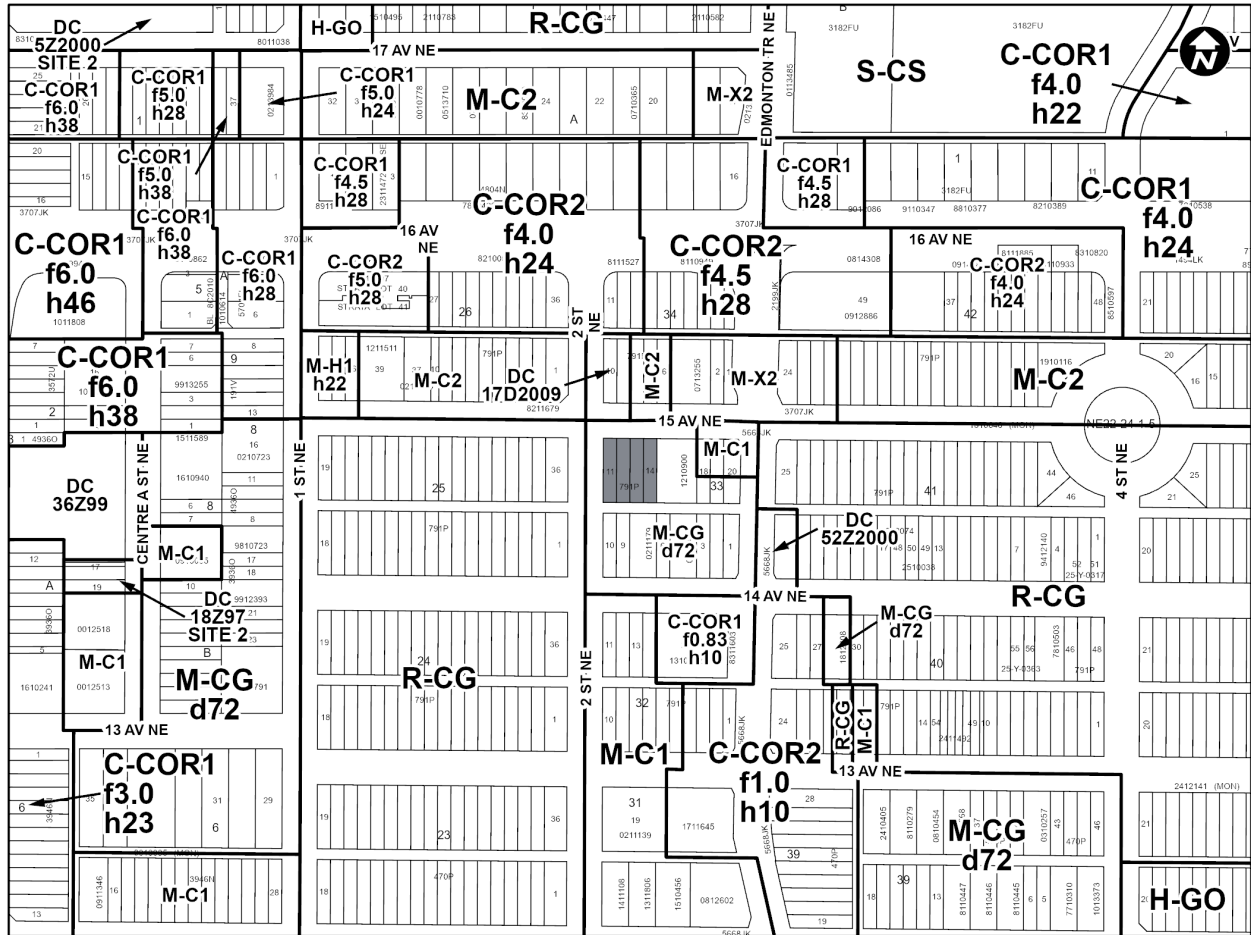
MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0219/CPC2026-0105
BYLAW NUMBER 41D2026

SCHEDULE A



Land Use Amendment in Banff Trail (Ward 7) at 2435 – 23 Street NW, LOC2025-0150

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Refuse and abandon the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 2435 – 23 Street NW (Plan 9110GI, Block 4, Lot 30) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to establish a minimum density, with guidelines (Attachment 2).

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

That Council refuse and abandon **Proposed Bylaw 36D2026** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 2435 – 23 Street NW (Plan 9110GI, Block 4, Lot 30) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to establish a minimum density, with guidelines (Attachment 2).

Opposition to Recommendation: Commissioner Hawryluk

HIGHLIGHTS

- This application seeks to redesignate the subject site from the Residential – Grade-Oriented Infill (R-CG) District to a Direct Control (DC) District to establish a minimum residential density on this site and remove the ability to develop single detached and duplex dwellings.
- Administration is recommending refusal of the proposed DC District because it restricts the range of allowable uses, which is not in alignment with the *South Shaganappi Communities Local Area Plan* (LAP). In addition, the built form the applicant is trying to achieve is already supported within the existing R-CG District.
- What does this mean to Calgarians? Refusal of this proposal will ensure the land use is consistent with the LAP.
- Why does this matter? The LAP was approved by Council in 2025 and provides direction on development and community improvements to help guide change within the Plan area. Refusal of this land use amendment would ensure the housing forms supported in the LAP are not being excluded.
- A development permit (DP2025-04755) for two semi-detached dwellings and four secondary suites was approved on 2025 November 24.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the northwest community of Banff Trail was submitted by Horizon Land Surveys on behalf of the landowners, Kin Fung and David Liu, on 2025 July 18. A development permit (DP2025-04755) for two semi-detached dwellings and four secondary suites was approved 2025 November 24.

Land Use Amendment in Banff Trail (Ward 7) at 2435 - 23 Street NW, LOC2025-0150

The approximately 0.06 hectare (0.14 acre) site is a midblock parcel located along 23 Street NW. It is currently developed with a single detached dwelling and a detached garage. Immediate surrounding development is predominately single detached dwellings.

As indicated in the Applicant Submission (Attachment 3), the parcel is subject to a restrictive covenant that restricts uses on the property to a maximum of one or two dwelling units and private garage. The proposed DC District limits residential uses and provides a minimum density. Administration is recommending refusal of this proposal because it is not in alignment with the LAP.

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 post cards to residents within a 100 metre radius, and contacted the Banff Trail Community Association (CA) and Ward Councillor's Office. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

Administration received one letter of opposition. The letter of opposition included the following areas of concern:

- increased traffic and parking issues;
- increased density;
- loss of community character; and
- impact to public infrastructure.

The CA responded that they have no comments to the proposed application (Attachment 5).

Administration considered the relevant planning issues to the application and determined the proposal to be inappropriate because this land use redesignation seeks to remove allowable land uses that are supported in the LAP and the desired housing form is already allowed in the existing land use district.

Land Use Amendment in Banff Trail (Ward 7) at 2435 - 23 Street NW, LOC2025-0150

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

IMPLICATIONS

Social

The proposed application reduces the ability to build housing forms that are currently encouraged in the community.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. However, the approved development permit indicates specific measures, which align with *Calgary Climate Strategy – Pathways to 2050* (Program F).

Economic

No anticipated economic impact.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 36D2026**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is a midblock parcel located in the northwest community of Banff Trail at 2435 – 23 Street NW. The site is approximately 0.06 hectares (0.14 acres) in size. The parcel is currently developed with a single detached dwelling and detached garage, accessed from the rear lane. The site is approximately 15 metres wide by 36 metres deep, fronting onto 23 Street NW.

Surrounding development is designated as Residential – Grade-Oriented Infill (R-CG) District and consists primarily of low density single detached dwellings. A semi-detached dwelling is being developed on the neighbouring property to the south, and another semi-detached dwelling is located directly across the street from the subject property.

The site is approximately 300 metres (a five-minute walk) from the Banff Trail LRT Station. Foothills Athletic Park, McMahon Stadium and University of Calgary campus are approximately 700 metres (a 12-minute walk) to the west of the site. Located approximately 800 metres (a 13-minute walk) south of the site is 16 Avenue NW, an Urban Main Street.

There is a restrictive covenant on the site registered in 1952 which restricts development to single detached, semi-detached and duplex dwellings. Restrictive covenants are not binding on Council or Administration in making land use or development permit decisions. However, they do present a potential impediment to redevelopment if, at the time of construction, another landowner, who is also subject to the restrictive covenant, should be successful in enforcing it.

Community Peak Population Table

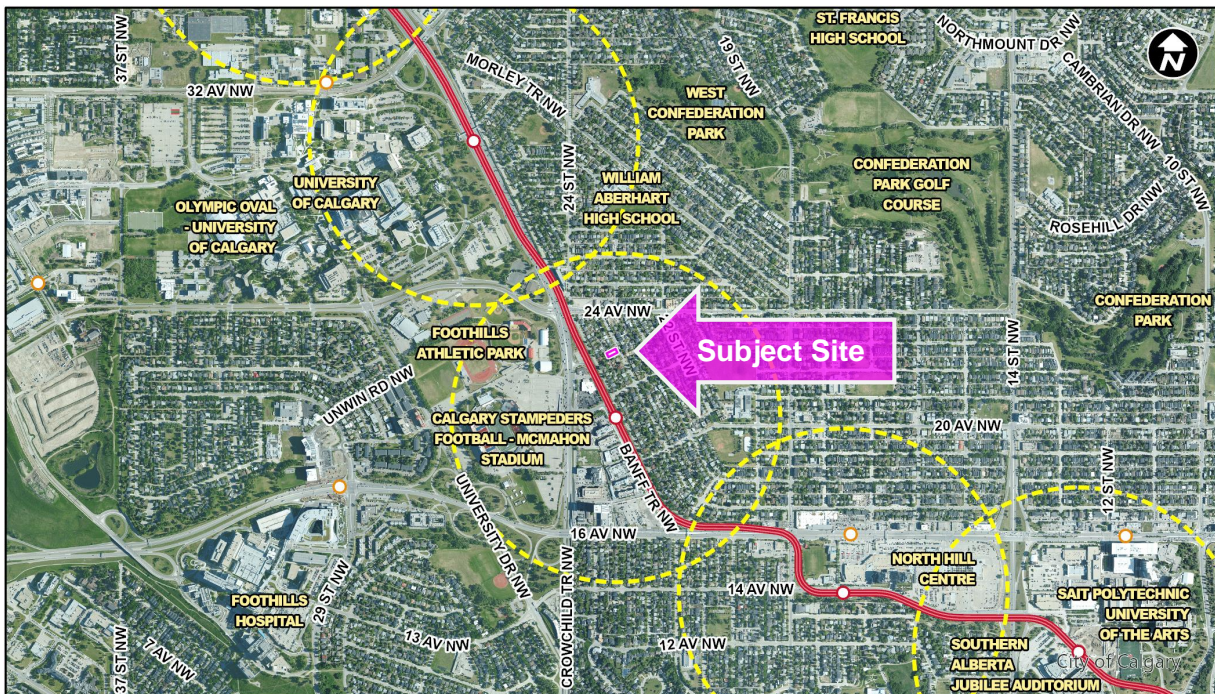
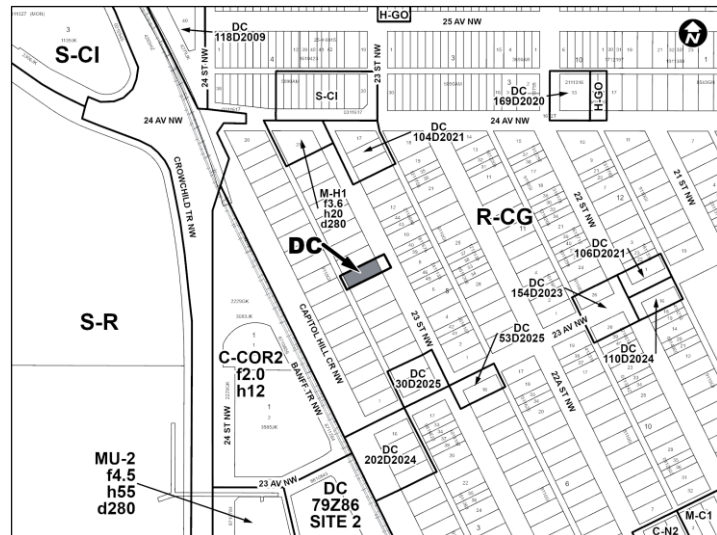
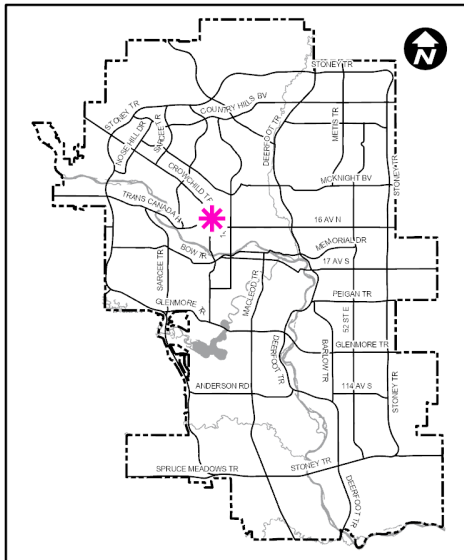
As identified below, the community of Banff Trail reached its peak population in 1968.

Banff Trail	
Peak Population Year	1968
Peak Population	4,883
2019 Current Population	4,153
Difference in Population (Number)	-730
Difference in Population (Percent)	-14.95%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and townhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for up to four dwelling units with optional secondary suites, which do not count towards allowable density.

The proposed Direct Control (DC) District is based on the R-CG District. The intent of the DC District is to allow for development that requires a minimum of three dwelling units and a maximum of 4 dwelling units, based on the R-CG District density of 75 units per hectare. The DC District removes Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, Single Detached Dwelling and Duplex Dwelling uses for the site.

Pursuant to Section 20 of the Land Use Bylaw 1P2007 (LUB), DC Districts must only be used for the purpose of providing for developments that due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts. Furthermore, DC Districts must not be used in substitution of any other land use district in the LUB that could be used to achieve the same result either with or without relaxations.

As the applicant's intent is to create a district with a minimum density and remove certain uses, the proposed DC District does align with Section 20 of the LUB in that there are no low density

residential stock districts which accommodate the proposal. However, Administration is not supportive of the use of the DC District as it is not needed to accommodate the intended development. The existing R-CG District already allows the specific semi-detached development approved on site.

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

Development and Site Design

If approved by Council, the rules of the proposed DC District and the LAP would provide guidance for any future redevelopment of the site. The approved development permit (DP2025-04755) includes details with respect to site access, parking, landscaping, and waste and recycling management.

Transportation

Pedestrian access to the site is available from the existing sidewalk along 23 Street NW. Existing on-street bikeways are available on 24 Avenue NW and Capitol Hill Crescent NW, providing access to the Always Available for All Ages and Abilities (5A) Network within 150 metres from the site.

The subject site is approximately 300 metres (a five-minute walk) from the Banff Trail LRT Station. A bus stop on 16 Avenue NW, approximately 950 metres (a 16-minute walk) is located southeast of the site serving Route 19 (16 Avenue North), Route 40 (Crowfoot Station/North Hill), Route 91 (Foothills Medical Centre) and Max Orange Route 303 (Brentwood/Saddletowne).

On street parking is available on 23 Street NW, and is restricted to two hours from 0700 to 2300 from Monday to Friday under Residential Parking Zone E.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to the site. Details of site servicing, as well as appropriate stormwater management were considered and reviewed as part of the approved 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 site is within the Developed Residential – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). These areas are comprised of residential communities that were primarily subdivided and developed prior to the 1950s.

The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has proposed the installation of an electric-vehicle-ready wiring/conduit in line with the actions set out in Program Pathway F: Zero emission vehicles – Accelerate the transition to zero emissions vehicles.

South Shaganappi Communities Local Area Plan (Statutory – 2025)

The [South Shaganappi Communities Local Area Plan](#) (LAP) identifies this site as Neighbourhood Local urban form category in accordance with Map 3: Urban Form. Neighbourhood Local areas are characterized by a range of housing types that consider the context of the local built form. The site is also located within the Mid building scale which allows up to 12 storeys in accordance with Map 4: Building Scale, and in accordance with Figure 9: Banff Trail Station Area, the subject site is located within the Banff Trail Core Zone. The Banff Trail Station Area is envisioned to accommodate mixed-use development that supports transit infrastructure. Core Zones are envisioned to have the highest pedestrian activity and building scale.

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

Given the aspirational building scale and transit station area policies, Mid (up to 12 Storeys) and Core Zone, the LAP supports a wide-range of housing types to increase the intensity of the subject site. However, given the existing context of the neighbourhood, and in alignment with the Neighbourhood Local policies, single detached, semi-detached and duplex dwellings may also be an appropriate building form on the site. The existing R-CG District already enables the intended development in alignment with the LAP. Given the LAP supports a wide-range of housing forms and does not prescribe a minimum density for this property, the proposed DC District, to restrict allowable uses and establishes a minimum density, is not in alignment with the LAP. Therefore, Administration does not support this application and is recommending refusal.

PROPOSED

CPC2026-0121
ATTACHMENT 2

BYLAW NUMBER 36D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0150/CPC2026-0121)**

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 _____

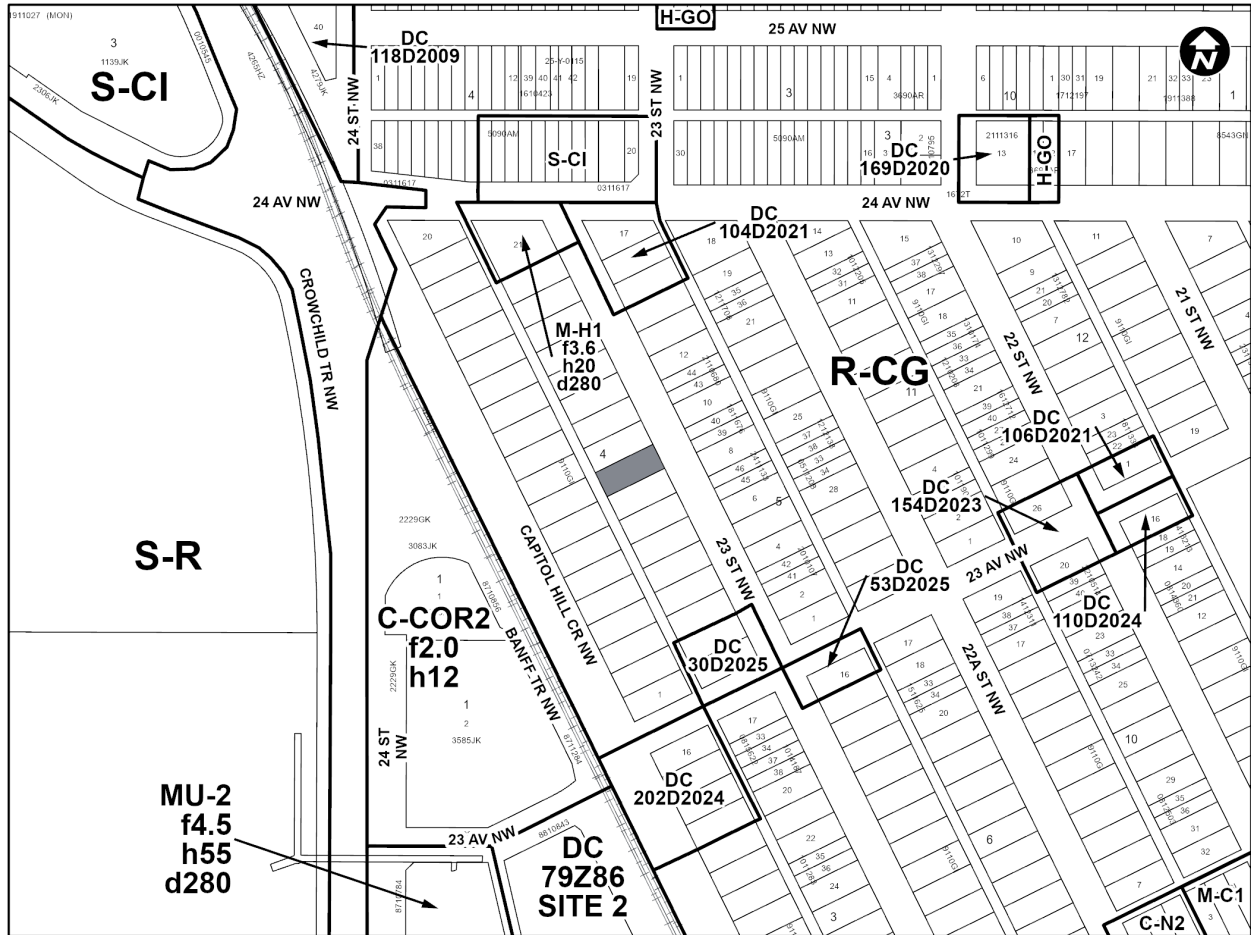
MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0150/CPC2026-0121
BYLAW NUMBER 36D2026

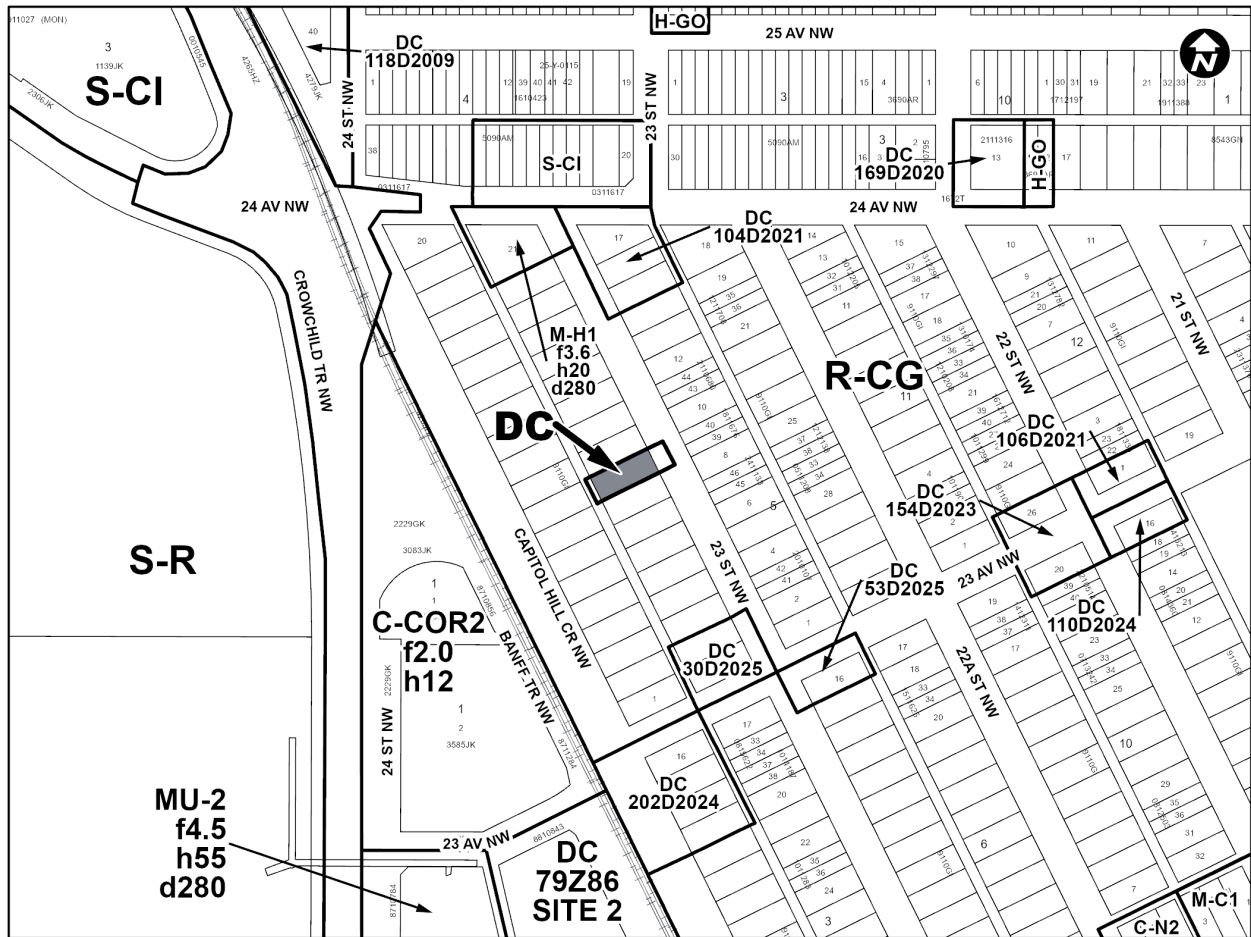
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0150/CPC2026-0121
BYLAW NUMBER 36D2026

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

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

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

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

- (a) Contextual Semi-detached Dwelling; and
- (b) Contextual Single Detached Dwelling.

PROPOSED

AMENDMENT LOC2025-0150/CPC2026-0121
BYLAW NUMBER 36D2026

Discretionary Uses

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

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

Bylaw 1P2007 District Rules

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

Density

- 7 (1) The minimum ***density*** for the site is 3 ***units*** per ***parcel***.
- (2) The maximum ***density*** for the site is 4 ***units*** per ***parcel***.

Relaxations

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

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

May 20th, 2025

On behalf of the landowner, please accept this application to redesignate a +/-0.056 hectare site from R-CG to Direct Control (R-CG) to:

- set up minimum density
- a maximum building height of 11 metres (same as current)
- a maximum of 4 dwelling units
- the uses listed in the proposed R-CG designation.

The subject site, 2435 23 Street NW, is a mid-block lot in the community of Banff Trail along 23 Street NW. The lot is currently developed with a single detached dwelling built in 1952. The lot is surrounded mostly by single detached dwellings although there are multi-residential developments existing on the corners of the block.

The site is approximately 0.056 hectares in size. A rear lane exists to the south of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is within 200 meters of Banff Trail C-Train station. The site is in close proximity to many commercial and social establishments along Banff Trail NW and Crowchild Trail NW including McMahon Stadium and University of Calgary.

South Shaganappi Communities Local Area Plan define the lot as "neighbourhood local" with building scale of up to 12 storeys. However the restrictive covenant on title 1358GL restrict the use of the land to single house or two family dwelling house only. The LAP states that "where the restrictive covenant is not in alignment with the goals and objectives of this plan, The City of Calgary supports the direction of this plan". Thus we are proposing this Direct Control based on existing R-CG zoning.

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and row housing. The Municipal



Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with the relevant policies of the MDP as the rules of the R-CG provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

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

Applicant Outreach Summary

2025 July 7



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2435 23 Street NW

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

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

Outreach Strategy

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

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

On May 13th, 2025, our staff did post card deliver to residents within a 100 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

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

Stakeholders

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

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

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

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

Some people also express concerns over property value and crime.

How did stakeholder input influence decisions?

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

The zoning stays at the same as R-CG. The direct control is just to deal with the restrictive covenant on title.

How did you close the loop with stakeholders?

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

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

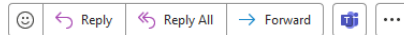
calgary.ca/planningoutreach

Community Association Response

[External] Re: [Development] CA Follow-up: LOC2025-0150 - 2435 23 ST NW



Banff Trail Planning & Development Committee <development@banfftrailcommunity.ca>
To: Kirzinger, Selena



Tue 1/13/2026 11:52 AM

Follow up. Start by Tuesday, January 13, 2026. Due by Tuesday, January 13, 2026.

This message came from outside your organization.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so.
Please forward suspicious/concerning email to spam@calgary.ca

Report Suspicious

Good morning Selena,

The BTCA does not have any comments to submit on this application.

I'll mention that I do appreciate seeing the reasoning for and details of the DC exception being made explicit in the application, as I think I've seen some in the past that were a bit vague about it.

We definitely appreciate the follow up from you though, as we've had some turnover and been short on volunteer resources to keep up with everything going on. When possible, please do continue to check with us on applications for a final chance to comment as they move ahead. It's really helpful.

Thank you,

Nathan Chandler, President
Banff Trail Community Association

Land Use Amendment in Parkdale (Ward 7) at 811 – 28 Street NW, LOC2025-0183

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Refuse and abandon the proposed bylaw for the redesignation of 0.06 hectare ± (0.14 acre ±) located at 811 – 28 Street NW (Plan 331AB, Block 26, Lots 1 and 2) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate a minimum density, with guidelines (Attachment 2).

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

That Council refuse and abandon **Proposed Bylaw 37D2026** for the redesignation of 0.06 hectare ± (0.14 acre ±) located at 811 – 28 Street NW (Plan 331AB, Block 26, Lots 1 and 2) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate a minimum density, with guidelines (Attachment 2).

Opposition to Recommendation: Commissioner Hawryluk

HIGHLIGHTS

- This application seeks to redesignate the subject site from the Residential – Grade-Oriented Infill (R-CG) District to a Direct Control (DC) District to establish a minimum residential density on this site and remove the ability to develop single detached, semi-detached and duplex dwellings.
- Administration is recommending refusal of the proposed DC District because it restricts the range of allowable uses, which is not in alignment with the policy direction provided in the *South Shaganappi Communities Local Area Plan (LAP)*. In addition, the built form proposed by the applicant is already supported within the existing R-CG District.
- What does this mean to Calgarians? Refusal of this proposal will ensure the land use is consistent with the LAP.
- Why does this matter? The LAP was approved by Council in 2025 and provides direction on development and community improvements to help guide change within the Plan area. Refusal of this land use amendment would ensure the housing forms supported in the LAP are not being excluded.
- A development permit (DP2025-04374) for a four-unit rowhouse, four secondary suites and a garage has been approved on the site.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the northwest community of Parkdale was submitted by Horizon Land Surveys on behalf of the landowners, Xiao Liu and Hairong Wang, on 2025 September 16. A development permit (DP2025-04374) for a four-unit rowhouse building with four suites and a garage was approved on 2025 October 30.

Land Use Amendment in Parkdale (Ward 7) at 811 - 28 Street NW, LOC2025-0183

The approximately 0.06 hectare (0.14 acre) site is a corner parcel located along 7 Avenue NW and 28 Street NW. It is currently developed with a single detached dwelling and a detached garage. Surrounding development is predominantly single detached dwellings and a place of worship is located adjacent to the north.

As indicated in the Applicant Submission (Attachment 3), the parcel is subject to a restrictive covenant that restricts uses on the property to a maximum of one dwelling unit. The proposed DC District limits residential uses and provides a minimum density. Administration is recommending refusal of this proposal because it is not in alignment with the LAP.

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 post cards within a 100-metre radius, spoke with available residents and contacted the Parkdale Community Association and the Ward Councillor Office. The Applicant Outreach Summary can be viewed under Attachment 4.

City-Led Outreach

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

Administration received 38 submissions in opposition from the public with the following areas of concern:

- location – related to other concerns, wrong location considering the surrounding context;
- character – out of context with the surrounding neighbourhood;
- density – too many units;
- parking – too many anticipated vehicles in an area experiencing a shortage of on-street parking;
- property value – the impacts noted will devalue existing properties;
- traffic – increase in traffic as a result of greater density;
- safety for pedestrians and cyclists – concern with increased risk of conflicts with automobiles;
- infrastructure capacity – existing water, sanitary and stormwater infrastructure cannot handle additional population and development;
- noise – nuisance caused by construction and increased traffic; and

Land Use Amendment in Parkdale (Ward 7) at 811 - 28 Street NW, LOC2025-0183

- privacy – development results in views of private amenity areas and neighbour's interiors.

The Parkdale Community Association provided a response in opposition on 2025 December 18 (Attachment 5).

Administration considered the relevant planning issues specific to the application and determined the proposal to be inappropriate because this land use amendment seeks to remove allowable land uses that are supported in the LAP and the desired housing form is already allowed in the existing land use district.

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

IMPLICATIONS

Social

The proposed application reduces the ability to build housing forms that are currently encouraged in the community.

Environmental

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

Economic

No anticipated economic impact.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 37D2026**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

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

**ISC: UNRESTRICTED
CPC2026-0076
Page 4 of 4**

Land Use Amendment in Parkdale (Ward 7) at 811 - 28 Street NW, LOC2025-0183

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The site is a corner parcel located in the northwest community of Parkdale at 811 – 28 Street NW. The site is approximately 0.06 hectare (0.14 acre) in size. The parcel is currently developed with a single detached dwelling and detached garage accessed from the rear lane. The site is approximately 15 metres wide by 36 metres deep fronting onto 7 Avenue NW.

Surrounding development includes Residential – Grade-Oriented Infill (R-CG) District, consisting primarily of low density single detached and semi-detached dwellings and Special Purpose – Community Institution (S-CI) District (Parkdale United Church).

The site is approximately 80 metres (a two-minute walk) from a bus stop located on 29 Street NW. Foothills Medical Centre is approximately one kilometre (a 15-minute walk) to the northwest.

There is a restrictive covenant on the site registered in 1911, which restricts development to a single dwelling. Restrictive covenants are not binding on Council or Administration in making land use or development permit decisions; however, they present a potential impediment to redevelopment should another landowner who is also subject to the restrictive covenant enforce their right to impose the restrictive covenant on the site.

Community Peak Population Table

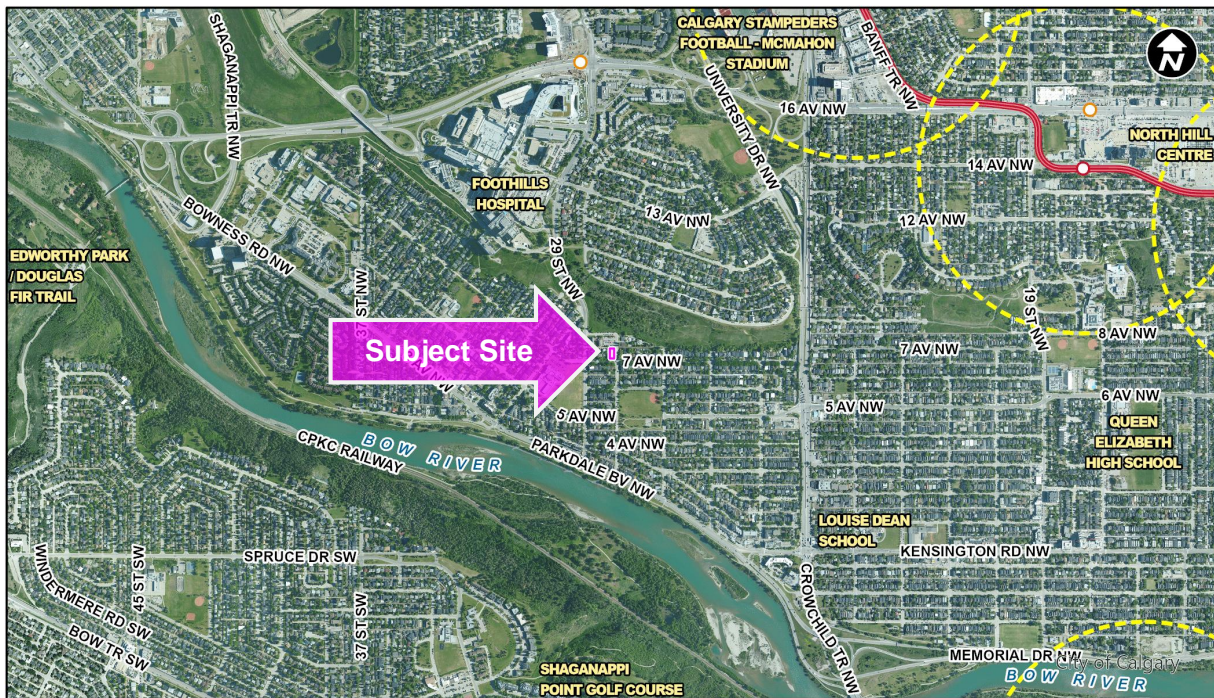
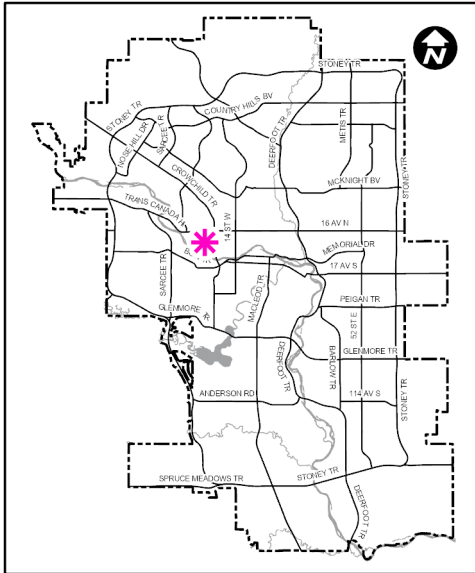
As identified below, the community of Parkdale reached its peak population in 2018.

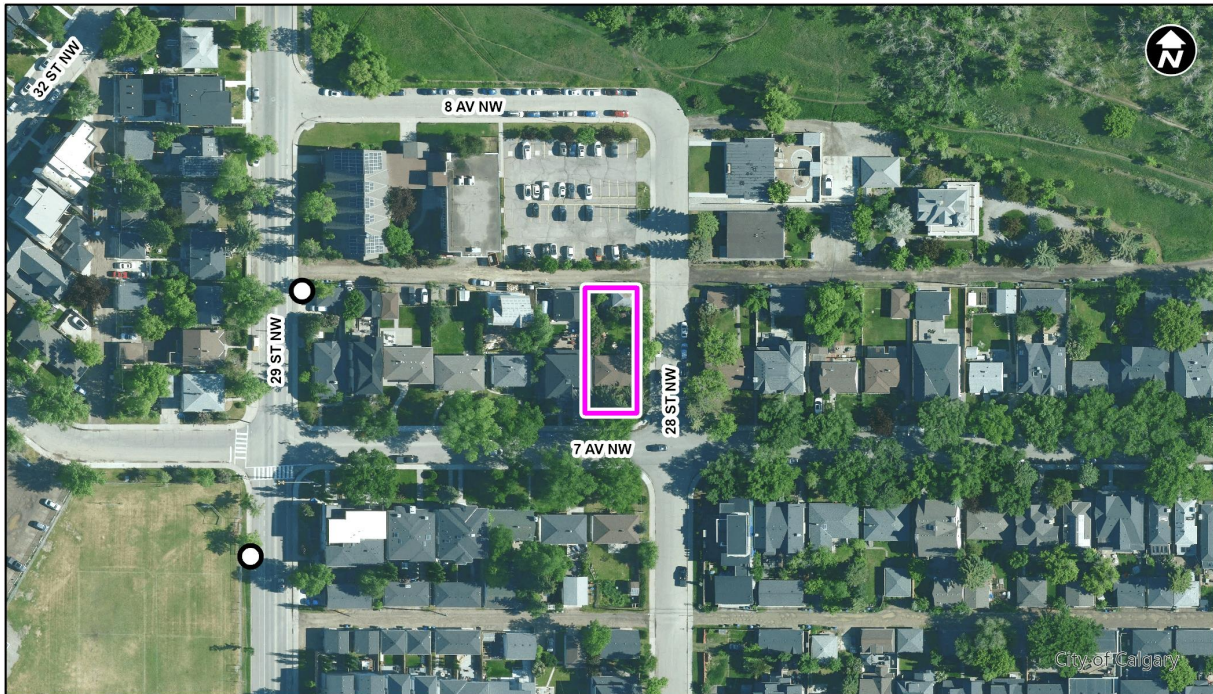
Parkdale	
Peak Population Year	2018
Peak Population	2,602
2019 Current Population	2,566
Difference in Population (Number)	-36
Difference in Population (Percent)	-1.4%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District allows for a range of low-density housing forms, such as single detached, semi-detached, duplex dwellings, rowhouses and townhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the site parcel area, this would allow for up to four dwelling units with optional secondary suites, which do not count towards allowable density.

The proposed Direct Control (DC) District is based on the R-CG District. The intent of the DC District is to allow for development that requires a minimum of three dwelling units and a maximum density of 4 dwelling units, based on the R-CG District density of 75 units per hectare. The DC District removes Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, Single Detached Dwelling and Duplex Dwelling uses on the site.

Pursuant to Section 20 of the Land Use Bylaw 1P2007 (LUB), DC Districts must only be used for the purpose of providing for developments that due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts. Furthermore, DC Districts must not be used in substitution of any other land use district in the LUB that could be used to achieve the same result either with or without relaxations.

As the applicant's intent is to create a district with a minimum density and remove certain uses, the proposed DC District does align with Section 20 of the LUB in that there are no low density

residential stock districts which accommodate the proposal. However, Administration is not supportive of the DC District as it is not needed to accommodate the intended development. The existing R-CG district already accommodates the specific semi-detached development approved for the site.

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

Development and Site Design

If approved by Council, the rules of the proposed DC District and the LAP would provide guidance for any future redevelopment of the site. The approved development permit (DP2025-04374) includes details with respect to site access, parking, landscaping, waste and recycling management.

Transportation

Pedestrian access to the site is available from the existing sidewalks along 7 Avenue NW and 28 Street NW. On-street bikeways are available on 29 Street NW, providing access to the Always Available for All Ages and Abilities (5A) Network within 85 metres of the site.

The site is approximately 100 metres (a two-minute walk) from north and south-bound bus stops along 29 Street NW. Four transit routes operate there, including Route 104 (Sunnyside), Route 90 (Bridgeland), Route 40 (North Hill) and Route 9 (Chinook Station).

On-street parking is available on 7 Avenue NW and portions of 28 Street NW and restricted to two hours from 07:00 a.m. to 11:00 p.m. from Monday to Friday under Residential Parking Zone S.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to the site. Details of site servicing, as well as appropriate stormwater management were considered and reviewed as part of the approved 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 site is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). These areas are comprised of residential communities that were primarily subdivided and developed prior to the 1950s.

The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit, while delivering small and incremental benefits to climate resilience.

Calgary Climate Strategy (2022)

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

South Shaganappi Communities Local Area Plan (Statutory – 2025)

The [South Shaganappi Communities Local Area Plan](#) (LAP) identifies this site as Neighbourhood Local urban form category, in accordance with Map 3: Urban Form. Neighbourhood Local areas are characterized by a range of housing types that consider the context of the local built form. The site is also located within the Limited (up to three-storeys) building scale, in accordance with Map 4: Building Scale.

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

The proposal removes single detached, semi-detached and duplex dwelling uses, while requiring minimum density that is not in alignment with the policies of the LAP. This area is intended to be inclusive of a broad range of housing types, not exclusive and limiting to only higher density forms. While the policies of the LAP support the desired rowhouse form with secondary suites, they do not align with a land use that provides a minimum density and limits the range of uses available; therefore, Administration does not support this application and recommends refusal.

PROPOSED

CPC2026-0076
ATTACHMENT 2

BYLAW NUMBER 37D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0183/CPC2026-0076)**

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 LOC2025-0183/CPC2026-0076
BYLAW NUMBER 37D2026

SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0183/CPC2026-0076
BYLAW NUMBER 37D2026

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

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

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

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

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

PROPOSED

AMENDMENT LOC2025-0183/CPC2026-0076
BYLAW NUMBER 37D2026

Discretionary Uses

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

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

Bylaw 1P2007 District Rules

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

Density

7 (1) The minimum ***density*** is 3 ***units*** per parcel.

(2) The maximum ***density*** is 4 ***units*** per parcel.

Relaxations

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

Applicant Submission

2026 September 16

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

Sep. 15th, 2025

LOC Number (office use only):

On behalf of the landowner, please accept this application to redesignate a +/-0.056 hectare site from R-CG to Direct Control R-CG to set up minimum density and eliminate single house, semi-detached and duplex use.

The existing house 2904 7 Ave NW, is a corner lot located in the community of Parkdale along 28 Street NW and 7 Ave NW. The site is currently developed with single detached dwelling built in 1952. Surrounding houses are mostly single detached with Parkdale United Church across the lane. The site is also in close proximity to a few park spaces and public school.

The restrictive covenant 8464AG create unusual site constraint for this perfect corner lot. Thus the proposal still keeps R-CG as base zoning. With the lot being a corner lot, the impacts of higher density use on neighboring lower density properties can be reduced. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks.

The site is within Neighbourhood Local under South Shaganappi Local Area Plan with building scale of up to 3 storeys. In the same block, the corner lots by 29 Street are categorized as neighborhood connector while the lots cross the lane are neighbourhood flex with higher building scale. The goals and objectives of the LAP includes "Diverse, Accessible and inclusive housing choices" which focus on providing diverse and accessible housing options to support inclusive and equitable communities. The restrictive covenant is in direct contrast to the LAP.

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development including a mix of housing such as townhouses and row housing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in keeping with the relevant policies of the MDP as the rules of the R-CG provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

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

Applicant Outreach Summary

2025 September 16



Please complete this form and include with your application submission.

Project name: 2904 7 Ave NW

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

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

Outreach Strategy

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

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

On June 3rd, 2025, our staff did post card deliver to residents within a 100 meters radius. During the process, our staff did door knocking and spoke with residents at home.

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

Stakeholders

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

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

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

With base zoning stays the same, we received very little comments. Some residents did ask about the reasoning for the application and whether it will lead to more density than current approved. A few residents raise the issue of the construction control.

How did stakeholder input influence decisions?

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

Base zoning still stay at the same R-CG as the current lot zoning. Construction plan will be implemented.

How did you close the loop with stakeholders?

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

Continue engage with local residents, Councillor office and community association. And better explain to local residents about proposal.

calgary.ca/planningoutreach

Community Association Response

DATE: December 18, 2025

To: Brenden Smith, File Manager, City of Calgary

From: Parkdale Community Association

Re: LOC2025-0183 – 2904 – 7 Avenue N.W. (revised to 2902 7th Ave, 811, 113 and 815 7th Ave NW)

Following a recent Planning and Development meeting on this matter, the Parkdale Community Association would like to go on record as strongly opposing the proposed land use amendment.

The current land use would allow the R-CG development proposed in DP2025-0164 as a discretionary use. The Restrictive Covenant (RC) on this parcel does not.

This suggests that the only reason to change the zoning to DC is to leverage City zoning powers to remove the single-family and semi-detached use and create a conflict under section 48(4) of the Land Titles Act, from which the applicant can apply to the Provincial Court to remove the RC from the property and allow the development.

There is already a well-established legal process for the removal of an RC in court through proper notification to signatories to the agreement (usually by registered mail). If the signatories to the RC agree, the courts can then order the removal of the RC.

The City is not a party to these contracts and has had a long-standing policy to avoid interfering in the Provincial jurisdiction of Restrictive Covenants. Historically it has been a “stay in your own lane” practice whereby DP’s compliant with the existing land use are routinely issued, and it is up to the applicant to determine if they are in conflict with Provincial or any other jurisdictional restrictions. It is highly inappropriate for the Planning Department to involve themselves in Provincial jurisdiction by adjusting their bylaw legislations, purely to provide a means for developers to defeat these private law contracts in a Provincial jurisdiction. Contracts that were implemented to, in this example, preserve the existing nature and character the community.

The intended purpose of the Direct Control Land Use District is to accommodate developments with unique characteristics, innovative ideas or unusual site constraints (e.g. Calgary’s Central Library). DP2025-0164 does not qualify for this consideration. There is nothing unique or innovative about the proposed development as it is intended to be a standard rowhouse which is a legal discretionary use under the current land use district for the site.

There is no legitimate planning reason to zone this property DC. It is being proposed ONLY to facilitate the removal of a restrictive covenant against the wishes of the signatories to the covenant and sets a dangerous precedent whereby no community

with RC protections in place can feel secure as they would all be vulnerable to this practice.

A restrictive covenant is not an unusual site constraint. Restrictive covenants are a legal instrument in widespread in use and embedded in property law. The developer took a risk when they purchased a property with a restriction clearly indicated on the land title. As there are many available lots without RCs, developers intending to build rowhouses generally avoid purchasing lots that have an RC as there is no guarantee the signatories to the RC will agree to its removal.

Homeowners who relied on these covenants to preserve their neighborhood find themselves powerless with no voice in the change. It ignores legal precedent where the courts only allow RC removal after extensive public consultation, expert study, and a demonstration of evolving public interest.

Support of this application will imply that the city is seemingly colluding with developers by legislating conflicting bylaws simply to allow developers to successfully remove these RCs without the extensive public consultation, studies and burdens, in an effort to fast-track densification.

DC zoning should not be used as a weapon against private property rights. This is an abuse of the City's Land Use Bylaw which states DC zoning is intended for unique or complex developments, not for overriding restrictive covenants.

Yours truly,
Vince Walker Chair - Parkdale Planning and Development Committee
Parkdale Community Association

Policy Amendment in Ogden (Ward 9) at 7443 – 20A Street SE, LOC2025-0207

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

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

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

That Council give three readings to the **Proposed Bylaw 11P2026** for the amendments to the Millican-Ogden Area Redevelopment Plan (Attachment 2).

HIGHLIGHTS

- This application seeks a policy amendment to the *Millican-Ogden Area Redevelopment Plan* (ARP) to allow for rowhouses and townhouses, in addition to the building types already allowed under the ARP (e.g. single detached, semi-detached and duplex dwellings).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed policy amendment would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed policy amendment would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- A development permit for a four-unit townhouse building with four secondary suites was submitted on 2025 July 31 and is ready for decision pending Council's decision on this land use amendment.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy amendment application, in the southeast community of Ogden, was submitted by Global Design on behalf of the landowner H&R Group Ltd. on 2025 October 15. The approximately 0.05 hectare (0.14-acre) site is located east of 20 Street SE and north of 76 Avenue SE. A development permit (DP2025-04431) for a four-unit townhouse with four secondary suites and a detached garage has been reviewed by Administration and is ready for approval pending Council's decision on this policy amendment.

As outlined in the Applicant Submission (Attachment 3), the proposed policy amendment is intended to enable the development of a four-unit townhouse building with four secondary suites and a detached garage. An amendment to the ARP is required because the subject parcel is currently identified as "Low Density Conservation" on Map 5: Proposed Land Use Policies. This typology only supports redevelopment in the form of single and semi-detached and duplex

Policy Amendment in Ogden (Ward 9) at 7443 - 20A Street SE, LOC2025-0207

dwellings. It does not support the form or intensity of the proposed townhouse development, even though this form of development is allowable under the Residential – Grade-Oriented Infill (R-CG) District approved for the site. The proposed policy amendment would update the ARP land use typology for the subject parcel to “Low or Medium Density Multi-Dwelling Residential.” In addition, the amendment includes a text amendment to establish a maximum density of 75 units per hectare for the subject site, which is consistent with the R-CG District. This revision would align the ARP’s statutory direction with the existing R-CG District and support development of the proposed townhouse building with secondary suites in a contextually appropriate location.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed policy amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant distributed letters to residents within a 100-metre radius of the subject site, published a project website, and contacted the Millican-Ogden Community Association (CA) and Ward 9 office for comment. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

No public comments were received at the time of writing this report. The CA provided a letter of opposition on 2025 December 4 (Attachment 5) identifying that the proposed development is not aligned with the existing Area Redevelopment Plan (ARP), specifically noting congestion and privacy concerns associated with the proposed development.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate as the existing R-CG District and array of development options are compatible with the surrounding development pattern and scale of adjacent properties. Based on an assessment of the area’s mobility infrastructure, traffic congestion is not anticipated. The proposed development will also introduce a form of housing that helps meet community needs without significantly altering the established character of the neighbourhood.

Following Calgary Planning Commission, notification for a Public Hearing of Council for the policy amendment application 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.

Policy Amendment in Ogden (Ward 9) at 7443 - 20A Street SE, LOC2025-0207

IMPLICATIONS

Social

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

Environmental

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

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed 11P2026**
3. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is in the southeast community of Ogden, located west of 20A Street SE and north of 76 Avenue SE. The parcel is approximately 0.05 hectares (0.14 acres) in size, with dimensions of approximately 15 metres wide by 36 metres deep. The site is currently developed with a single detached dwelling, is bounded to the north and south by parcels developed with single detached dwellings and is adjacent to a lane along the west edge.

Surrounding lands are primarily designated Residential – Grade-Oriented Infill (R-CG) District and are characterized by single detached dwelling and accessory residential buildings.

The site is located directly north of the Almadina Language Charter Academy school and approximately 700 metres (a 10-minute walk) east of the commercial node at the intersection of 18 Street SE and 76 Avenue SE. This commercial area provides a range of amenities, including a grocery store (Freshco), a pharmacy (Shoppers Drug Mart) and other retail and service uses. Jack Setters Park, Ogden Off-Leash Dog Park, and Lyton Playground are located approximately 250 meters (a three-minute walk) north of the site.

Community Peak Population Table

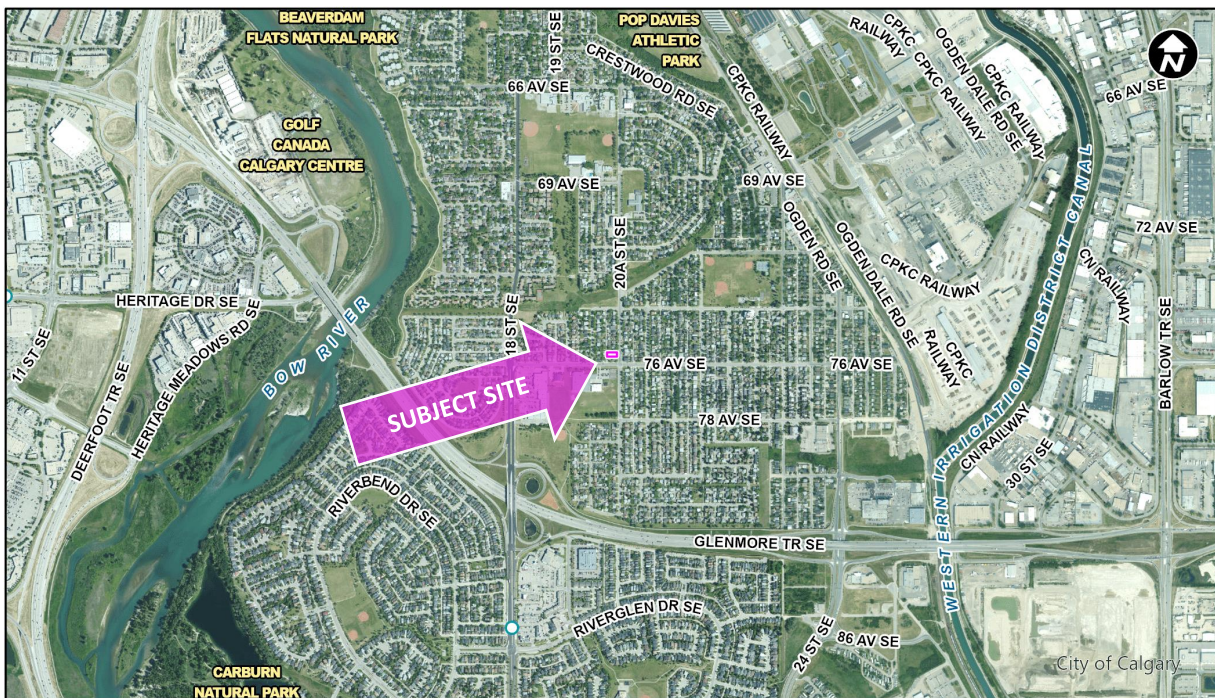
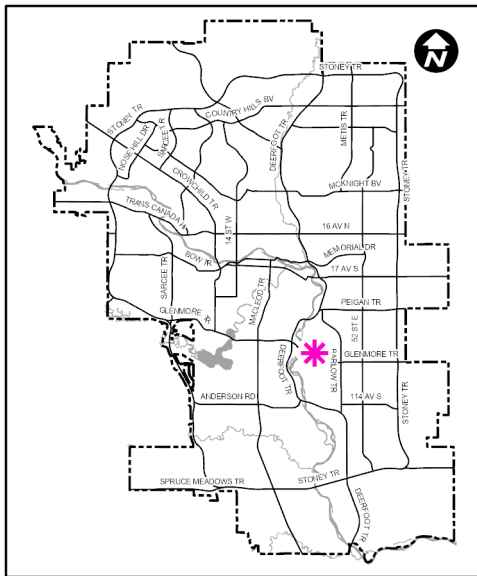
As identified below, the community of Ogden reached its peak population in 1982.

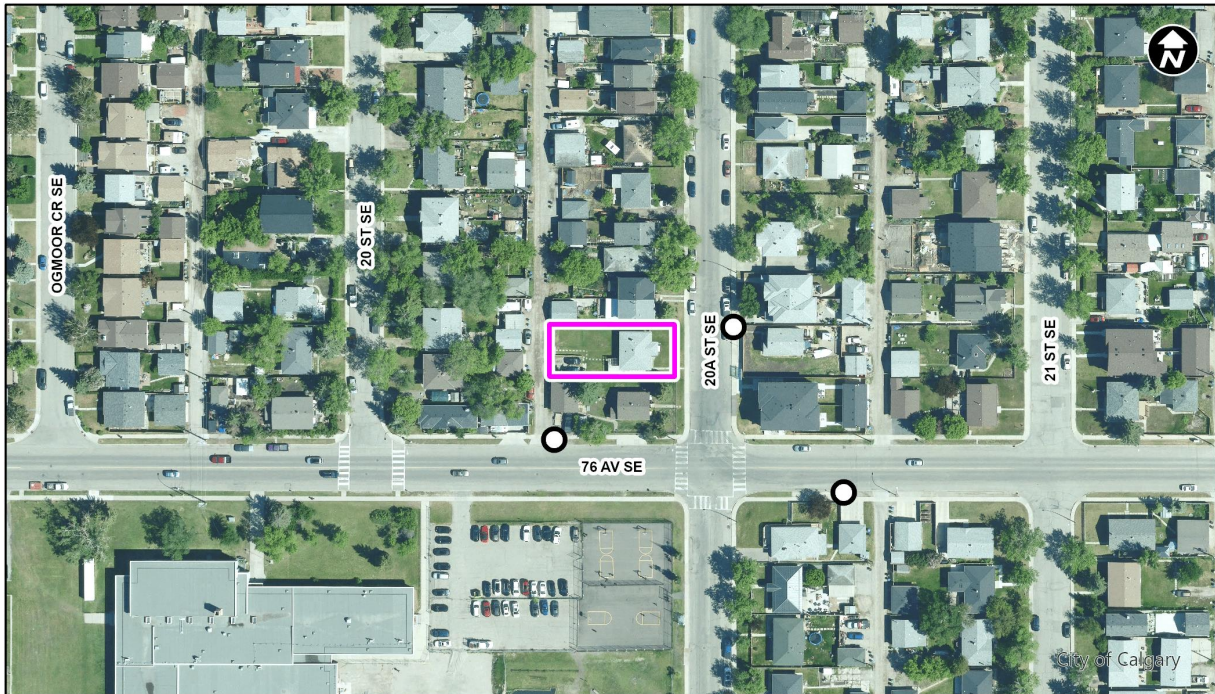
Ogden	
Peak Population Year	1982
Peak Population	11,548
2021 Current Population	8,315
Difference in Population (Number)	- 3,233
Difference in Population (Percent)	28%

Source: *The City of Calgary 2021 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject site is designated as Residential – Grade-Oriented Infill (R-CG) District. The R-CG District accommodates a range of low-density residential forms, including single detached, semi-detached, duplex dwellings, townhouses, and rowhouse buildings. It allows for a maximum building height of 11.0 metres and a maximum density of 75 dwelling units per hectare. Based on the size of the subject parcel, this would allow for up to four dwelling units.

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

The site is within the 'Developed Residential – Inner City' area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage

redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. The proposal is in keeping with relevant MDP policies.

Calgary Climate Strategy (2022)

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

Millican-Ogden Area Redevelopment Plan (Statutory – 1999)

The site is located within the ‘Low Density Conservation’ area as identified on Map 5: Proposed Land Use Policies of the [Millican-Ogden Area Redevelopment](#) Plan (ARP), which limits development to single and semi-detached dwellings. As per the ARP policies in Section 3.4.3 (Residential Land Use), this area is intended to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood.

The proposed policy amendment to Map 5 would amend the subject site from the ‘Low Density Conservation’ typology to the ‘Low or Medium Density Multi-Dwelling Residential’ typology, enabling multi-dwelling built forms such as townhouses, to reflect the allowable uses under the R-CG District. A text amendment to Subsection 3.4.3.3, Policy 2(a) is proposed to add the subject site address and clarify that the maximum permitted density is 75 units per hectare, which aligns with the maximum permitted density of the R-CG District.

The proposed policy amendment will also complement and support the existing low density built form in the neighbourhood by introducing sensitive infill opportunities that can provide a gradual and contextually appropriate increase in housing diversity and choice.

PROPOSED

CPC2026-0074
ATTACHMENT 2

BYLAW NUMBER 11P2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE MILLICAN-OGDEN AREA REDEVELOPMENT PLAN BYLAW 8P99 (LOC2025-0207/CPC2026-0074)

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

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

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

1. The Millican-Ogden Area Redevelopment Plan attached to and forming part of Bylaw 8P99, as amended, is hereby further amended as follows:
 - (a) Amend Map 5 entitled 'Proposed Land Use Policies' by changing 0.05 hectares \pm (0.12 acres \pm) located at 7443 – 20A Street SE (Plan 955AV, Block 7, Lots 21 and 22) from 'Low Density Conservation' to 'Low or Medium Density Multi-Dwelling Residential' as generally illustrated in the sketch below:



PROPOSED

BYLAW NUMBER 11P2026

- (b) In Section 3.4.3 Residential Land Use, subsection 3.4.3.3 Policies, Policy 2 (a), add 7443 – 20A Street SE to the list of addresses.

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

Applicant Submission

Company Name (if applicable):

Global Design

LOC Number (office use only):

LOC2025-0207

Applicant's Name:

Gurmeet Dhaliwal

Date:

November 5, 2025

A Minor Policy Amendment is required to support the Development Permit application submitted for 7443 20A ST SE (DP2025-04431) During the Development Permit review process, it was identified that an amendment is necessary to accommodate multi-family development, as the Millican-Ogden Community Revitalization Plan currently only supports single-detached or semi-detached dwellings on the subject site. The subject property would require a policy amendment to the "Low or Medium Density Multi-Dwelling Residential" designation in the ARP to support the proposed development permit.

The subject property would require a policy-only amendment to the "Low or Medium Density Multi-Dwelling Residential" designation in the ARP to support the proposed development permit.

Applicant Outreach Summary

2026 January 11



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 7443 20A Street SE

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

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

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 included contact with the Millican – Ogden Community Association (contacted December 3, 2025; response received December 4, 2025) and the Ward 9 Councillor's office, with the project postcard and project information website shared for awareness. The project website included information about the land use amendment and development permit applications, drawings submitted as part of the DP application and a comment form. Postcards were delivered to residents within approximately a 100-metre radius of the site. Any comments received were reviewed and responded to promptly.

Affected Parties

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

1. Millican – Ogden Community Association
2. Ward 9 Councillor's Office
3. Nearby residents within the immediate area surrounding the site.



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

Feedback received focused on building density and scale, on-street parking availability, and infrastructure capacity, with one comment expressing a preference for lower-density development.

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.

As the proposed ARP amendment is site-specific and intended to align existing policy with the site's current R-CG zoning and an active Development Permit application, the feedback received did not result in changes to the proposal.

Residents were advised that detailed matters such as parking, servicing, and infrastructure capacity are assessed through the Development Permit review process by City Administration. The input received has been documented and provided to the City for consideration as part of the overall review of the application.

How did you close the loop ?

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

Outreach outcomes were shared by maintaining the project website as a public source of information throughout the engagement period. Where contact information was provided, responses were shared directly with participants. Outreach materials and the engagement summary are included as attachments with this submission.

**Millican–Ogden Area Redevelopment Plan Amendment
7443 20A Street SE (LOC2025-0207)**

Prepared for: The City of Calgary – Planning & Development Services

Submitted by: Horizon Land Development & Consulting Inc.

Date: December 23, 2025

1. Executive Summary

This Applicant-Led Outreach Summary documents engagement activities undertaken in support of a site-specific amendment to the Millican–Ogden Area Redevelopment Plan (ARP) and a related Development Permit (DP2025-04431) at 7443 20A Street SE. The outreach was designed to meet the City of Calgary’s applicant-led outreach requirements and to provide clear, accessible information to residents with 100m radius of the site.

2. Project Overview

The subject site is currently designated Low Density Conservation in the Millican–Ogden ARP, which permits a maximum of two dwelling units. The proposed site-specific ARP amendment would redesignate the site to Low or Medium Density Multi-Dwelling Residential to align with the site’s existing Residential Grade-Oriented Infill (R-CG) zoning.

A Development Permit (DP2025-04431) has been submitted for a four-unit townhouse building with secondary suites and is under review by The City of Calgary.

3. Outreach Approach

The outreach approach was designed to be proportional to the scale and context of the proposal and focused on providing clear, accessible information to nearby residents.

Given that the proposal is a site-specific ARP amendment intended to align existing policy with current zoning, the outreach emphasized information sharing, transparency about the planning process, and opportunities for residents to share comments.

4. Community Association and Ward Council Office Outreach

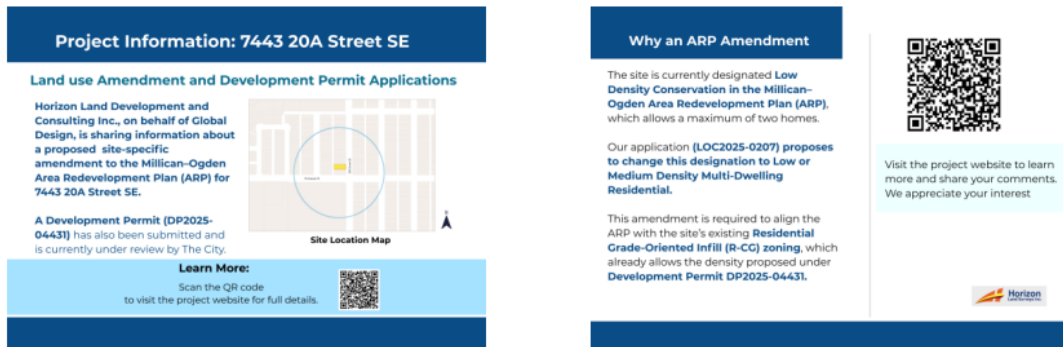
The Millican–Ogden Community Association (MOCA) President was contacted on December 3, 2025, with a response received on December 4, 2025. Project materials, including the project postcard and dedicated project website, were shared with the Community Association to support awareness and information sharing.

**Horizon Land Development & Consulting Inc.
Engagement Summary**

Feedback from the Community Association emphasized the importance of providing residents with clear information about the proposed development. In response, the project team directed residents to the project website, which includes detailed explanations of both the ARP amendment and the related Development Permit.

The Ward 9 Councillor’s office was also informed of the application and outreach activities for awareness. The postcard and the project website were also shared.

Diagram: Project postcard (front/Back)



Project website link: <https://sites.google.com/sparksplanninggroup.com/horizon-7443-20a-engagement>

5. Resident Outreach and Feedback

Postcards were delivered door-to-door to properties within a 100-metre radius of the site and to nearby residents. During delivery, informal conversations occurred with a small number of residents who were available at the time.

Topics raised during these conversations included parking availability and building density. One written comment was received through the online comment form.

6. What We Heard and How We Responded

Issues	What We Heard	How We Responded
Density and Building Scale	One resident expressed concern regarding the proposed density and indicated a preference for a duplex rather than a multi-unit residential building	The project team clarified that the site is already zoned Residential Grade-Oriented Infill (R-CG), which permits the proposed form of development. The ARP amendment aligns existing

**Horizon Land Development & Consulting Inc.
Engagement Summary**

		policy with current zoning and the Development Permit under review
Parks and Local Traffic	Some residents raised questions regarding on-street parking availability.	Residents were advised that parking supply and access are evaluated through the Development Permit review process and must comply with City standards.
Infrastructure Capacity	One comment referenced concern about aging infrastructure.	Infrastructure capacity and servicing are reviewed through the Development Permit process with applicable City business units.

7. Project Website and Analytics

A project information website was launched to support transparent and accessible information sharing. Google Analytics indicates 12 direct sessions and 15 page views following postcard distribution, with visitors reviewing multiple pages of content. All traffic was direct, consistent with residents accessing the site via the QR code and URL provided on the postcard.

8. Conclusion

The applicant-led outreach was conducted in good faith and was proportionate to the scale and nature of the proposal. The outreach provided residents with clear access to information and reasonable opportunities to share feedback, in alignment with the City of Calgary’s applicant-led outreach requirements.

Community Association Response



Kirk Lubimov <kirk.lubimov@millicanogden.com>

To:  Conway, Sean



Mon 1/19/2026 9:55 AM

The development proposal goes against MOCA's ARP and must be respected.

The location has already congestion issues and has no place to accommodate a 4plex that will hold 8 household.

Community members and neighbours also oppose this development for the above reason but also that it will create shadows and infringe on their privacy. To add to this, the developer himself when consulted the community had a push back from the neighbours as was communicated to us.

Thank you,

Kirk Lubimov
Civics Chair
MOCA

Policy Amendment in Ogden (Ward 9) at 7604 – 21A Street SE, LOC2025-0237

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

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

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026
 FEBRUARY 26:**

That Council give three readings to **Proposed Bylaw 12P2026** for the amendments to the Millican-Ogden Area Redevelopment Plan (Attachment 2).

HIGHLIGHTS

- This application seeks to amend the *Millican-Ogden Area Redevelopment Plan* (ARP) to allow for rowhouses and townhouses, in addition to the building types already allowed under the ARP (e.g. single detached, semi-detached and duplex dwellings).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed policy amendment would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed policy amendment would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit (DP2025-07239) for a new four-unit townhouse with four secondary suites has been submitted and is currently under review.
- There is no previous Council direction related to this proposal

DISCUSSION

This policy amendment application, in the southeast community of Ogden, was submitted on 2025 December 3 by Horizon Land Surveys on behalf of the landowner, 2518586 Alberta Ltd. (Sol Yoon). The subject parcel is approximately 0.06 hectares (0.14 acres) in size and is located at the southeast corner of 76 Avenue SE and 21A Street SE. The site is currently developed with a single-detached dwelling and a detached garage, which is accessed from the rear lane.

The subject site is designated Residential – Grade-Oriented Infill (R-CG) District which supports the development of rowhouses and townhouses. As per the applicant's submission (Attachment 3), a policy amendment is required to align the policies of the *Millican-Ogden ARP* with the R-CG District and support a development permit (DP2025-07239) for a new four-unit townhouse with four secondary suites.

Policy Amendment in Ogden (Ward 9) at 7604 - 21A Street SE, LOC2025-0237

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. In response, the applicant visited homes within a 100-metre radius of the subject site to discuss the application with residents and deliver postcards. The applicant also discussed the application with the Ogden Community Association (CA) and the Ward 9 Councillor's office. A summary of the applicant's outreach initiatives can be found in Attachment 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.

Twelve letters of opposition and two letters of support were received from the public regarding this application. The letters of opposition highlight the following concerns:

- increase in street parking and traffic in the area;
- negative impact on privacy of adjacent properties;
- future development may create shadowing impacts on adjacent parcels;
- proposed development is not consistent with the existing community character; and
- the policy amendment, if approved, would allow overdevelopment of the site.

The letters of support highlighted the following:

- increase in density is encouraged in the neighbourhood;
- shadowing impacts will mostly occur along 76 Avenue SE based on parcel location; and
- new development has the potential to offer other housing options in the community.

This application was circulated to the Millican-Ogden Community Association (CA). The CA provided a letter in opposition to the application. The comments received from the CA can be found in Attachment 5.

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

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

Policy Amendment in Ogden (Ward 9) at 7604 - 21A Street SE, LOC2025-0237

IMPLICATIONS

Social

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

Environmental

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

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 12P2026**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Ogden at the southeast corner of 76 Avenue SE and 21A Street SE. The site is approximately 0.06 hectares (0.14) acres in size and is approximately 15 metres wide by 37 metres deep. The site is currently developed with a single-detached dwelling and a detached garage with rear lane access.

The subject property and surrounding lands are designated as the Residential – Grade-Oriented Infill (R-CG), which allows for a variety of infill housing types, including single detached, semi-detached, duplex dwellings, rowhouses, townhouses and secondary suites. Surrounding development is characterized by a mix of single detached and semi-detached dwellings.

The site is located 320 metres (about a five-minute walk) south of George Moss Park and within 550 metres (a nine-minute walk) of the Glenmore Square Shopping Centre, River View Church, and Almadina Language Charter Academy. Additionally, the Bow River and adjacent pathway system are located approximately one kilometre (about a 16-minute walk) east of the subject site.

Community Peak Population Table

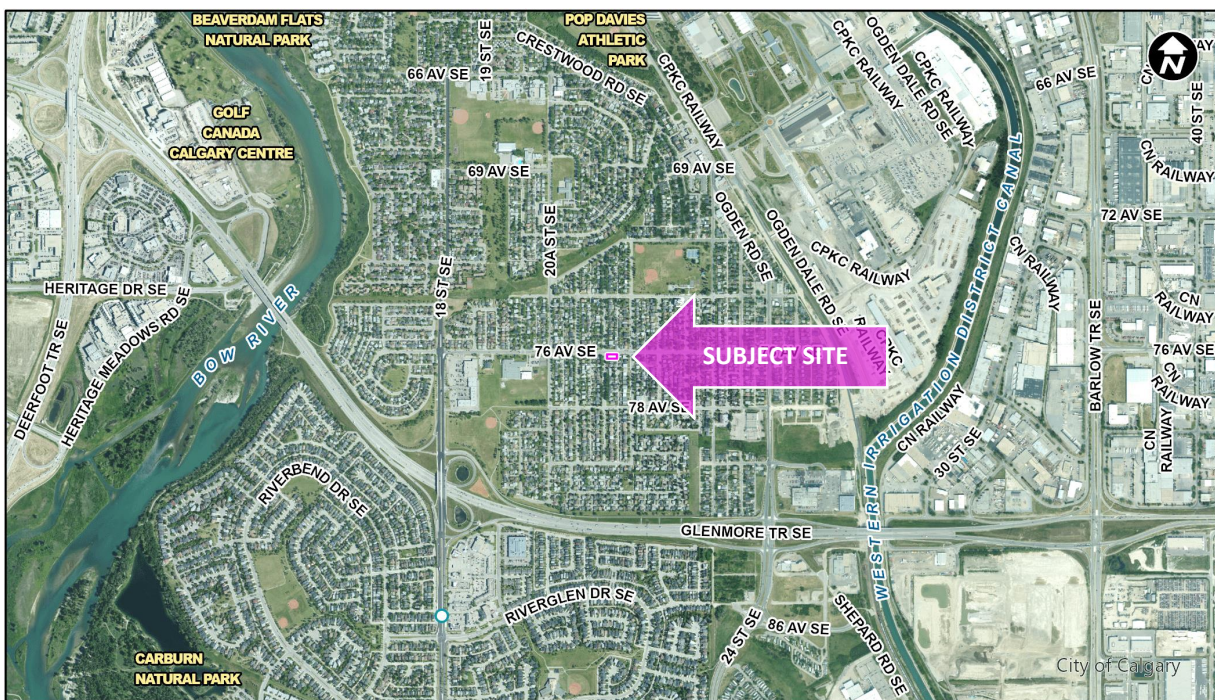
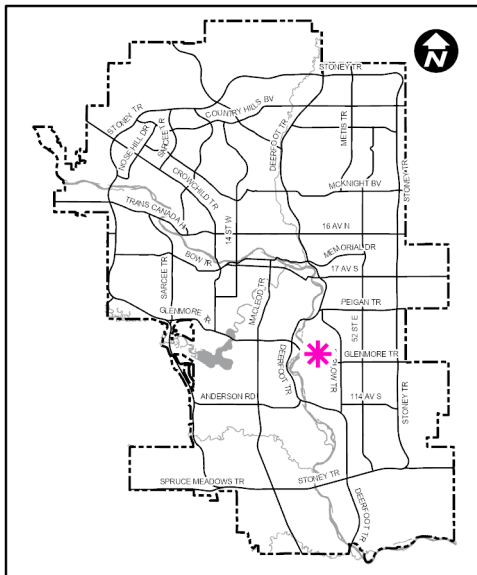
As identified below, the community of Ogden reached its peak population in 1982.

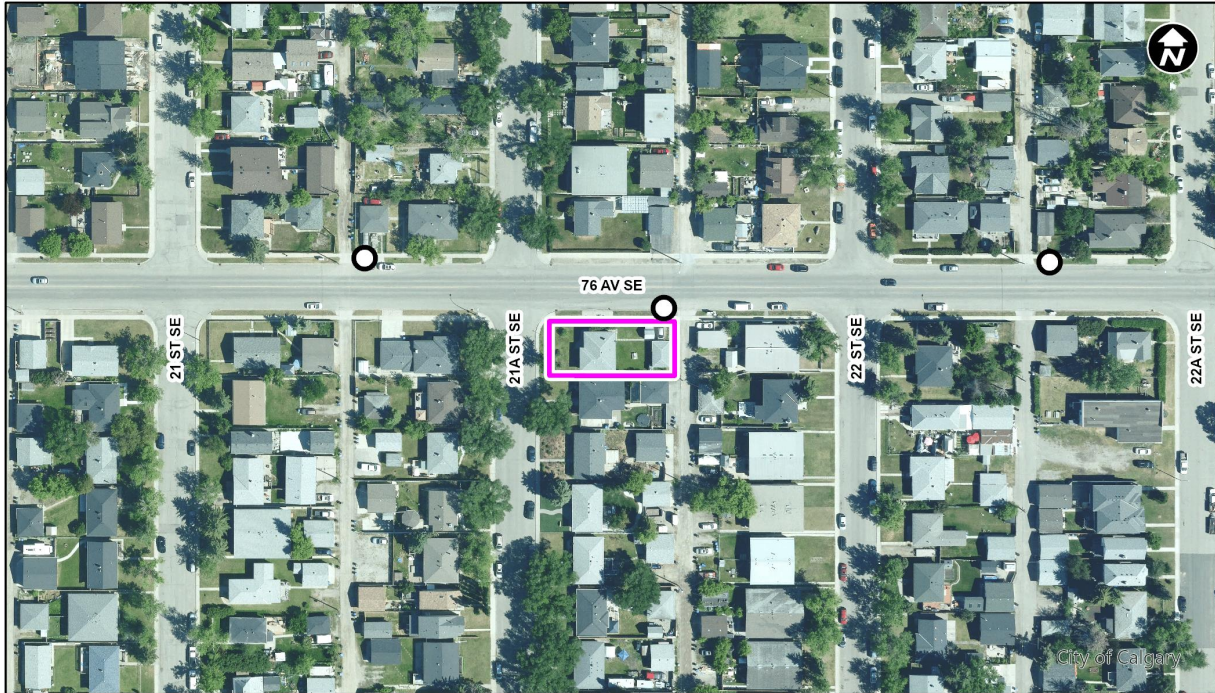
Ogden	
Peak Population Year	1982
Peak Population	11,548
2019 Current Population	8,576
Difference in Population (Number)	-2,972
Difference in Population (Percent)	-25.7%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the parcel area of the subject site, this would allow for up to four dwelling units. Secondary suites (one backyard suite and one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel requires 0.5 parking stalls per dwelling unit and per secondary suite.

Transportation

The subject site is located about 10 metres from the eastbound Route 43 bus stop (McKnight-Westwinds Station/Chinook Station) which offers connection to both Blue Line and Red Line Light Rail Transit (LRT) stations. The site is also located approximately 600 metres (a 10-minute walk) west of Route 151 (New Brighton Express) which offers access through the community and to the downtown core. Additionally, the subject parcel is located within 800 metres (about a 13-minute walk) of the future proposed Green Line LRT station.

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 Developed Residential - Inner City category as indicated in Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit, and thereby representing an incremental benefit to climate resilience and providing opportunities to support the changing demographic needs of communities. The proposal is in keeping with the policies of the MDP.

Calgary Climate Strategy (2022)

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

Millican-Ogden Area Redevelopment Plan (Statutory – 1999)

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

PROPOSED

CPC2026-0113
ATTACHMENT 2

BYLAW NUMBER 12P2026

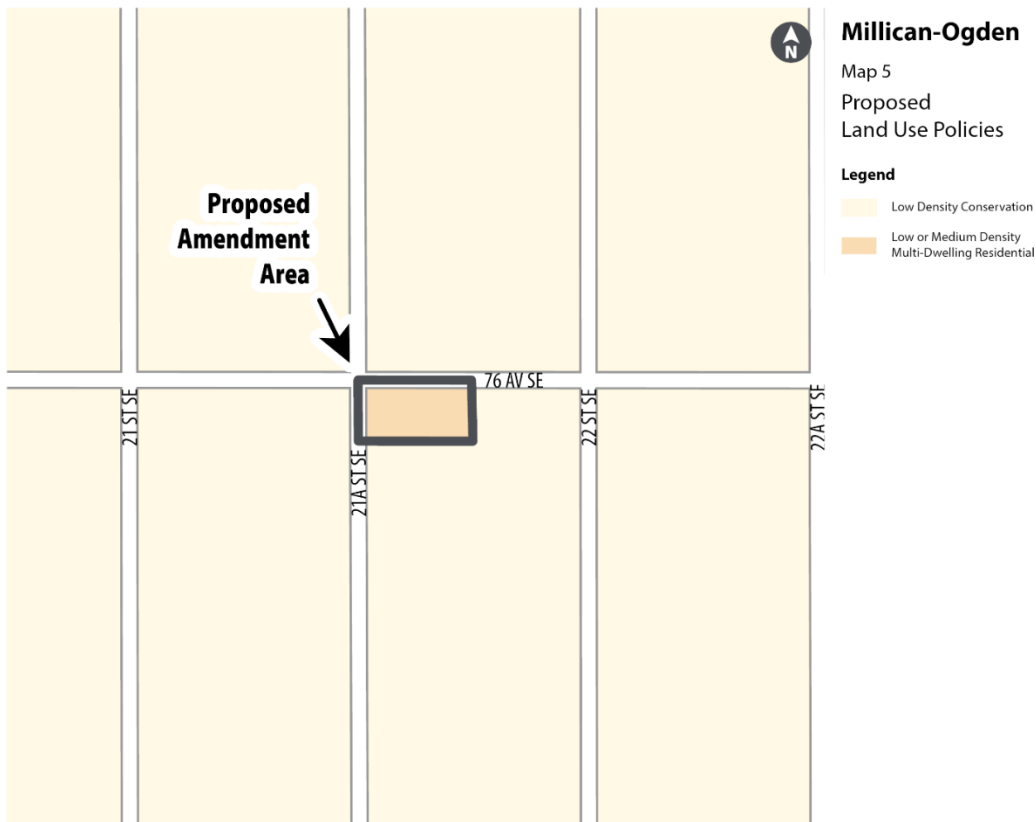
BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE MILLICAN-OGDEN AREA REDEVELOPMENT PLAN BYLAW 8P99 (LOC2025-0237/CPC2026-0113)

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

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

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

1. The Millican-Ogden Area Redevelopment Plan attached to and forming part of Bylaw 8P99, as amended, is hereby further amended as follows:
 - (a) Amend Map 5 entitled 'Proposed Land Use Policies' by changing 0.06 hectares \pm (0.14 acres \pm) located at 7604 – 21A Street SE (Plan 4418GT, Block 25, Lot 1) from 'Low Density Conservation' to 'Low or Medium Density Multi-Dwelling Residential' as generally illustrated in the sketch below:



PROPOSED

BYLAW NUMBER 12P2026

- (b) In Section 3.4.3 Residential Land Use, subsection 3.4.3.3 Policies, Policy 2 (a), add 7604 – 21A Street SE to the list of addresses.

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

Dec. 1st, 2025

LOC Number (office use only):

As part of city's blanket rezoning process, this lot is already zoned as R-CG. However under the current Millican-Ogden ARP, the subject site is identified with a "low density conservation" designation, which would only allow for single and semi-detached dwellings. The application is to bring the lot more in align with the zoning.

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

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

Applicant Outreach Summary

2026 February 4



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 7604 21A Street SE

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

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

Outreach Strategy

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

This is a minor policy amendment application for Millican-Ogden ARP to allow for uses under the current R-CG zoning.

On Nov. 20th, 2025, our staff did post card deliver to residents within a 100 meters radius and spoke with residents at home. On Jan. 28th, 2026, we did another round of letter delivery to residents within 100 meters.

On Jan. 9th, 2026, we had in person meeting with both the President and planning chair of Millcan Ogden Community Association in local coffee shop.

On Jan. 9th, 2026, we had in person meeting with Councillor Harrison.

Stakeholders

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

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

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

Local residents and community association recognize that this is a corner lot in a busy 76 Ave and close to public transit. However there are still many concerns raised including parking, access, increase traffic, privacy, shadowing, garbage collection.

How did stakeholder input influence decisions?

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

We believe those concerns can be properly dealt with at DP stage

How did you close the loop with stakeholders?

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

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

calgary.ca/planningoutreach

Community Association Response

2026 January 6

LOC2025-0237

Hi,

The rezoning application goes against our community's ARP and using the blanket rezoning as an excuse is not acceptable.

We have a lot of demand for detached houses in our community and very little support for mass densification.

Please confirm my submission and objection.

Thank you,

Kirk Lubimov

Civics Chair

MOCA

Land Use Amendment in Fairview Industrial (Ward 11) at 7048 and 7052 Farrell Road SE, LOC2025-0215

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.54 hectares \pm (1.34 acres \pm) located at 7048 and 7052 Farrell Road SE (Plan 6524JK, Block 38B, Lots 3 and 4) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026
 FEBRUARY 26:**

That Council give three readings to **Proposed Bylaw 45D2026** for the redesignation of 0.54 hectares \pm (1.34 acres \pm) located at 7048 and 7052 Farrell Road SE (Plan 6524JK, Block 38B, Lots 3 and 4) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for light industrial uses and limited small-scale commercial uses that are compatible with adjacent industrial uses.
- The proposal will allow for greater flexibility of commercial uses than in the current Industrial – General (I-G) District and conforms to relevant policies of the *Municipal Development Plan* (MDP) and the *Heritage Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would provide additional commercial and light industrial business and employment opportunities.
- Why does this matter? Healthy industrial communities support the creation of a prosperous and diverse economy.
- A development permit for a two-storey commercial/industrial building has been submitted and is under review (DP2025-07468).
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use application, in the southeast community of Fairview Industrial was submitted by SHAPE Architecture Inc. on behalf of the landowner, PBA Land Development Ltd., on 2025 October 29.

The subject site is approximately 0.54 hectares (1.34 acres) in size and is located mid-block on the north side of Farrell Road SE, east of Fairmount Drive SE and north of Franklin Drive SE. The site is currently undeveloped and contains a works yard.

The Applicant Submission (Attachment 2) indicates the desire to redesignate the subject site to the Industrial – Commercial (I-C) District to allow for a broader and more flexible range of uses that are compatible with surrounding parcels and are aligned with area's evolving character.

Land Use Amendment in Fairview Industrial (Ward 11) at 7048 and 7052 Farrell Road SE, LOC2025-0215

A development permit application (DP2025-07468) for a two-storey building to host General Industrial – Light uses with 2,080 square metres of floor area across six units with 44 parking stalls has been submitted and is under review.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate.

In response, the applicant engaged with local businesses and stakeholders by distributing a letter to business owners and operators within a 200-metre radius of the subject site, the Fairview Community Association (CA) and the Ward Councillor. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration did not receive any responses from the public on this application and the CA submitted a letter of no objection regarding the proposed land use amendment. The Community Association indicated concerns regarding truck traffic, which will be considered as part of reviewing the development permit (Attachment 4).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design is being reviewed as part of the development permit process.

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

IMPLICATIONS

Social

The proposed land use district provides opportunities for additional commercial uses while maintaining the industrial character and function of the area and will provide for a greater range of employment opportunities.

Land Use Amendment in Fairview Industrial (Ward 11) at 7048 and 7052 Farrell Road SE, LOC2025-0215

Environmental

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

Economic

The proposed land use amendment enables a wide array of commercial and industrial based uses, which are in line with the existing businesses and the intent and economic opportunities of the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 45D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Fairview Industrial and is located mid-block on the north side of Farrell Road SE, east of Fairmount Drive SE and north of Franklin Drive SE. The site is approximately 0.54 hectares (1.34 acres) in size and is approximately 62 metres wide by 78 metres deep. The site is currently undeveloped and contains a works yard.

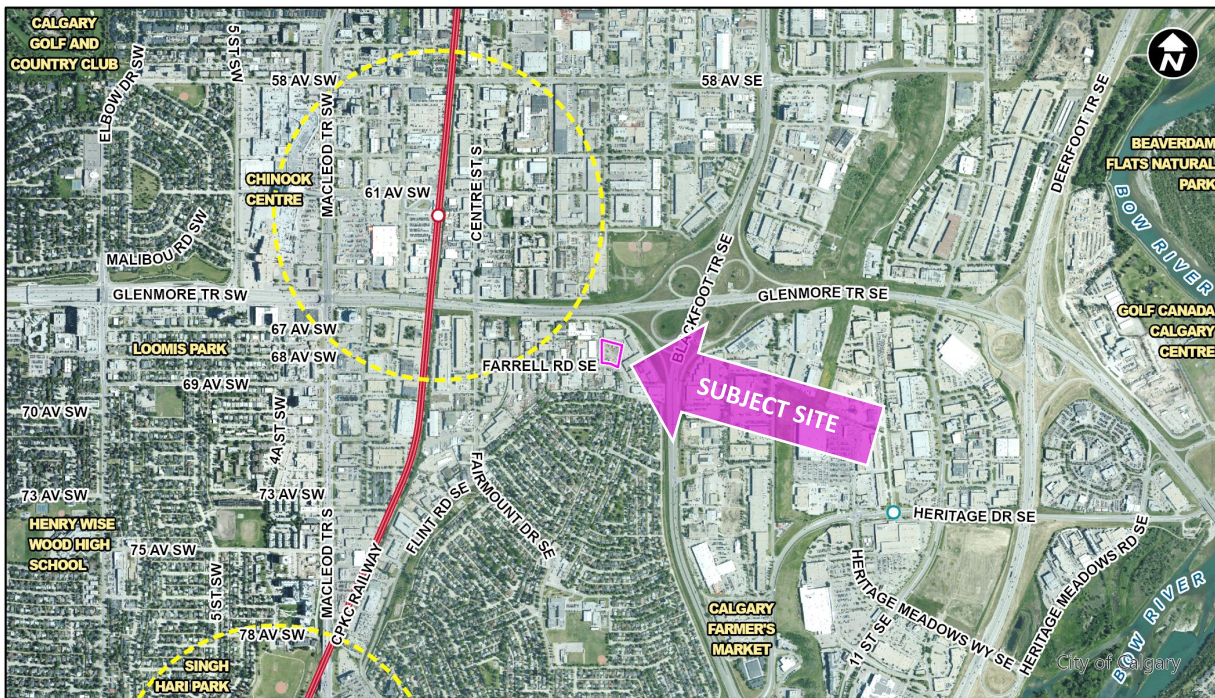
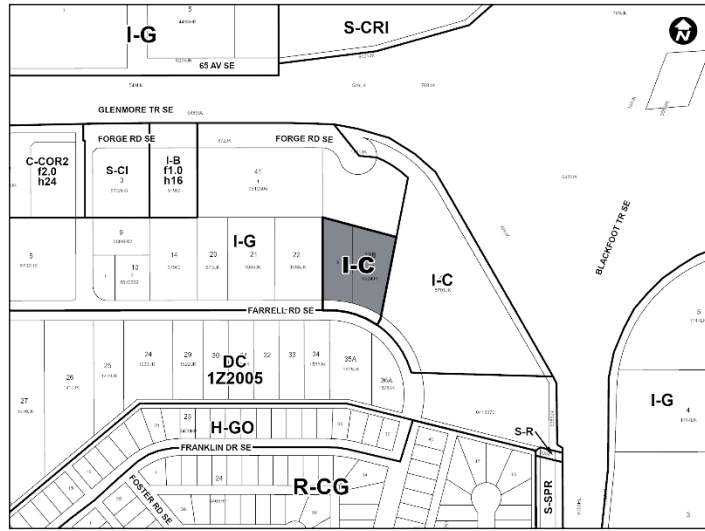
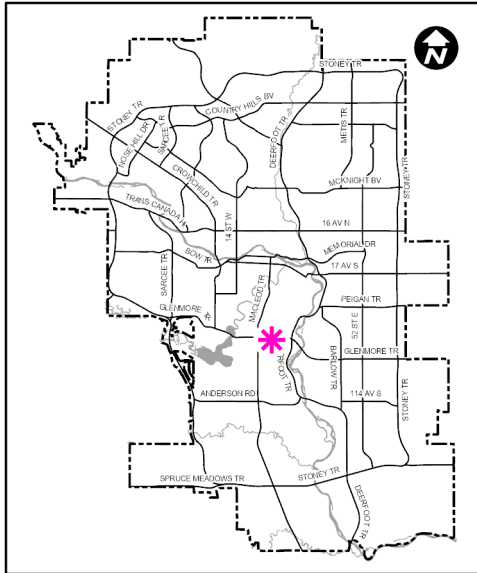
Surrounding development is characterized mainly by commercial and light industrial businesses under the Industrial – General (I-G) District and the Industrial – Commercial (I-C) District. The Fairview community is located 100 metres (a two-minute walk) to the south and is mainly designated the Residential – Grade-Oriented Infill (R-CG) District and the Housing – Grade Oriented (H-GO) District.

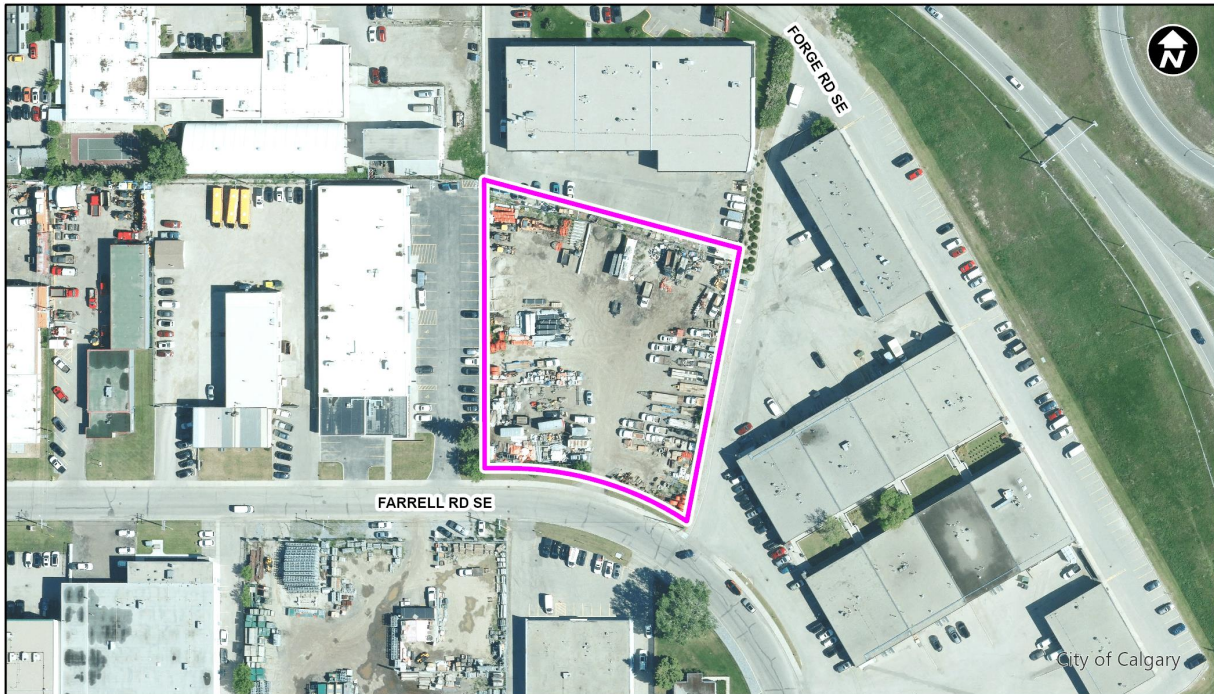
Calgary Transit Route 10 (City Hall/Southcentre) runs along Fairmount Drive SE, 500 metres (a nine-minute walk) to the west. The Chinook Light Rail Transit (LRT) Station is 1.3 kilometres (a 22-minute walk) to the northwest.

Community Peak Population Table

Not available because the subject area is in an industrial area.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The subject site is currently designated as the I-G District, which is intended to allow a wide variety of light and medium general industrial uses and a limited number of support commercial uses. The maximum floor area ratio (FAR) for the district is 1.0 and there is no maximum building height.

The proposed I-C District is intended to allow for light industrial uses and small scale commercial uses that are compatible with and complement light industrial uses. The proposed district would allow for a wider variety of commercial uses than the existing I-G District. The maximum FAR for the proposed district is 1.0 (approximately 5,400 square metres of floor area) and the maximum building height is 12.0 metres.

Development and Site Design

If the proposed land use amendment is approved by Council, the rules of the I-C District will provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking.

Transportation

Pedestrian access to the site is available from Farrell Road SE. There are no cycling facilities immediately adjacent to the site though one is recommended as per the Always Available for All Ages and Ability (5A) Network along Farrell Road SE. The area is served by Calgary Transit Route 10 (City Hall/Southcentre), with a stop approximately 500 metres (a nine-minute walk) to the west on Fairmount Drive SE. On-street parking is prohibited along Farrell Road SE. Direct vehicular access to the site is available from Farrell Road SE.

Neither a Transportation Impact Assessment (TIA) nor parking study was required for 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 services exist to site at/within Farrell Road SE. Servicing requirements will be further determined at the time of development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Standard Industrial area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The proposed application complies with the relevant land use policies that encourage a mix of industrial uses at varying intensities and offers flexibility to the changing nature of industrial activities. This typology also prescribes that uses that support the industrial function of the area and cater to day-to-day needs of area businesses and their employees may be supported.

Calgary Climate Strategy (2022)

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

Heritage Communities Local Area Plan (Statutory – 2023)

The [Heritage Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Industrial General District as identified on Map 3: Urban Form and is included under the Fairview Industrial Special Policy Area. The Special Policy Area states that the area is characterized by primarily light industrial uses as well as commercial and institutional uses. The Plan envisions this area evolving into a well-connected light industrial area that integrates a limited range of complementary non-industrial uses that serve this employment area, as well as the community of Fairview. The proposed land use amendment complies with the LAP and the policies included under the Fairview Industrial Special Policy Area.

Applicant Submission

7048 + 7052 Farrell Road SE
Calgary, AB
Land Use Redesignation

October 27, 2025



Table of Contents

03	Letter of Introduction
04	Site Context
05	Context Map
06	Neighbourhood context
07	Site Photographs
10	Land Use Redesignation Proposal
11	Land Use Redesignation Rationale
12	Comparison between I-G and I-C
13	Policy Context
14	Community Outreach
15	Outreach Strategy

Project Team

OWNER

Mehakdeep Dhillon

Vice President, Development & Construction

PBA Group of Companies

Joe Phillips Building –
220, 101 6 St S.W.
Calgary, AB T2P 5K7

Always looking to the future: smart, responsive, responsible, and invested, PBA Group is a real estate company that builds partnerships with its tenants, community, and investors.

Founded in Calgary and housed in the historic and modernized 1911 Graphics Arts building, we're a company with roots and vision. Since 1965, we've embraced our tenants and projects as a gateway to mutual prosperity.

At PBA Group, we strive to provide our tenants with the best possible experiences. Our team is dedicated to being responsive, skilled, agile, and efficient in addressing tenant needs. We understand the importance of quickly resolving issues without any unnecessary bureaucracy or delays. We are committed to providing quality service and building strong relationships with our tenants.

For our investors and other partners, we bring a considerable skill set. From award-winning real estate, decades of project management and construction, complex development projects, and planning approvals experience—PBA Group inspires confidence and assurance.

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SHAPE Architecture

Suite 1462 - 1464 West 7th Avenue
Vancouver, BC V6H 1C1

SHAPE Architecture is an award-winning Vancouver practice of architects and designers. Their projects marry design excellence + ground breaking high performance building to a create an engaging, humane and sustainable future.

SHAPE Architecture's work includes public buildings, housing, and larger scale urban mixed use projects that together form a critical perspective on how we might live as public citizens in the modern city.

SHAPE
Architecture Inc.



INTRODUCTION

Dear City of Calgary,

The subject of this land use redesignation application is located at 7048 + 7052 Farrell Road, within the Fairview industrial Area of Southeast Calgary. The site is currently designated I-G (Industrial – General District) under Land Use Bylaw 1P2007.

Our application seeks to redesignate the land use to I-C (Industrial-Commercial District) to enable a broader and more flexible range of uses, including light industrial activities, small-scale commercial services, and business operations that can better respond to market demand and contribute to a diverse and dynamic industrial-commercial district.

For 60 years, PBA Group has focused on developing industrial properties in Calgary. Industrial assets now account for over 66% of our nearly 500,000 sq ft commercial portfolio, with most located in the city's inner industrial zones. Phillips Court, our inaugural industrial property and a Calgary multi-tenant first built in 1969, is zoned I-C and has housed a blend of industrial, retail, and commercial tenants for 56 years. The proposed site targets a similar industrial-commercial tenant base and currently supports a diverse range of tenants: custom home builders, interior design studios, sound engineering firms, beauty supply vendors, electricians, and other professional service providers.

PBA Group has found that small- to mid-sized industrial and commercial properties help entrepreneurs grow their businesses, boost local employment, and generate wider economic activity. As jobs increase, so does demand for surrounding retail and commercial amenities, supporting a lively, mixed-use district.

A land use redesignation to I-C will allow PBA Group to lead the creation of new, purpose-built space that grows Calgary's entrepreneurial ecosystem. Our objective is to deliver a flexible, well-designed environment that exemplifies PBA's commitment to placemaking—fostering collaboration, innovation, and long-term community success by supporting diverse business uses.

This rationale document will demonstrate how the proposed change aligns with current statutory policy (MDP, Heritage Communities Local Area Plan), the draft Calgary Plan, and the City's Industrial Action Plan, while remaining compatible with the character of the existing Fairview Industrial neighbourhood.

Yours truly,

PBA Group

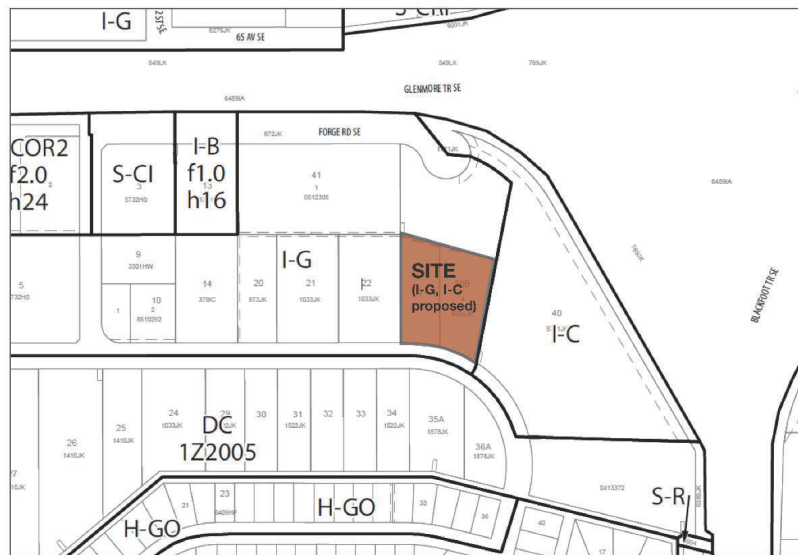
Site Context

SITE CONTEXT

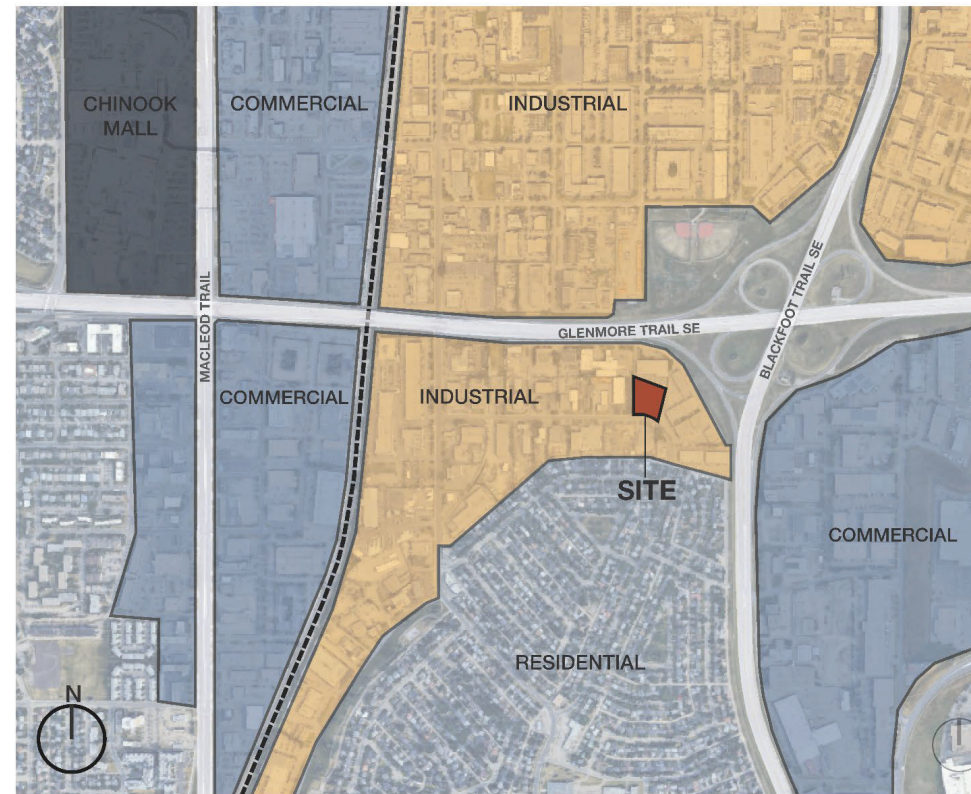
Context Map

The subject site is located in Fairview Industrial lands, bordered by Glenmore Trail SE to the north, Blackfoot Trail SE to the East and Fairview residential neighbourhood to the south. Currently zoned as I-G, this application hopes to align the zoning on this site with the I-C zoned site to the immediate east.

The site is well connected to major arteries to the N, E and W, such as Glenmore Trail SE, Blackfoot Trail SE and Macleod Trail. The access to the site is via Farrell Road, a main road serving the neighbourhood, which weaves through the residential neighbourhood to the south to arrive at the Fairview Industrial lands.



City of Calgary, Land-Use Map: Land Use Bylaw 1P2007 maps (2/7S)



SE Calgary Commercial and Industrial Coordinator

Neighbourhood Context

Neighborhood Context

The site is located in a historically industrial area of southeast Calgary that includes both traditional Industrial uses such as warehouse and manufacturing as well as a broader mix of commercial uses.

Located within 150m Fairview residential neighbourhood, the subject site is a good candidate for public facing commercial uses in addition to more traditional industrial uses. Recent tenants, such as fitness facilities, cultural organizations, service providers, and food establishments, reflect growing demand for spaces that serve both the local workforce and residents. Commercial and recreational uses within the buildings closest to the residential streets, SE of the site, as well as nearby neighborhoods and recreation areas underscore the need for flexible land use to better integrate industrial and community-oriented activities.



Farrell Road SE north of Franklin Drive SE showing the transition from Residential to Industrial zoning

- Map Legend**
- Athletics**
- 1 Undisputed Boxing
 - 2 Tried & True Jiu Jitsu
 - 3 Dream Fitness
 - 4 EMF Fitness
 - 5 FitHouse
 - 6 Fitness Experience Calgary
 - 7 Carlson Gracie Calgary
 - 8 Arthur Murray Dance Studio
 - 9 Mazovia Polish Song and Dance Association
- Food**
- 1 Han Corea
 - 2 Pita Queen
 - 3 Industrial Sandwich
 - 4 Berirut Street Food
- Notable Amenities**
- 1 Still Massage
 - 2 Southside Victory Church
 - 3 Centennial ball diamonds
- Residential**



SITE CONTEXT

Site Photographs - South

Farrell Road looking North



7040 Farrell Road SE

7048 Farrell Road SE
Subject Site

7056 Farrell Road SE

SITE CONTEXT

Site Photographs - East

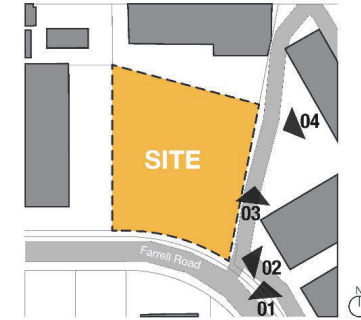


Image 01
Looking North from street, South East corner of site



Image 02
Looking West from adjacent property, South East corner of site



Image 03
Looking North at the East edge of the site, from adjacent property



Image 04
Looking South West at East edge of site from adjacent property truck court

Site Photographs - West



Image 01
Looking East from street, South
West corner of site

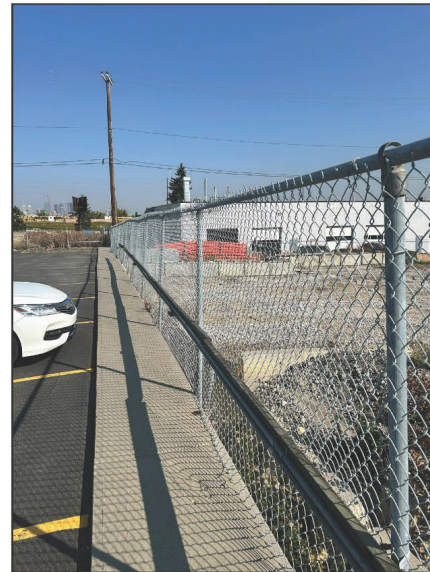


Image 02
Looking North from adjacent
property, West edge of site



Image 03
Looking South East at the West edge of the
site, from adjacent property

Land Use Redesignation Proposal

PROPOSAL

Land Use Redesignation Rationale

Land Use Redesignation Purpose

This application seeks to redesignate the site at 7048 + 7052 Farrell Road SE from General Industrial (I-G) to Commercial-Industrial (I-C). The main purpose of the redesignation is to improve the development's flexibility and allow the owner to better respond to market demand from potential new and future tenants.

Benefits of Redesignation

Rezoning from I-G to I-C will enable a wider range of uses while maintaining compatible industrial activity. This flexibility supports adaptive reuse of existing buildings, encourages small businesses and local services, and enhances walkability. Residents will benefit from improved access to amenities and employment opportunities, resulting in reduced commute times. For the city, rezoning promotes economic diversification, strengthens community vitality, and aligns with strategic policy, while ensuring industrial lands remain productive and adaptable for Calgary's long-term growth.

Policy Alignment

The City of Calgary's Industrial Growth Strategy / Industrial Action Plan (2025) identifies the importance of balancing the protection of core industrial lands with the adaptive reuse of peripheral areas. While prime logistics and manufacturing hubs remain essential, the strategy acknowledges that not all industrial parcels require the same level of preservation. In particular, parcels located adjacent to residential communities and along major transportation corridors are well-positioned to support a blend of light industrial, service commercial, and community-focused uses. This approach aligns with the broader objectives of the Municipal Development Plan (MDP), which promotes adaptable land uses, improved accessibility, and sustainable community growth. A change to I-C furthermore implements the Heritage Communities Local Area Plan (2023) which identifies Fairview Industrial area as part of an evolving mixed industrial-commercial corridor.



Complete Communities

I-C zoning allows retail, office, fitness, and service uses without caps to office area or public area limits. The increased flexibility promotes economic diversity and economic competitiveness within the neighbourhood.



Local Serving Businesses

More flexibility for commercial uses would expand local amenities for workers and businesses, such as food services and personal services. Commercially oriented uses will contribute to activating the streetscape and allow those in the neighbourhood to contribute to the local economic activity.



Long term Adaptability

Enhances the site's marketability, encourages reinvestment for tenants, future tenants and owners. Provides flexibility and allows room for adaptability to shifting market demand over the coming years.



Neighbourhood Compatibility

The I-C designation maintains an industrial character fitting with the existing mixed I-G and I-C neighbourhood context, while introducing compatible customer-oriented uses and increasing land use flexibility.

PROPOSAL

Comparison between I-G and I-C

The requirements of I-G and I-C uses are very similar. The following chart compares I-G (existing land use) and I-C (proposed redesignation). The key difference between the two uses are limits to commercial and public area uses placed on I-G uses. I-C has a larger cap on retail and commercial service area and no cap on office use which would provide greater flexibility for the site.

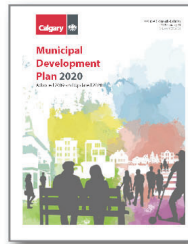
Address 7048+7052 Farrell Street
Site Area 5421.744 m² (58,359.16 ft²)
Max FAR Allowance 5421.744 m² (58,359.16 ft²)

Item	I-G — Industrial–General (Existing)	I-C — Industrial–Commercial (Proposed)	Comments
Max FAR	1.0 (only on parcels serviced by City water & sewer)	1	FAR is the same for I-C and I-G zoning
Max Building Height	No maximum; capped at 18.0 m where abutting S-SPR or residential	12.0 m	The anticipated building proposal will fit within 12.0m max building height
Front Setback (min)	6.0 m on expressway/major street; 4.0 m on other streets	6.0 m (any street)	Front setback of 6.0m will be the same for I-C and I-G zoning for this site
Side Setback (min)	1.2 m to commercial; 1.2 m or none* to industrial; 6.0 m to residential/S-SPR; 6.0 m to expressway/major street; 4.0 m to LRT/other streets; none to lane; 7.5 m to Headworks Canal	1.2 m to commercial/industrial; 6.0 m to residential/S-SPR; 3.0 m to lane separating from residential; 1.2 m to other lanes; 6.0 m to LRT/street	Side setback will be the same fo I-C vs I-G zoning at 1.2m for this site.
Rear Setback (min)	Same as side setbacks (see above)	Same as side setbacks (see above)	Same setback for I-G vs I-C zoning
Office Floor Area Cap	≤ 50% of building GFA (excludes internal admin areas)	no cap	The Office floor cap reduces overall tenant flexibility for the I-G zoning.
Retail/Public Area Limits	Restaurant public area ≤ 300 m ²	Retail & Consumer Service ≤ 930 m ² ; Restaurant public area ≤ 300 m ²	The public area limit reduces overall tenant flexibility for the I-G zoning
Permitted Uses	Light-industrial uses	Light industrial and commercial focused uses	Permitted uses are similar between I-C and I-G zoning, with more emphasis on traditional light-industrial uses for I-G
Discretionary Uses	Similar discretionary uses to I-C	Similar discretionary uses to I-G	Discretionary uses are similar between I-C and I-G

APPLICABLE POLICIES AND GUIDELINES

Policy Context

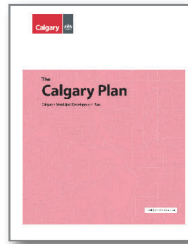
We have reviewed the array of policies, guidelines, bylaws, that govern the site. The change from I-G to I-C for this site supports Municipal Development Plan (MDP) employment area priorities; the Draft Calgary Plan's direction for complete communities and the Industrial Action Plan's goals for competitiveness and adaptability.



The Municipal Development Plan (MDP)

Calgary's Municipal Development Plan (MDP) originally adopted in September 29, 2009 and updated in 2020 is the vision how Calgary grows and develops over the next 60 years.

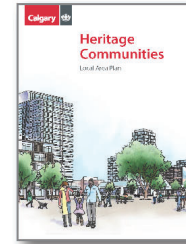
Relevant goals: The Employment Areas policies protect Industrial lands while promoting adaptability and intensification. The plan document supports integrating small-scale commercial and service uses to enhance business environments.



The Calgary Plan (Draft)

Currently in draft form, The Calgary Plan will guide how Calgary will grow and change over the next 30 years and set the direction for future land use and mobility decisions and inform servicing and investment decisions.

Relevant goals: The Calgary Plan calls for “complete communities” with mixed employment services and more mobility options. Emphasizes strategies such as existing infrastructure to enable a greater diversity of land uses.



Heritage Communities - Area Redevelopment Plan

The Heritage Communities Local Area Plan sets out the vision and policies to guide growth, change and investment over the next 30 years.

Relevant goals: The Fairview Industrial area is identified as a part of an evolving mixed industrial-commercial corridor. The core policy direction is to “support Industrial and Commercial Vitality” and encourages reinvestment in underutilized parcels and improve integration of services and economic activity



Citywide Growth Strategy: Industrial

Relevant goals: The City of Calgary has recognized that industrial land supply, industrial growth, and flexibility of uses are essential for economic resilience. The Citywide Growth Strategy includes a focus on Industrial uses, and includes an Industrial Action Plan. The plan notes the need to modernize policy, reduce barriers, and enable a broader set of compatible uses in industrial districts to respond to market demand.

Community Outreach and Support

COMMUNITY OUTREACH AND SUPPORT

Outreach Strategy

As part of the proposed land use redesignation, we are committed to transparent and meaningful engagement with local businesses and stakeholders directly surrounding the site. Below is our refined approach to communication and feedback integration.

Initial Communication

To initiate engagement, letters will be distributed to business owners and operators located within a 200-metre radius of the proposed development site.

The letters will include:

- A concise overview of the proposed land use amendment
- A clear explanation of the differences between the existing and proposed land use designations
- An invitation for businesses to share their perspectives and input on the proposal

Online Engagement

The mailed notices will include a link to an online questionnaire designed to collect feedback from local businesses. The questionnaire will invite respondents to share comments, questions, and suggestions related to the proposed amendment. A submission deadline will be clearly stated to ensure responses are received in a timely manner.

Transparency and Results Sharing

Following the engagement period, a summary of the feedback received from businesses will be compiled and shared with the City of Calgary. This summary will highlight key themes and outline how input from local businesses has informed the development concept.

Incorporating Feedback

Any substantive comments or recommendations identified through business engagement will be reviewed and considered within the context of the rezoning process. Adjustments will be made where appropriate to align the proposal with City policies, regulatory frameworks, and local business interests.

Applicant Outreach Summary



February 6, 2026

Attention: Aaron Thibeault, Senior Planner

City of Calgary – Development Applications Review Team
800 Macleod Trail SE, Calgary, AB T2G 2M3

Application number: LOC2025-0215; DP2025-07468
Civic Address: 7048 FARRELL RD SE

Re: Applicant Summary response to Community Outreach and Engagement

Dear Aaron,

Please accept this letter as a formal summary of the community outreach strategy and engagement activities undertaken in support of Development Permit Application DP2025-07468 for the proposed I-C (Industrial Commercial) development at 7048 Farrell Road SE.

Outreach Strategy and Objectives

In accordance with the City of Calgary's Applicant-Led Outreach requirements, our team utilized the Applicant Outreach Toolkit and Community Outreach Checklist to guide a proactive and transparent engagement process.

The objectives of our outreach were to:

- Identify and address potential stakeholder concerns at an early stage;
- Provide clear and accessible information regarding the proposed development; and
- Foster open communication with businesses and community representatives within the Fairview area.

Outreach Activities Undertaken

To effectively inform stakeholders and encourage feedback, the following actions were completed:

On-Site Signage

A development notice sign has been posted on the subject property since December 3, 2026. The sign provides a brief description of the proposed I-C development and includes direct contact information for the applicant team to facilitate inquiries and feedback.

Direct Mail-Out

A letter describing the proposed land use redesignation and a survey was distributed to businesses located within a 200-metre radius of the site on January 26, 2026. The purpose of the mail-out was to inform neighboring businesses of the proposal, gather input, and provide an opportunity for early dialogue.

Community Association Engagement

Project information and the survey were shared with the Fairview Community Association to ensure

📍 Suite 1462 - 1464 West 7th Avenue Vancouver, BC V6H 1C1
✉ info@shapearchitecture.ca 🌐 www.shapearchitecture.ca

that the proposal was communicated within the broader community context and to invite feedback at the community level.

Consultation with Ward Councillor

On January 6, 2026, the applicant team met with Councillor Rob Ward to present the proposal and discuss the outreach approach. Councillor Ward expressed support for the development, noting that the inclusion of compatible commercial uses, such as fitness and food service establishments, would enhance the Fairview industrial area while remaining consistent with the City's prescribed land use framework. He also confirmed his support for the proposed outreach strategy.

Outcome

Support has been received from the local Councillor Rob Ward.

As of the date of this letter, no community feedback had been received from on-site signage, direct mailout, or community association engagement activities.

Ongoing Engagement

We remain committed to maintaining open lines of communication as the application progresses through the review process. Should additional feedback be received, it will be documented and addressed as appropriate.

Please do not hesitate to contact us if further clarification is required regarding this outreach summary.

Sincerely,



Loretta Kong, Architect AIBC
Associate
SHAPE Architecture Inc.

7048 Farrell Road SE, Community Engagement Summary

Community Association Response

January 20, 2026

Hi Aaron,

In general, the change from I-G to I-C seems innocuous enough and we would generally support the change. Without details of what kind of development and businesses that comes with the DP, it is hard to object...

Because these lots are at the top of Farrell, we would like to repeat a general neighborhood concern. We are always concerned with Trucks using the shortcut along Farrell to Fairmount Dr and visa versa through the residential neighborhood. Even with the No Trucks signage signage at both ends, it is often ignored and truck traffic on the residential street is not appreciated. Again, without more detail on what is planned, we can't definitely say one way or the other.

Thank you,

Les Sorenson

les.sorenson@fairviewcommunity.ca

Treasurer - Fairview Community Association

<https://fairviewcommunity.ca/>

PROPOSED

CPC2026-0108
ATTACHMENT 5

BYLAW NUMBER 45D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0215/CPC2026-0108)**

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 _____

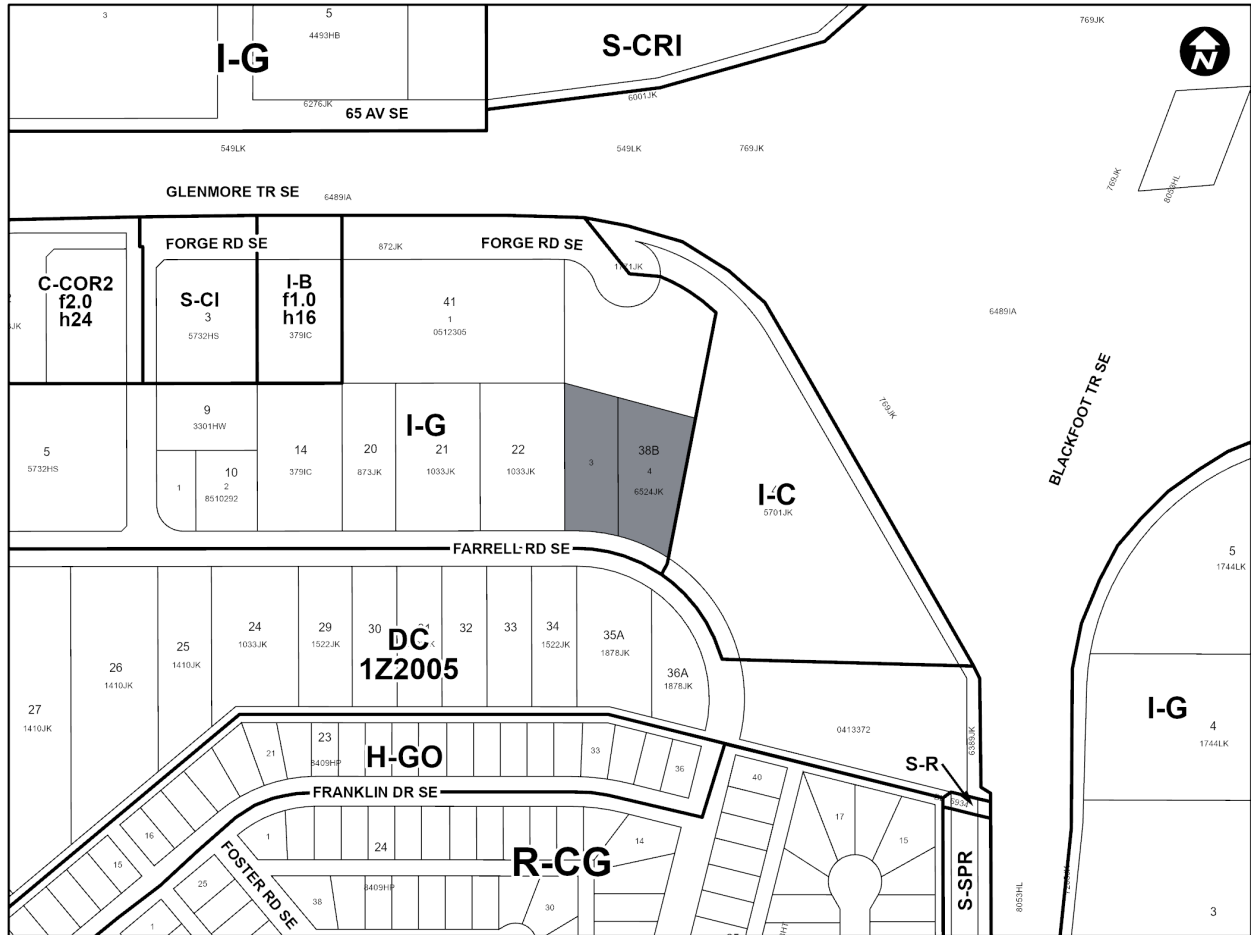
MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0215/CPC2026-0108
BYLAW NUMBER 45D2026

SCHEDULE A



**Policy and Land Use Amendment in Section 23 (Ward 12) at 6020 – 94 Avenue SE,
 LOC2025-0057**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Southeast Industrial Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 7.37 hectares \pm (18.21 acres \pm) located at 6020 – 94 Avenue SE (Plan 2511257, Block 1, Lot 23) from Direct Control (DC) District to Direct Control (DC) District to accommodate an additional use of Materials Recycling Facility, with guidelines (Attachment 3).

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

That Council:

1. Give three readings to **Proposed Bylaw 10P2026** for the amendment to the Southeast Industrial Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 38D2026** for the redesignation of 7.37 hectares \pm (18.21 acres \pm) located at 6020 – 94 Avenue SE (Plan 2511257, Block 1, Lot 23) from Direct Control (DC) District to Direct Control (DC) District to accommodate an additional use of Materials Recycling Facility, with guidelines (Attachment 3).

HIGHLIGHTS

- This policy and land use amendment application seeks to redesignate the subject property to a Direct Control (DC) District to allow an additional discretionary use of a Materials Recycling Facility.
- The proposal allows the existing industrial operation to accommodate a new use, and the proposed DC District is appropriate within the context of the industrial area and is in alignment with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal enables Calgary Aggregate Recycling to operate a soil reuse facility that can process materials, including soil and contaminated soil, non-hazardous hydrovac material, aggregate, gravel, concrete and debris mixes from construction and demolition sites into new recycled materials that can be used in construction, road maintenance and other applications.
- Why does this matter? The proposal would allow the operator to accept and process these materials on site, divert significant amounts of waste from landfills and reduce carbon emissions by eliminating the need to transport waste materials to other locations.
- A policy amendment to the *Southeast Industrial Area Structure Plan* (ASP) is required to support this proposal.
- A development permit application, for a Materials Recycling Facility was submitted and is currently under review.

**Policy and Land Use Amendment in Section 23 (Ward 12) at 6020 - 94 Avenue SE,
 LOC2025-0057**

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

DISCUSSION

This application, located in community of Section 23 in the southeast industrial area of the city, was submitted on 2025 March 17 by Dobbin Consulting on behalf of the landowner, Calgary Aggregate Recycling Inc. The approximately 7.37 hectare (18.21 acres) industrial site has been operating as an asphalt, aggregate and concrete plant for the past 20 years.

As outlined in the Application Submission (Attachment 4), additional equipment and operations have been recently introduced on the site without planning approval, including a recently constructed soil reuse facility which is not accommodated under the existing DC District. The proposed DC District (Attachment 3), which is based on the Industrial – Heavy (I-H) District, would allow for these expanded activities through the additional new discretionary use of a Materials Recycling Facility. A minor map amendment (Attachment 2) to the ASP is also proposed to support this application. A development permit (DP2025-01632) for a Materials Recycling Facility has been submitted and is currently under review.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed policy 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 was appropriate. In response, the applicant created an engagement strategy which included onsite signage, a project website with additional information, regular updates and opportunities for online feedback. The applicant contacted and emailed information package to surrounding businesses within a two-block radius, updated new materials on the project website, provided follow-up response to the comments received and held information sharing meetings throughout the engagement process. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

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

Administration received one letter with no objection on the redesignation but identified concerns with the vehicular entrance and street safety, increase traffic and parking, and dust and debris. There is no community association in this industrial area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed DC District is based on the I-H District

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

ISC: UNRESTRICTED
CPC2026-0071
Page 3 of 4

Policy and Land Use Amendment in Section 23 (Ward 12) at 6020 - 94 Avenue SE, LOC2025-0057

and is intended to be in locations adjacent to the Industrial – General (I-G) District. Development details including site design, vehicular access and parking will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

The proposal would accommodate a new use for the existing operation and continue to support industrial development in this developed area. The proposal would also allow the business operation to continue and create jobs for Calgarians.

Environmental

This application includes actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Calgary Aggregate Recycling operation diverts significant amounts of waste from landfills and reduces carbon emissions by minimizing trips and distance travelled to transport materials to and from mining and landfill locations. Their operations meet several of the goals as set out in the *Calgary Climate Strategy - Pathways to 2050* including waste reduction, waste diversion and reduction in green house gas emissions.

Economic

The proposed DC District accommodates a Materials Recycling Facility use and creates opportunities to convert materials into recycled concrete, gravel, asphalt, landscape rocks and sand that can be sold for use in construction, road maintenance, landscaping and other applications.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 10P2026**
3. **Proposed Bylaw 38D2026**
4. Application Submission
5. Applicant Outreach Summary

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

**ISC: UNRESTRICTED
CPC2026-0071
Page 4 of 4**

**Policy and Land Use Amendment in Section 23 (Ward 12) at 6020 - 94 Avenue SE,
LOC2025-0057**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in an industrial area located in the southeast quadrant of the city on 60 Street SE and 94 Avenue SE. The site is approximately 7.37 hectares (18.21 acres) with dimensions of 395 metres wide by 185 metres deep. The site is relatively flat and vehicular access is currently from 60 Street SE on the eastern frontage of the site.

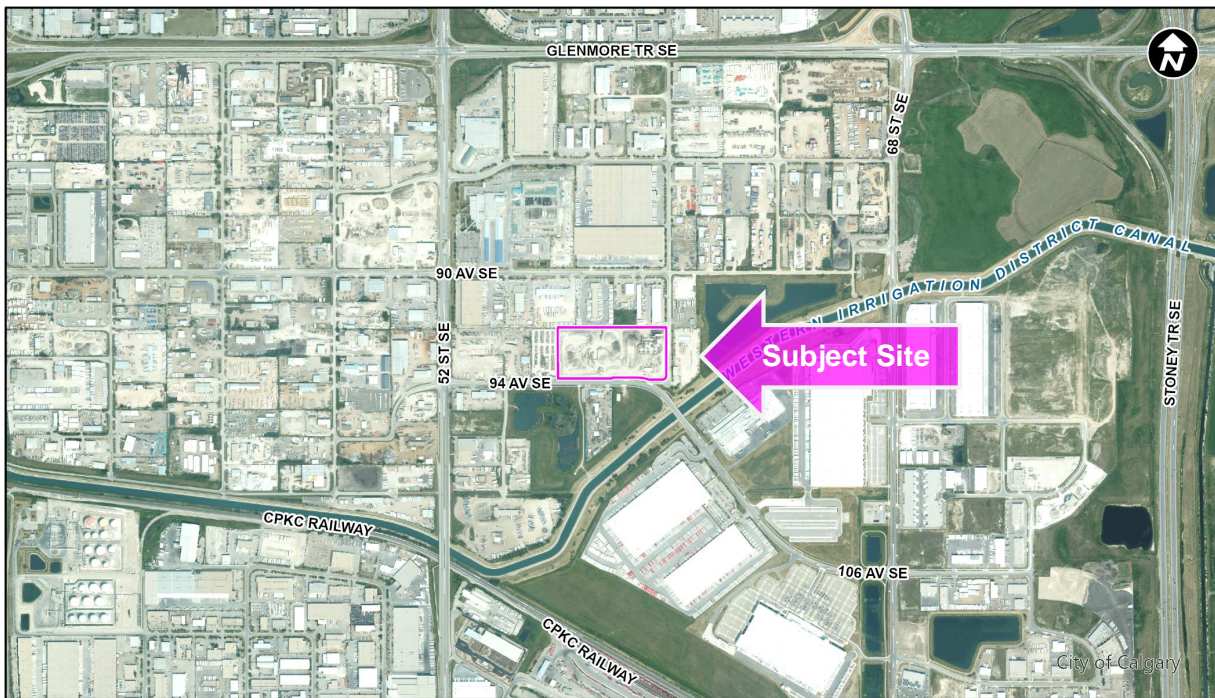
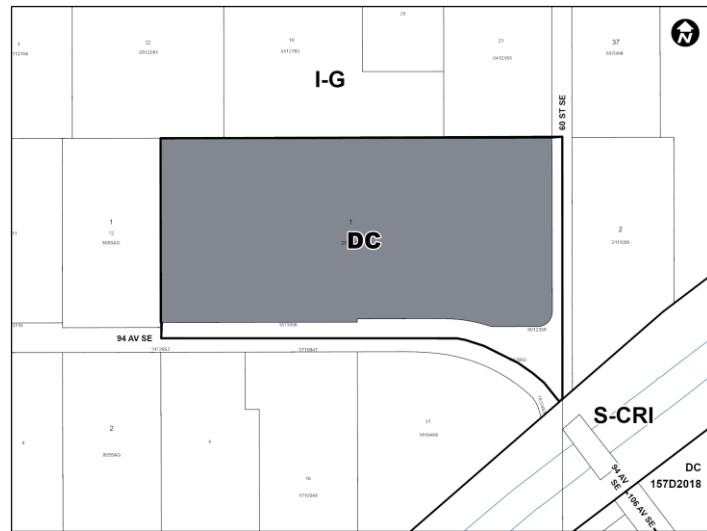
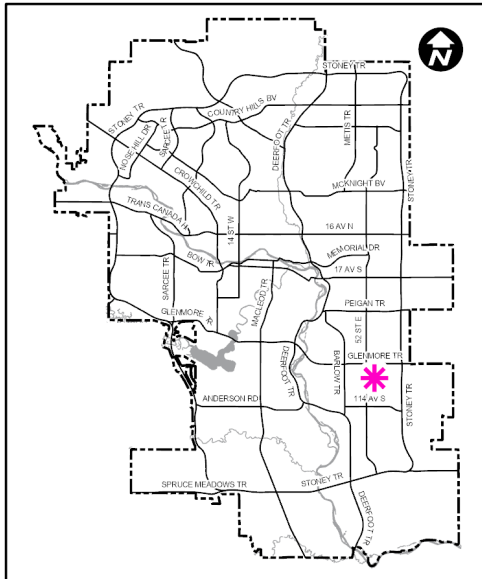
Surrounding lands are designated Industrial – General (I-G) District and are developed primarily with industrial developments including warehouses, auto repairs, manufacturing, fleet service, vehicle storage and outdoor storage. The area is served by Calgary Transit with the subject site's main office located within 450 metres (a five-minute walk) of the eastbound Route 149 on 94 Avenue SE and westbound Route 149 on 90 Avenue SE.

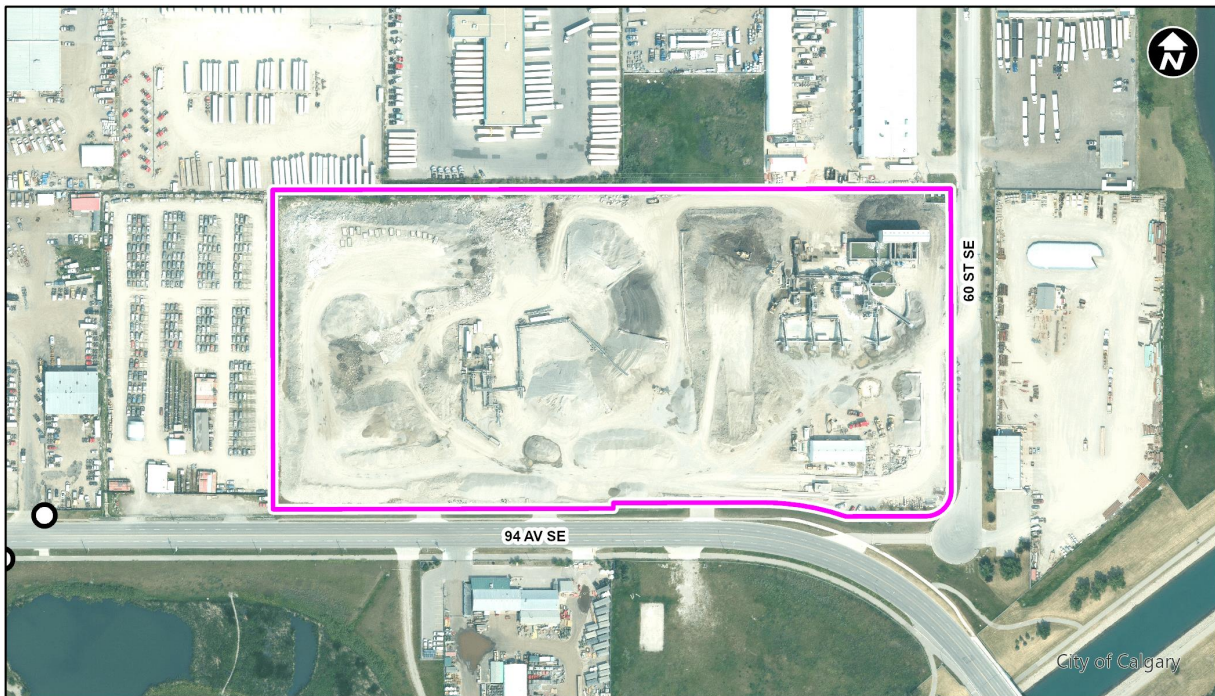
The existing site is owned by Calgary Aggregate Recycling Inc. and has been operating as an asphalt, aggregate and concrete plant for over the past 20 years. Additional outdoor equipment and operations have been introduced on the site including a recently constructed soil reuse facility without planning approval. The soil reuse facility washes materials including soil and contaminated soil, non-hazardous hydrovac material, aggregate, gravel, and concrete and debris mixes from construction and demolition sites that can be refined and created into new products such as recycled concrete, gravel, asphalt, landscape rocks and sand. The existing Direct Control (DC) District allows the use of Asphalt, Aggregate and Concrete Plant but does not contemplate the new facility. A land use amendment is required to accommodate a new use for this existing industrial operation.

Community Peak Population Table

There is no population data available since this is an industrial area.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District ([Bylaw 22D2022](#)) is based on the I-G District with the additional discretionary use of Asphalt, Aggregate and Concrete Plant. The I-G District accommodates a wide variety of light and medium general industrial uses. The I-G District allows a maximum floor area ratio (FAR) of 1.0 for buildings on a parcel that is serviced by city water and sewer and does not restrict building height unless the parcel is adjacent to a residential or special purpose district.

The proposed DC District is based on the Industrial - Heavy (I-H) District with the additional discretionary use of Materials Recycling Facility. The Materials Recycling Facility use will allow the facility to accept materials including soil and contaminated soil, non-hazardous hydrovac material, aggregate, gravel, and concrete and debris mixes from construction and demolition sites and allows the treatment of these materials into new products such as recycled concrete, gravel, asphalts, and sand. Asphalt, Aggregate and Concrete Plant is a discretionary use within the I-H District and does not need to be included in the proposed DC District.

The I-H District is intended to accommodate industrial uses that are generally larger in scale with greater external impacts to surrounding parcels. The I-H District allows for buildings that are purpose-built and may include components including tall stacks, silos, large equipment and extensive outdoor activities. The I-H District does not restrict building height and FAR, and the district has setback screening, and landscaping requirements to regulate development and

provide an appropriate interface with adjacent sites. During the application review, the I-G District was considered as a base district for the DC District, however the applicant confirmed the rules and requirements of the I-H District is appropriate and would continue to accommodate the needs of the industrial operation.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration, and the use of a DC District is necessary to provide for the applicant's proposed development due to innovative ideas. There are no standard land use districts or uses in Land Use Bylaw 1P2007 that would accommodate the specific use that is proposed in this application. The proposed DC District takes an innovative approach to enable the new discretionary use of a Materials Recycling Facility. This is a specific use created for this operation, and the same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 7 of the DC District Bylaw. Section 7 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district. Any relaxations granted would need to meet the test for relaxation included in the Land Use Bylaw 1P2007.

Development and Site Design

If this application is approved by Council, the rules of the proposed DC District will provide guidance for the development of the site including setback, landscaping, screening, parking and vehicular access. A development permit (DP2025-01632) to accommodate the new Materials Recycling Facility use and for changes to site plan was submitted and is currently under review. Some of the key factors that are being considered include interface with adjacent development, site access, site grading and overland drainage.

Transportation

A Transportation Impact Assessment (TIA) and/or parking study were not required as part of the policy and land use amendment application.

As per the *Calgary Transportation Plan (CTP)*, 94 Avenue SE is identified as an Industrial Arterial Road and 60 Street SE is identified as an industrial street. The area is served by Calgary Transit with the subject site's main office located within 450 metres (a five-minute walk) of the eastbound Route 149 on 94 Avenue SE and westbound Route 149 on 90 Avenue SE.

Environmental Site Considerations

No environmental concerns have been identified at this time. This policy and land use amendment does not raise any additional environmental concerns or risks.

Utilities and Servicing

The site is currently not serviced. Since the time of the original development, water, sanitary, and storm servicing have been installed and are available for connection in 94 Avenue SE. The mains are adequately sized to support future development of the site under the proposed land use district.

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.

Matters Related to Subdivision and Development Regulation (2022)

The [Matters Related to Subdivision and Development Regulation](#) (MRSDR) is a Provincial regulation under the [Municipal Government Act](#) and is a fundamental part of the rules that govern how Alberta municipalities can operate. Alberta Environment and Parks under the Environmental Enhancement and Protection Act granted approval for Calgary Aggregate Recycling Inc. to operate a Waste Management Facility. The approval would also create setbacks prohibiting new or expanding school, hospital and residential uses within 300 metres of the subject site. None of the mentioned prohibited uses exist within 300 metres of site at the time of writing this report. These uses could still be approved in the area if a variance to the MRSDR requirements is granted. A variance can be granted by Calgary's Subdivision and Development Authorities and the process to grant a variance involves evaluating contamination, hazard and nuisance risks of the prohibited use locating within the setback to determine if human health and safety can be assured. Given the industrial nature of the surrounding sites, restrictions on these prohibited uses are not a concern in this industrial area.

Municipal Development Plan (Statutory – 2009)

The subject site is identified as a Standard Industrial Area on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The Standard Industrial Area consists of existing planned industrial areas that contain a mix of industrial uses at varying intensities. These areas continue to offer a broad variety of industrial uses and as the area redevelops, the industrial character should be maintained. Policies in the city-wide and industrial sections provide direction to protect the integrity of viable employment and industrial areas by supporting the growth of existing businesses, retaining a broad range of industrial uses and a variety of industrial parcel sizes. This proposal would enable an additional use without any significant impact on the surrounding industrial lands and aligns with the MDP.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. Calgary Aggregate Recycling operates to divert significant amounts of waste from landfills and reduces carbon emissions. Their operations meet several of the goals as set out in the Calgary Climate Strategy Pathways. The Calgary Aggregate Recycling operation is providing the following climate measures:

- reducing aggregate mining activities and diverging waste and materials from city landfill by utilizing the wash facility that support the actions set out in Program I: Waste Reduction and Program J: Waste Diversion;
- reduction in green house gas emissions by minimizing trips and distance travelled to transport materials to and from mining and landfill locations and reducing energy consumption and carbon mission that support the actions set out in Program G: Mode shift; and
- reducing water consumption by storm water collection, reuse of water within wash operations, and use of water from hydro-vac inputs instead of using municipal water that support Focus Area J: Water supply and wastewater management.

Calgary Aggregate Recycling intends to explore further opportunities to integrate climate strategies for future developments including integration of solar renewable energy generation and green infrastructure including water collection.

Southeast Industrial Area Structure Plan (Statutory – 1996)

The site is located within an area identified “Existing I-4 Limited Serviced Industrial District” on Map 2: Land Use and Transportation Plan of the [Southeast Industrial Area Structure Plan](#) (ASP). The limited-serviced industrial areas are intended to accommodate uses requiring outside storage or processing with limited building area and low generation traffic volumes and minimal water or sanitary sewer needs.

A map amendment is proposed to amend the site from ‘Existing I-4 Limited Served Industrial District’ to ‘Existing I-3 Heavy Industrial District’ to support the existing business operation. This category in the ASP is intended for large scale industrial manufacturing, fabricating and processing operations with greater external impact to surrounding developments. Given the existing large-scale industrial operation and the recently constructed outdoor facility, the amendment is appropriate and aligns with the proposed DC District, which is based on the I-H District.

PROPOSED

CPC2026-0071
ATTACHMENT 2

BYLAW NUMBER 10P2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE SOUTHEAST INDUSTRIAL
AREA STRUCTURE PLAN BYLAW 6P96
(LOC2025-0057/CPC2026-0071)**

WHEREAS it is desirable to amend the Southeast Industrial Area Structure Plan Bylaw 6P96, 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 Southeast Industrial Area Structure Plan attached to and forming part of Bylaw 6P96, as amended, is hereby further amended as follows:
 - (a) Delete the existing Map 2 entitled 'Land Use and Transportation Plan' and replace with the revised Map 2 entitled 'Land Use and Transportation Plan' attached as Schedule A.
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

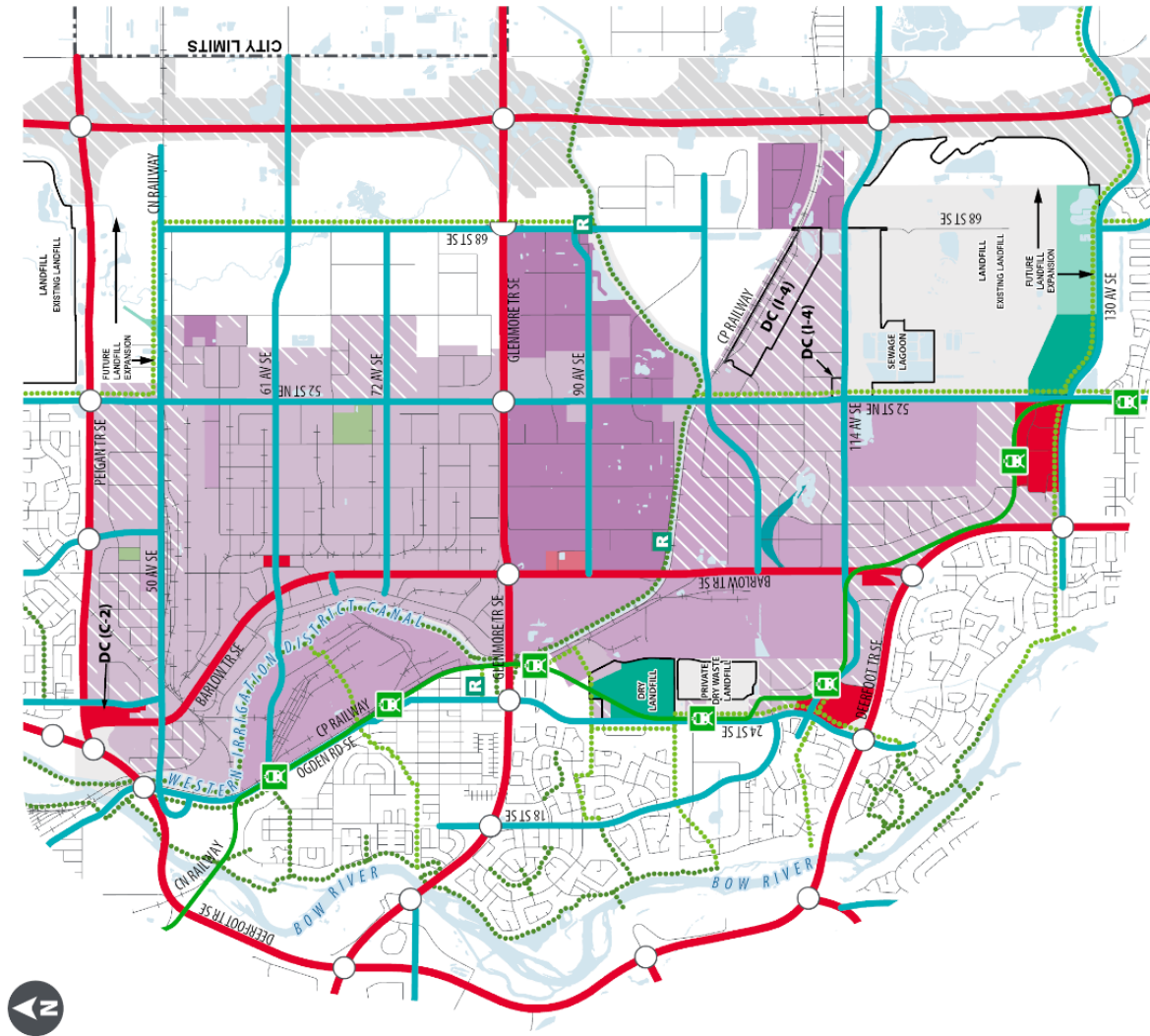
BYLAW NUMBER 10P2026

SCHEDULE A

Southeast Industrial Area Structure Plan

Map 2

Land Use and Transportation Plan



PROPOSED

CPC2026-0071
ATTACHMENT 3

BYLAW NUMBER 38D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0057/CPC2026-0071)**

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 LOC2025-0057/CPC2026-0071
BYLAW NUMBER 38D2026

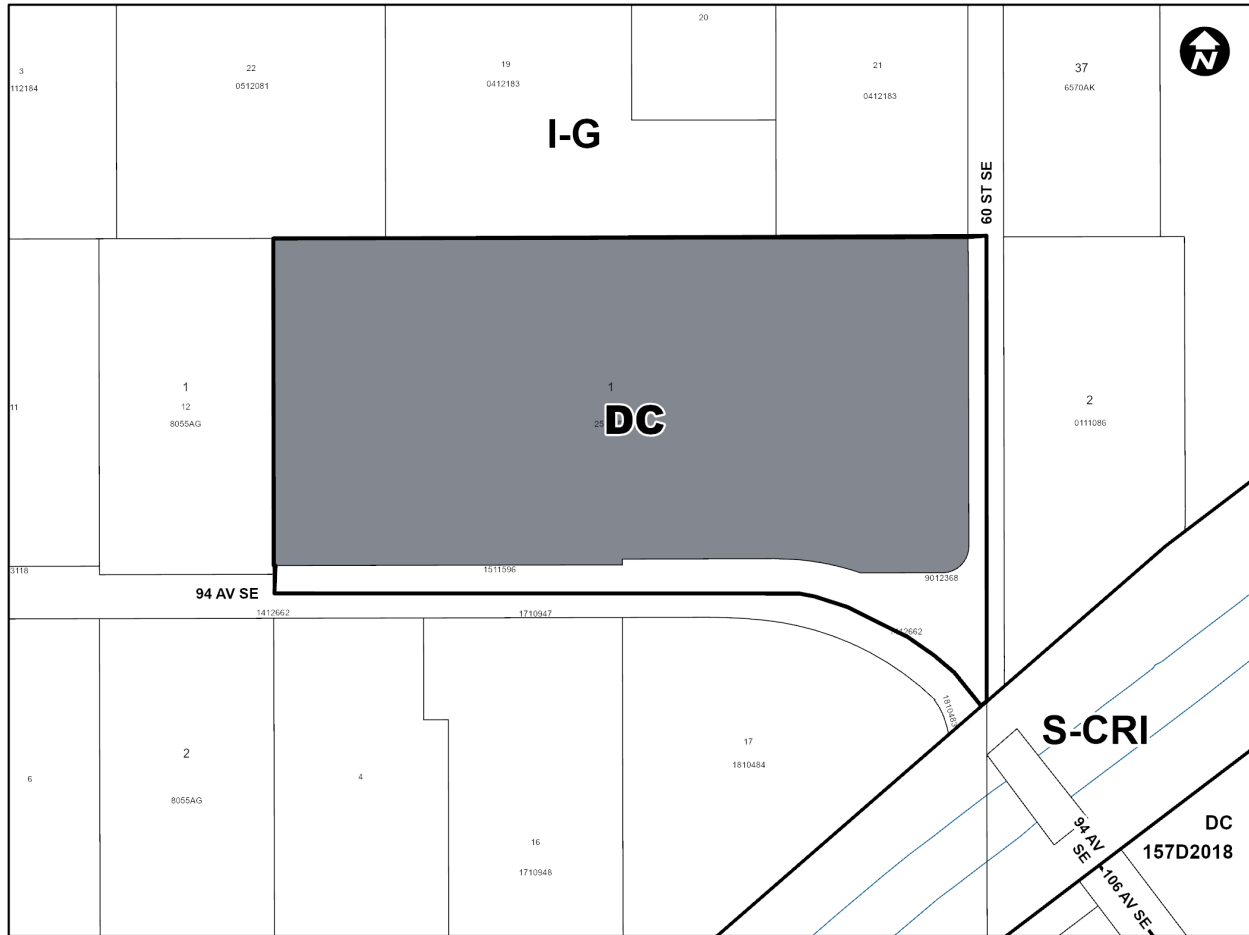
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0057/CPC2026-0071
BYLAW NUMBER 38D2026

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to accommodate the additional use of materials recycling facility.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Defined Uses

- 4 In this Direct Control District:

(a) **“Materials Recycling Facility”** means a *use*:

PROPOSED

AMENDMENT LOC2025-0057/CPC2026-0071 BYLAW NUMBER 38D2026

- (i) where collected materials that are produced off-site are received;
- (ii) where such collected materials may include contaminated and non-contaminated soil, hydrovac material, aggregate, asphalt, concrete or similar debris mixes from construction and demolition sites but must not include any other form of **waste** or any **hazardous waste**;
- (iii) where such materials may be washed, treated, sorted, compacted, shredded, ground or processed inside or outside of **buildings**;
- (iv) where such materials are stored in piles outside, or inside **buildings** before being processed or transported to another **parcel** for disposal or sale;
- (v) where there may be **buildings** for the administrative functions of the **use**; and
- (vi) that may be subject to specific setback requirements listed in a Provincial regulation.

Permitted Uses

5 The **permitted uses** of the Industrial – Heavy (I-H) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

6 The **discretionary uses** of the Industrial – Heavy (I-H) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Materials Recycling Facility.**

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Industrial – Heavy (I-H) District of Bylaw 1P2007 apply in this Direct Control District.

Notice Posting for Materials Recycling Facility

8 Notwithstanding Section 27(6) of Bylaw 1P2007, at least 7 days prior to making a decision on an application for a **development permit** for a **Materials Recycling Facility**, the **Development Authority** must ensure a notice is posted in a conspicuous place that meets the requirements of Section 27(1) of Bylaw 1P2007.

Relaxations

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

Applicant Submission

Company Name: Dobbin Consulting Inc.

Applicant's Name: Jennifer Dobbin

Date: September 17, 2025 (Updated)

Dobbin Consulting Inc. is pleased to submit the following Land Use Redesignation (LUR) application on behalf of Calgary Aggregate Recycling (CAR). This application pertains to the southeast area of the northeast block adjacent to 60th Street and 94th Avenue SE property municipally addressed as 6020 94 Ave SE.

The existing Direct Control bylaw DC22d2022 allows a discretionary use of Asphalt, Aggregate and Concrete Plant for the site and these operations occur on the site at this time. The Applicant seeks to amend the current Direct Control (DC) district to define and add a custom use of "Soil Recycling Facility Operations" and to change the base zoning district to Industrial - Heavy (I-H) to better reflect the existing operations on the site.

Additional equipment and operations have been added to the site and include a soil washing facility that washes aggregate (gravel) and sand resulting in saleable materials including fine particulate ("fines") materials for use in landscaping, construction, and the manufacturing of new products such as concrete. The operations facilitate the diversion of these materials from landfill.

The washing facility on the site is a unique operation, one of only two in North America. Accordingly, no existing Uses describe the activities and operations on the site thus requiring a new Use description to capture the operations on the site correctly. In working with the City a Defined Use of "Materials Recycling Facility" has been developed to describe the operations on the site.

The Applicant sought to provide detailed process and operational information to the City to assist with generating the new Defined Use. To that end, additional materials were provided to the City with the redesignation application and included:

S01 - Process Diagrams.pdf with four pages summarizing the: Circulation Routes & Operations Locations; Processing Facilities Operations; Operational Inputs, Testing, and Outputs; and Climate Action Alignment & Outcomes

S02 - Soil Reuse Facility Operations Plan.pdf detailing the material acceptance protocols, testing and sampling procedures, contamination soil control and spill prevention process, and detailed machinery and operating process descriptions.

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 6020 94 Av SE, Redesignation & DP for "Soil Recycling Facility Operations"

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

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

After submission of the application, public engagement was conducted through a direct-email to 12 industrial business operators within a two block radius. Emails were sent and provided a link to the engagement website that was updated with materials and responses to concerns.

Outreach Strategy

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

The application was assessed to be a "1A" engagement rating on the Outreach Assessment Matrix from the City of Calgary requiring 2-3 outreach tools.

This application utilizing four Outreach Tools & Tactics:

- Website for online engagement – EngageCAR.ca
- Email feedback form (on website)
- Direct contact email and phone provided (in email correspondence and website)
- Direct emailing of printed materials to 12 neighbouring businesses on the block and the parcel to the East that shares 60th Street

Affected Parties

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

Neighbouring businesses were contacted (initially 16 were contacted, 12 emails were received and engaged, 4 'bounced back' as non-operating).

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.

Primary concerns of respondents included:

- Street safety (regarding placement of new access and on-street waiting of vehicles for access to site)
- Increased traffic/parking - The proposed new entrance will reduce on street parking on 60 Street SE
- Dust and debris impact from operations on downwind and shared roadway businesses

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.

Street safety - The entrance is to be maintained at the existing position and the drawings have been updated to reflect this change.

Increased traffic/parking - The entrance is to be maintained at the existing position and the drawings have been updated to reflect this change.

Dust and debris - 60th Street is to be paved and brought up to public roadway standards including trees and landscaping. This upgrade to pavement will reduce movement of dust and debris. The landowner has resumed conducting pavement sweeping weekly for the existing paved area and will expand sweeping to include the new paved areas of 60th street once completed. The addition of trees and landscaping will also improve dust mediation. CAR will continue to use water trucks to reduce dust generation from internal pathways on-site throughout the non-winter seasons.

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)

Updated drawings and the response alignment with concerns were posted to the website and circulated to the 12 businesses noted as active emails from the initial engagement list.

calgary.ca/planningoutreach

Outreach Materials

Calgary Aggregate Recycling (CAR) Circulation Routes & Operation Locations



Materials Drop-Off & Storage

- A - Pre-tested, accepted materials are brought on-site in dump trucks through the existing entrance from 60 Street SE to proceed along the East and then South edge of the property (green route).
- B - Incoming materials are weighed at the scale.
- C - After weighing, the trucks either proceed with soil to the unloading area for stockpiles (orange routes), or hydro-vac trucks unload directly to the feeder (blue route to the Feeder & Pre-screening E).
- D - After unloading, empty trucks proceed back along their path of origin to exit along the south and east edges of the property back on to 60 Street SE.

Materials Recycling Facility

Details of the Soil Recycling Facility (E through L) are documented on the following page.



Outputs

M - Fines cakes are generated from the Plate Press Filtration System (K) and tested prior to delivery to GeoCycle for use in concrete (100% in 2023), or to a Class II Landfill. Uses for this output are being explored to replace interrupted processing by GeoCycle in 2024. In 2024, 75% of the cakes were sent to landfill.

N - Sellable Materials - Washed sand and aggregate, and crushed aggregate are stored for sale for landscaping, road maintenance, construction, and other uses.

W - Recycled water from the Soil Recycling Facility is reused within the system or utilized by hydro-vac vendors for further hydro-vac operations. Surface groundwater from the concrete operations pad is also collected from the site by a liner beneath the concrete. The operational pad is roughly the same area as the green highlighted area on the map to the left.

X - A 600,000 litre water storage tank holds recycled process water and storm water collected on the site for use in the operations of the facility.

Y - Storm water discharge location (used once in 2023 under a Site Drainage Application due to extra overland water collected). No discharge events occurred in 2024.

Z - 400 bbl (18,000 gal) water tanks to store additional water (purchased since discharge event in 2023).

Additional Operations

P - Aggregate crushing machinery is used to refine materials to targeted aggregate sizes.

Q - Input stockpiles for Asphalt, Aggregate and Concrete Plant and Materials Recycling Facility operations.

S - The shop is where employees gather for safety meetings, lunch, washrooms, and location of fire extinguisher and first aid kit.



Calgary Aggregate Recycling (CAR) Processing Facilities Operations



Crushing Facility

P - Aggregate crushing machinery is used to refine materials to targeted aggregate sizes. This separate part of operations on the site intakes and processes concrete, asphalt, and aggregate.



Materials Stockpiling

The majority of the parcel is utilized for storage of raw, tested input materials and processed materials prior to delivery after sale to the local marketplace, included into the development permit materials will be a current inventory survey showing the stock piles at a fixed moment in time and a site plan with stockpile elevation (heights) shown for review.



Wash Facility

E - Feeder & Pre-screening: Materials from the drop-off stockpile are fed into the primary feeding by front-end loader or directly from hydro-vac trucks via the apron feeder. The system consists of two material screen decks that remove materials larger than 6" (5% of materials).

F - Washing & Wet Screening: Materials proceed by conveyor to remove ferrous metals then on to a twin deck screener where it is washed with recycled water from the system to separate sand and soil from the rocks (aggregate). The sand and soil are then pumped to the first hydro cyclone and dewatering screens to recover reusable materials. The first separation of washed coarse aggregate is finalized in this phase and generates a marketable material.

G - Log Washer: Wet-screened aggregate is washed to remove clay and soil, then screened for lightweight debris, and then dewatered and sorted into three aggregate sizes for final materials.



H - Scrubbing & Contaminant Removal: Extracted sand is pumped through this attrition system where a high level of particle impact is implemented to loosen any remaining adhesive contaminants. Freeing the heavy sand particles from the contaminants creates a high-quality, washed sand and allows the suspended solids to be clarified in the water treatment process.

I - Counter Flow Classification: A process of hydro-cycloning separates cleaned sand by weight. The saturated sand goes through a dewatering screen to salvage the water for recycling and reuse and creates up to two specifications of market ready washed sand.

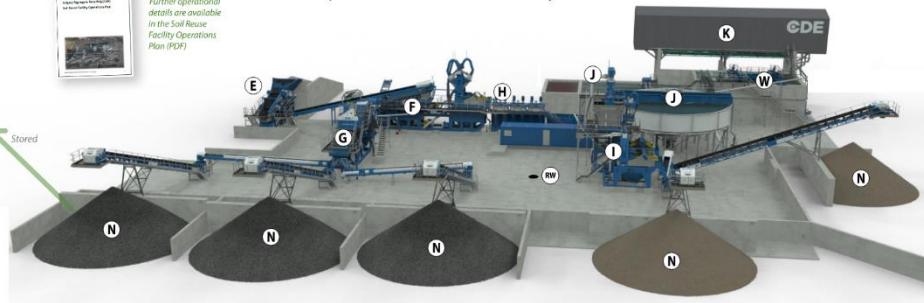
J - Fining & Settling: Wastewater from the washing plant is delivered to the center of the thickener tank and premixed flocculant is added to facilitate settlement. Clean water is overflowed into a gravity fed storage tank where it can be immediately redistributed to the system or stored (W). Particle fines are collected in the bottom of the thickener tank then pumped to a slurry tank for the final stage of treatment. This step recycles up to 90% of process water for immediate re-use in the system.

K - Plate Press Filtration System: Slurry from the thickener tank is dewatered through a filter press, recovering up to 5% additional process water. This process removes fines and results in filter cakes that drop into a containment area for transport off-site.

W - Process water is recycled in the system and stored in a 600,000 litre storage tank located beneath the Plate Press building. Rain water from the concrete pad is also collected into this tank for use in the wash process through a drain and liner system (RW). Rarely, additional water is purchased from a third party provider and trucked into the site to top-up the water tank. On one occasion, a drainage event was permitted by the City to the storm water system, however since that discharge two additional 18,000 gallon tanks have been added for water storage.

[1] "Flocculant" is a polymer substance that causes small particles in a liquid to clump together into larger clusters, called flocs.

[2] "Fines" are defined as process solids, consisting mainly of clay and silt particles that are less than 0.063 mm.



Calgary Aggregate Recycling (CAR)
Operational Inputs, Testing, and Outputs



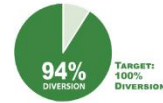
360,390 TONNES

Total amount of waste diverted from landfills in 3 years of operations *



Operational Tonnage Summary (Wash Plant)								
Year	In - Cont	In - Slurry	Total Incoming	Out - Washed	Filtered Out	Diverted	To	Total Diverted (All Materials)
2023	76,809.15	15,572.01	92,381.15	25,464.49	46,001.26	21%	GeoCycle	90%
2024	174,089.21	26,600.16	200,689.37	56,154.23	68,872.06	25% **	GeoCycle	91%
2025	314,504.64	63,192.16	377,696.80	279,072.08	17,431.84	0%	***	94%

* Total diverted waste calculated by subtracting landfill materials from total incoming materials
** The GeoCycle last operation of one kiln in 2024 for processing the fines materials, then could take no materials in 2025.
***Alternative uses for the fines product are being explored to get diversion to 100%.



Inputs

In accordance with the *Environmental Protection and Enhancement Act*, Calgary Aggregate Recycling Inc. (CAR) has been approved by Alberta Environment and Parks to operate a "Waste Management Facility", under AEP Approval number: 476084-00-00.

The activities conducted at the site are designated under Schedule 1 of the Activities Designation Regulation (Alberta Regulation 276/2003), Schedule 1 – Division.

Accepted Material Streams

The following material can be accepted at the facility, provided it meets the criteria from Required Analytical Testing:

- Soil & Contaminated Soils from:
 - construction and demolition sites,
 - municipal land use zones classified as commercial and light industrial,
 - soils from sand and gravel pit operations,
- Non-hazardous hydro-vac material
- Aggregate
 - Asphalt (for crushing, not washing)
 - Concrete (for crushing, not washing)
- Debris mixes from construction and demolition sites

Prohibited Material (Rejected from Processing)

- Hazardous waste as specified in the Waste Control Regulation, AR 192/96, as amended
- Dangerous oilfield waste
- Municipal solid waste
- Domestic wastewater
- Explosives(s)
- NORM waste (Naturally occurring radioactive material)
- Biomedical waste, and
- Ozone depleting substances

Inputs Testing

For all materials brought to CAR, the materials generator must complete a material application prior to materials being accepted to the site for input.

All Contaminated Material must be tested and meet the following requirements:

- Analytical data provided must support the non-hazardous solid waste classification
- Analytical data provided must be current (not older than one (1) calendar year)
- It is the responsibility of the waste generator to determine the characteristics of the waste

Non-Conforming Material

Any non-conforming material will be rejected. In the event that non-conforming material is identified, CAR will notify the material generator of the issue.



Extensive testing details are available in the *Soil Reuse Facility Operations Plan (PDF)*

Outputs

Sellable Materials

The following materials are generated and sold for use in construction, road maintenance, landscaping, and other applications:



Reusable Materials

Water - most water is cleaned and reused in the wash process, the rest is provided back to hydro-vac operators for their use.

Fines Cakes - This soil-like clay material is diverted for use in concrete manufacturing (whenever possible) and uses for agriculture and landfill maintenance are being explored. The fines consisting mainly of clay and silt particles that are less than 63 microns (µm) or 0.063 mm. The nature of this output material is a usable product in other processes and uses for the materials are being sought. At this time, the fines materials, making up 6% of output, unfortunately go to landfill for disposal.

Output Destinations

Sand & Aggregates are sold to end users for landscaping, construction and infrastructure maintenance purposes.

Water is provided back to hydro-vac operators for use in their process and reused within the wash process repeatedly.

Fines are processed down-stream for use as a concrete additive. New uses for the fines material is being explored with the City of Calgary for landfill separation and coverage, and other users for carbon sequestering, and agricultural purposes.



Calgary Aggregate Recycling (CAR)

Climate Action Alignment & Outcomes



Current Mitigation & Diversions

Calgary Aggregate Recycling operates to divert significant amounts of waste from landfills and reduces carbon emissions significantly. Their operations meet several of the goals as set out in the Calgary Climate Strategy Pathways including:

Consumption and Waste

City of Calgary is seeking to divert 70% of waste from landfills by 2025 (p. 20). CAR's operations have diverted over 266,000 tonnes of materials from City landfills in the first two years of operations and will continue to assist the City in meeting this goal as many City projects are utilizing the wash facility process.

Carbon Removal

Reduction in GHG emissions from waste transportation, reduced virgin materials mining, and reduced virgin materials transportation.

Water Adaptation

Reducing water consumption through storm water collection, reuse of water within wash operations, and use of water from hydro-vac inputs instead of using municipal water.



Greenhouse Gas Emissions Reductions

Green House Gas (GHG) emission reductions are achieved by: providing a shorter distance to CAR than to the Class II landfill locations; reducing virgin aggregate mining activities; and reduced transportation for virgin aggregate mining materials.

The combination of these methods results in **93% reduction in GHG emissions** over traditional disposal and mining operations.

The closest Class II landfill that accepts materials processed at the CAR facility is located roughly 180 km from Calgary's city centre at the Newell Regional Landfill (shown below). Emission savings calculations use this facility for savings calculations vs. the CAR facility located 22 km from the city centre. Limitations on materials include size (6 inches), chloride and other chemical levels, and oilfield waste (CAR has a special approval for certain oilfield projects).

The total GHG emission reduction is calculated with inclusion of the CAR operation emissions less transportation savings for input materials, aggregate mining activities, and aggregate transportation savings.

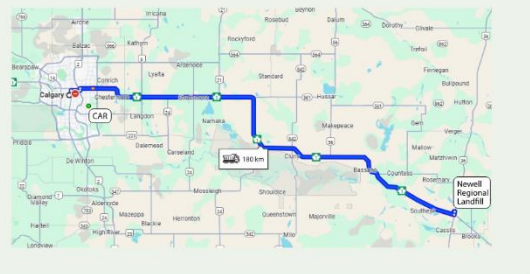


Per Trip Savings Over Landfill

Average Fuel Savings per truckload (L):	247 Litres
Average Carbon Savings per 1000 tonnes of material (TCO2e):	30TCO2e
Average GHG Savings per Truck Load (TCO2e):	0.57TCO2e
Average Time Saved per Load:	90 minutes
Average Distance Avoided:	160km
Carbon reduction per tonne processed	0.040

Wash Facility Totals

Processed:	293,070 tonnes
Emission Reductions to date:	11,723 tonnes



Exploring Future Applications

CAR is actively exploring new uses for the fines materials. The Climate Strategy Pathways policies and goals sets out opportunities for partnerships with private industry.

CAR is discussing this goal with Calgary Waste to encourage the use of the fines material for landfill purposes of topping and cell division.

Future Operations & Expansion

CAR intends to construct a building cover over the process area in the future and is exploring opportunities to integrate 'green' technologies and processes into this future plan including:

- Water collection from new building roof for process use
- Integration of a solar system on the roof of new building to offset grid power use. (The wash process machinery is powered by electricity.)
- Alignment of new building design with City of Calgary Climate Strategy policies for industrial operations for energy efficiency.



**Land Use Amendment in Copperfield (Ward 12) at 1210 Copperfield Boulevard SE,
 LOC2025-0009**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.33 hectares ± (0.81 acres ±) located at 1210 Copperfield Boulevard SE (Plan 1811719, Block 42, Lot 1) from Commercial – Neighbourhood 2 (C-N2) District to Mixed Use – Active Frontage (MU-2f1.2h13) District.

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

That Council give three readings to the **Proposed Bylaw 39D2026** for the redesignation of 0.33 hectares ± (0.81 acres ±) located at 1210 Copperfield Boulevard SE (Plan 1811719, Block 42, Lot 1) from Commercial – Neighbourhood 2 (C-N2) District to Mixed Use – Active Frontage (MU-2f1.2h13) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a three-storey mixed use development.
- The proposal allows for an appropriate building form and uses adjacent to existing residential development and is aligned with the applicable policies of the *Municipal Development Plan* (MDP) and *East Mckenzie Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposed Mixed Use – Active Frontage (MU-2f1.2h13) District would provide more housing and commercial options in a developing community, making more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable commercial and employment opportunities that may help activate this part of Copperfield, while providing more housing choice.
- A development permit for a three-storey mixed use building is ready for decision pending Council's decision on this land use amendment.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application in the southeast community of Copperfield was submitted by Rick Balbi Architect on behalf of the landowner, 2206810 Alberta Limited (Gurdit Singh Bhullar), on 2025 January 17.

The approximately 0.33 hectare site is situated at the southwest corner of Copperfield Boulevard SE and Copperstone Road SE. The subject site is currently vacant and primarily surrounded by low density development in the form of single detached dwellings and townhouses. Directly north of the subject site is a Joint Use Site currently developed with Copperfield School (Calgary Board of Education, K – 5). A Calgary Transit bus stop is available adjacent to the site along Copperfield Boulevard SE. The proposed Mixed Use – Active

**Land Use Amendment in Copperfield (Ward 12) at 1210 Copperfield Boulevard SE,
LOC2025-0009**

Frontage (MU-2f1.2h13) District requires commercial storefronts at-grade along the street to create a street-oriented building and it provides opportunities for a mix of commercial and residential uses in the same building.

As indicated in the Applicant Submission (Attachment 2), the proposed land use district enables residential and commercial uses and accommodates a suitable building scale with the surrounding context. A concurrent development permit for a three-storey mixed-use building with 30 dwelling units has been submitted and Administration is ready to approve the development pending Council's decision on this redesignation application.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant contacted the Copperfield Community Association, Ward office and distributed a project package to adjacent neighbours. 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 eight letters of opposition from the public. The letters of opposition included the following areas of concerns:

- privacy concerns related to third-storey balconies overlooking onto adjacent residential properties;
- increased traffic and on-street parking demand;
- potential noise impacts from additional vehicle traffic and commercial nature of the development;
- pedestrian safety; and
- lack of buffer zones and landscaping barriers.

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

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The MU-2 District provides mixed-use development

**Land Use Amendment in Copperfield (Ward 12) at 1210 Copperfield Boulevard SE,
LOC2025-0009**

at a height and density that is compatible with surrounding residential development. The proposed district incorporates setback and landscaping rules to minimize overlooking into adjacent properties. Recognizing concerns raised by neighbours, on-site parking and mature trees have been provided at the rear of the parcel with the concurrent development permit to better buffer the development from adjacent residences. Additionally, vehicle access to the site and uninterrupted pedestrian connections along Copperstone Road SE have been evaluated under the development permit and determined to be acceptable. The proposed district provides both residential and commercial uses, contributing to a complete community and is in alignment with the *Municipal Development Plan (MDP)* and *Revised East Mckenzie Area Structure Plan (ASP)*.

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

IMPLICATIONS

Social

The proposed application supports continued development in the community of Copperfield and provides greater housing diversity alongside commercial offerings close to existing residents. The development of these lands may enable a more efficient use of land and infrastructure, while supporting surrounding uses and amenities.

Environmental

The applicant has indicated that they plan to pursue specific measures as part of the concurrent development permit which will align with the *Calgary Climate Strategy – Pathways to 2050* (Program Pathway D).

Economic

The proposed land use amendment would enable the development of 30 residential dwelling units and approximately 890 square metres of commercial space. The development would provide housing and employment opportunities and support local business within Copperfield.

Service and Financial Implications

No anticipated financial impact

RISK

There are no known risks associated with this application.

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

**ISC: UNRESTRICTED
CPC2026-0037
Page 4 of 4**

**Land Use Amendment in Copperfield (Ward 12) at 1210 Copperfield Boulevard SE,
LOC2025-0009**

ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. Applicant Submission
- 3. Applicant Outreach Summary
- 4. **Proposed Bylaw 39D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Copperfield at the southwest corner of Copperfield Boulevard SE and Copperstone Road SE. The parcel is approximately 0.33 hectares (0.81 acres) in size and approximately 44 metres wide and 75 metres deep. The site is currently vacant and future vehicle access will be from Copperleaf Way SE.

Surrounding development is characterized by low-density residential development, including single detached dwellings on parcels designated Residential – Low Density Mixed Housing (R-G) District and three-storey townhouse development designated Multi-Residential – At Grade (M-Gd55) District. The lands directly north of the subject site are designated as Special Purpose – School, Park and Community Reserve (S-SPR) District and accommodate sports fields and Copperfield School (Calgary Board of Education, K – 5).

The site is well served by Calgary Transit, with an adjacent bus stop located along Copperfield Boulevard SE. This bus stop provides access to Route 151 (New Brighton Express) offering service to the downtown core and Route 153 (Copperfield), which connects to the Somerset-Bridlewood Light Rail Transit (LRT) Station.

In 2022, a development permit (DP2021-2513) was approved for a two-storey mixed use building containing approximately 1,000 square metres of ground-floor commercial space and 13 dwelling units on the second storey. Due to shifting market conditions, the developer is now seeking additional building height and floor area ratio to support a third storey for residential uses. The applicant initially proposed the Commercial – Corridor 1 (C-COR1) District with a maximum floor area ratio (FAR) of 1.2 and a building height of 13 metres. However, following the review of the parcel characteristics, street interface and adjacent road conditions, Administration determined that the Mixed Use – Active Frontage (MU-2) District is more appropriate to achieve the development vision for the site. The MU-2 District supports a wide range of commercial uses and includes frontage and landscaping requirements that ensure active street-oriented development.

Community Peak Population Table

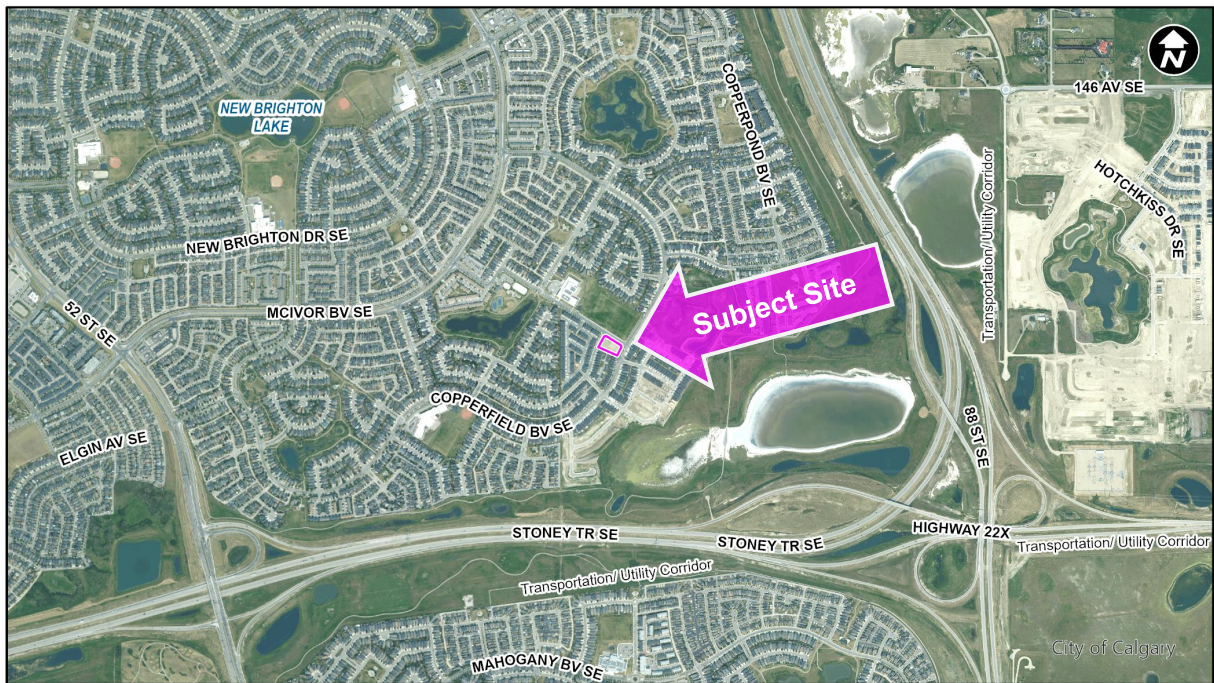
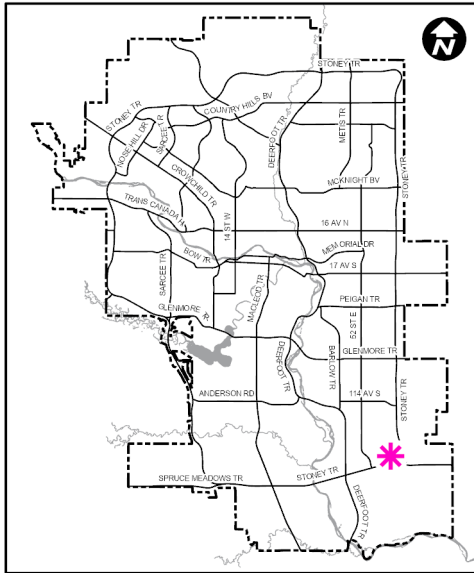
As identified below, the community of Copperfield reached its peak population in 2019.

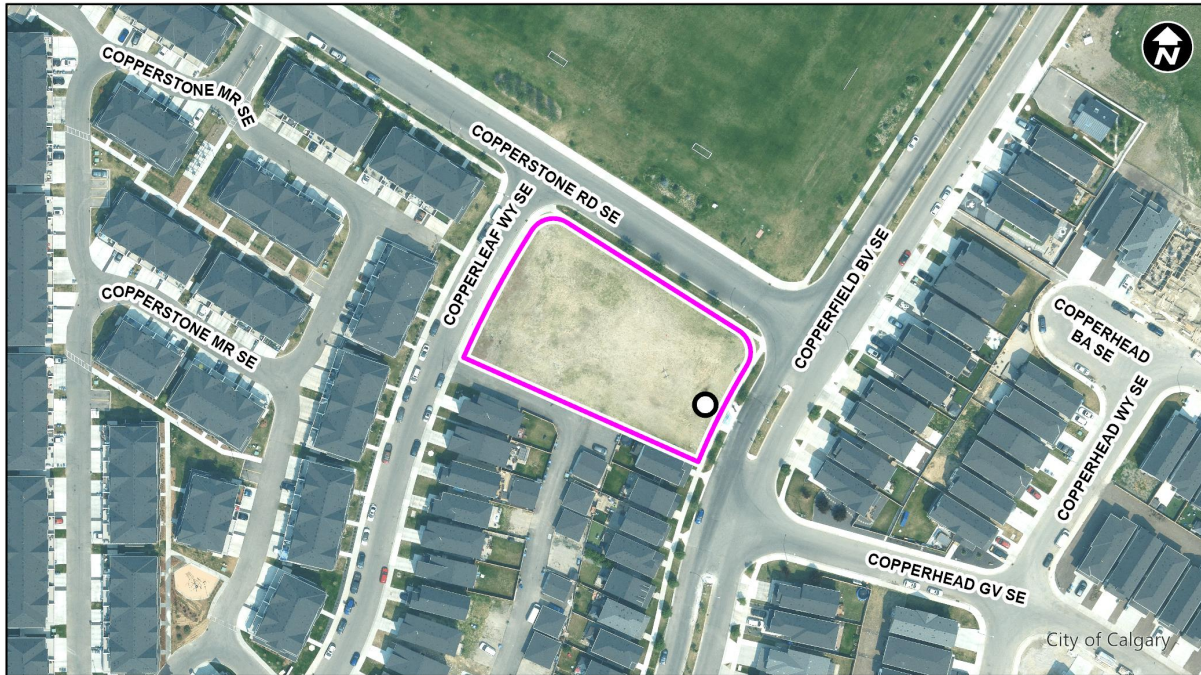
Copperfield	
Peak Population Year	2019
Peak Population	13,823
2019 Current Population	13,823
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Commercial – Neighbourhood 2 (C-N2) District is intended to accommodate small scale commercial developments and provides an opportunity for residential uses to occur on the upper floors of buildings that contain commercial uses. The C-N2 District allows for a maximum floor area ratio (FAR) of 1.0 and a maximum building height of 10.0 metres (approximately two storeys).

The proposed Mixed Use – Active Frontage (MU-2) District supports street-oriented developments with opportunities for a mix of residential and commercial uses. The proposed district requires at-grade commercial uses to activate the street interface and allows for a compatible transition with adjacent residential areas. The proposed MU-2f1.2h13 District would allow for a maximum FAR of 1.2, equating to approximately 3,935 square metres of building floor area. The proposed maximum height of 13 metres would allow for approximately a three-storey building.

Administration considered whether the applicant's proposal could be achieved under the Commercial – Corridor 1 (C-COR1) District. However, this district is intended for more continuous commercial development along both sides of the street on a higher order road, which does not align with the surrounding residential context of the subject site.

The MU-2 District more appropriately supports the applicant's proposed development intent by requiring active at-grade commercial uses, providing a suitable transition to nearby low-density housing, and offering a modest increase in development potential. This district would contribute additional neighbourhood-servicing amenities while enabling diverse residential opportunities on upper floors.

Development and Site Design

If approved by Council, the rules of the proposed MU-2f1.2h13 District would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage and parking requirements. Key considerations evaluated during the review of the development permit application include:

- the interface with the lane, vehicular access and on-site circulation;
- building massing and its relationship to the adjacent residential parcels to the south;
- the mix and size of commercial uses at grade; and
- the location and screening of waste and recycling areas, including landscape buffering.

In response to community concerns about overlooking, privacy, and buffering, the development permit was revised to include additional mature landscaping, including deciduous trees, along the south property line

Transportation

Pedestrian access to the site will be provided from Copperleaf Way SE, Copperstone Road SE and Copperfield Boulevard SE. The site is adjacent to a recommended on-street bikeway extension along Copperfield Boulevard SE and 600 metres (a 10-minute walk) from an existing Regional Pathway, both forming part of the Always Available for All Ages and Abilities (5A) Network. Transit service in the area includes Route 151 (New Brighton Express), offering peak-hour connections to the downtown core and Route 153 (Copperfield), providing service every 25 minutes to the Somerset-Bridlewood LRT Station (Red Line). Vehicular access to the site is proposed from Copperleaf Way SE. On-street parking is currently unrestricted along the three residential streets. A transportation Impact Analysis or Parking Study was not required to support this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm service services are available for service connections from Copperfield Boulevard SE adjacent to the site. The existing mains can support the proposed development and extensions will be at the expense of the developer. The detailed site servicing design will be determined with the submission of the Development Site Servicing Plans after the approval, but prior to release of the proposed Development Permit.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) area as identified in the [Municipal Development Plan](#) (MDP). The MDP establishes direction for the community of Copperfield through the policies of the *East McKenzie Area Structure Plan*.

Relevant MDP policies encourage a mix of housing forms, increased housing choice and a wide range of densities to create diverse neighbourhoods. The proposed land use redesignation supports these objectives by enabling medium-density residential development above at-grade commercial near existing open space and transit service. As such, the proposed land use is in alignment with the MDP.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has identified the building to be solar-ready within the concurrent development permit, which contributes to *Program D: Renewable energy – Implementing neighbourhood-scale energy projects*.

East McKenzie Area Structure Plan (Statutory – 2001)

The subject site is identified as Residential Area on Map 3: Land Use Concept of the [East McKenzie Area Structure Plan](#) (ASP). The intent of the Residential Area is to accommodate a range of low to medium-density residential development, complemented by public parks throughout the community. The ASP also allows for higher-density residential, local commercial, institutional, and recreational uses within this land use area where appropriately integrated.

Policy 5.1.2.1(d) specifically supports the integration of local commercial uses where they can be designed and integrated with surrounding residential development. The proposed MU-2 District, with modifiers to regulate height and floor area, aligns with these objectives by enabling neighbourhood-scale commercial uses and medium-density residential development that are compatible with adjacent low-density housing. This land use amendment is in alignment with the *East McKenzie ASP*.

Applicant Submission

2026 January 19

This application is for a proposed land use amendment in the community of Copperfield, from Commercial - Community 2 (C-N2) to Mixed Use - Active Frontage (M-U2f1.2h13), to support the future development of a three-storey mixed-use building.

The site, located at 1210 Copperfield Boulevard SE, is a corner parcel with a total area of approximately 0.33 hectares. The site is located in an area comprised primarily of low and mid-density residential uses with support commercial and institutional uses, and is bounded by Copperstone Road SE to the northeast, Copperfield Boulevard SE to the southeast, Copperleaf Way SE to the northwest, and a laneway to the southwest.

The site is identified within the Municipal Development Plan (MDP) as the Planned Greenfield with Area Structure Plan typology, outside the Balanced Growth Boundary. The site is in proximity to Stoney Trail, and there are no activity centres in proximity of the site. The site is also identified within the East McKenzie Area Structure Plan (ASP) as the Residential classification, which can permit mid-density residential development with local commercial uses.

The primary intent of this application is to provide an opportunity for feasible residential densification within the Copperfield area with street-oriented support commercial uses. The current Commercial - Neighbourhood 2 district for the subject site provides a maximum floor area ratio of 1.0, equivalent to 3,278 sq.m., and a maximum height of 10.0m above grade. A previous development permit for a two-storey mixed-use development (DP2021-2513) was cancelled due to the project not meeting the needs of the owner and current market demands. In conducting further analysis, it was determined that more residential units would make the project feasible, which could be accomplished with a third storey. The Mixed Use - Active Frontage district with a specified F.A.R. of 1.2 (\leq 3,934 sq.m.) and a maximum height of 13.0m would ensure a third storey could be provided for the development to make the project successful without proposing major deficiencies to the Land Use Bylaw regulations. The proposed development seeks to maintain the general intent of the original C-N2 zoning by providing low-scale commercial frontage to adjacent residential and institutional uses within the Copperfield community, while providing a zoning district that supports densification at a suitable scale with the surrounding context.

The proposed land use amendment will define a zoning district that is supportive of development that integrates with the existing context and uses, and will continue to support the goals and initiatives of the Municipal Development Plan. As such, we would respectfully request your support of this application.

Mitchell Martens

Municipal Liaison

Rick Balbi Architect Ltd.

Applicant Outreach Summary

2026 January 30



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Copperfield Mixed-Use Development

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)

Prior to application submission, outreach was limited to Ward 12 office and Copperfield Community Association. No response from the Copperfield Community Association was received, and no issues from the Ward 12 Councillor were noted. Public notice posting provided on site with application info and applicant contact information. No direct communication to the applicant has been received.

July 10/25: In response to the comments received from adjacent parcels, a summary package was distributed to nearby residents within vicinity of the subject parcel (A copy of the resident distribution information included with resubmission). The following addresses received this information:

- 245 Copperleaf Way SE
- 1182 Copperfield Boulevard SE
- 1205 Copperfield Boulevard SE
- 1209 Copperfield Boulevard SE
- 1213 Copperfield Boulevard SE
- 1217 Copperfield Boulevard SE
- 254-264 Copperleaf Way SE

To date (January 30, 2026), no responses to this letter or follow-ups to the development permit/land use amendment applications have been received.

January 30, 2026: Ward 12 office was contacted by applicant with an application summary and brief file history for Councillor Jamieson (application submitted to Planning under previous Council).

Affected Parties

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

- Ward 12 office
- Copperfield Community Association
- Adjacent residents in vicinity of subject site (see above for addresses)



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.

1. Privacy concerns from the third storey balconies and potential visibility onto adjacent residential properties.
2. Increased traffic/on-street parking from intensification
3. Increased noise due to intensification
4. Pedestrian safety concerns adjacent to site and surrounding areas (school, open space)
5. Lack of buffer zones/barriers to mitigate visibility onto adjacent properties

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.

- Privacy/Buffer Zones (items 1 and 5): The southeast portion of the site along the southern property line provides a landscape buffer for the adjacent residential parcel. Development plans can be amended to indicate mature coniferous trees will be provided as plantings in this area to ensure sufficient screening from the third storey balconies can be provided at time of construction, prior to occupancy of the building. The western portion of the site along the south property line would provide loading and waste and recycling collection for the subject parcel, limiting opportunities for screening using landscaping, as visibility for vehicular circulation must also be maintained. The residential parcel south of the lane has a higher grade elevation than is typical, creating difficulties for screening; however, both sites are fenced, and a carport is located to provide partial at-grade screening.

Traffic/On-street Parking/Noise (items 2 and 3): Sufficient parking for the proposed residential and commercial uses has been provided on site, and all adjacent on-street parking areas do not require a permit, allowing use by any community resident or visitor. Additionally, alternative modes of transportation are accessible within close proximity of the site. A transit bus stop for Routes 151 and 153, which both have a stop frequency of approximately every 30 minutes, is located directly to the west of the subject parcel.

Pedestrian Safety (item 4): Although the proposed development would increase both density and commercial uses for the Copperfield community, it can be supported by the existing community infrastructure and proposed offsite improvements. Roadways within Copperfield are local residential roads, which have a substantially lower rate of traffic than those bordering the community (ie. McIvor Blvd SE and 52 St SE). Crosswalks are proposed at the intersection of Copperfield Blvd SE and Copperstone Rd SE, providing pedestrian access on all street-facing sides of the proposed development. Individual walks will connect from the public sidewalk to all front entries, with parking and rear loading access from Copperleaf Wy SE. As sufficient parking was provided under the previous development approval, the additional third storey is not anticipated to substantially increase the traffic generation for the site.

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)

All outstanding issues and ideas raised by the community have not received any response to date. Any additional information on engagement outcomes to be provided as they become available.



Rick Balbi Architect Ltd.

#15, 5917 1A Street SW, Calgary, AB T2H 0G4

403.253.2853

general@rbalbi.ca

May 26, 2025

Current Resident

Re: LOC2025-0009/DP2025-00302
Proposed Mixed-Use Development
1210 Copperfield Boulevard SE

Our File: 24-145-2

Dear Neighbour,

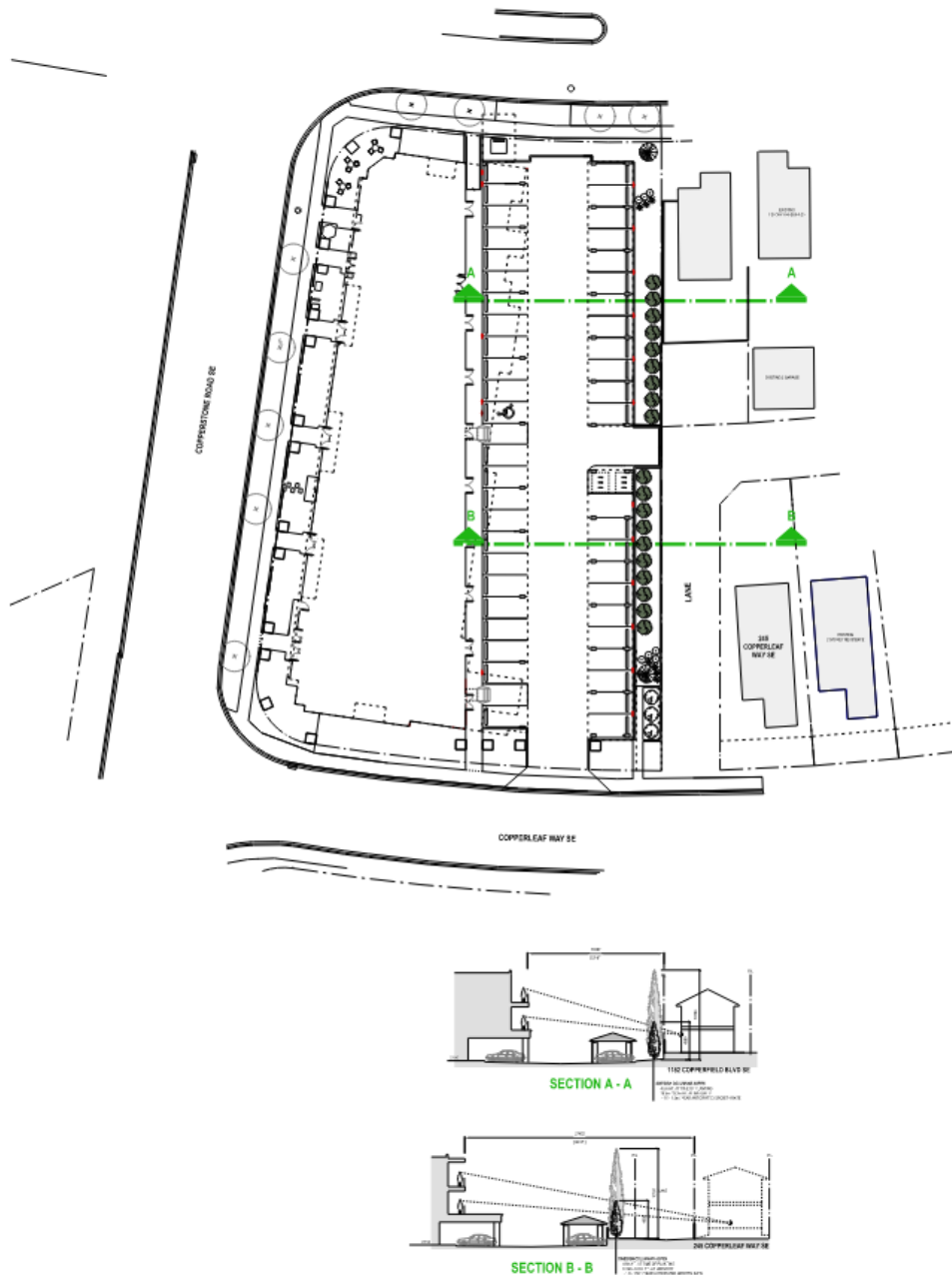
On behalf of the landowner and developer, thank you for providing your comments on the proposed land use amendment and subsequent development permit. We have carefully reviewed your comments, and the following has been provided to outline how each item is being addressed with the subject development.

PRIVACY AND BUFFER ZONES

Figure 1 below illustrates how the subject development will respond to its surrounding context. The portion of the site along the southern property line will provide a landscape buffer for the adjacent residential parcels at 1182 Copperfield Boulevard SE and 245 Copperleaf Way SE, except where required for vehicular visibility or where restricted by existing utility rights-of-way. The development plans, to be submitted under DP2025-00302, have been amended to indicate mature coniferous trees will be planted in this area to ensure sufficient screening from the third storey balconies prior to occupancy of the building. The height of these trees at time of plantings is $\pm 4.5\text{m}$ (± 15 feet), and can grow up to $\pm 13.7\text{m}$ (± 45 feet) at full height.

The western portion of the site along the south property line would provide waste and recycling collection for the subject parcel, which has been relocated closer to the intersection of the lane at Copperleaf Way SE. The residential parcels south of the lane have a higher geodetic elevation than is typical, creating difficulties for screening; however, fencing has been provided along the length of the south property line on top of a retaining wall, and at-grade carport structures further contribute to screening to the adjacent southern parcels. As the distance from the southern face of the proposed building to property lines for the two southern parcels ranges from $\pm 16.0\text{m}$ to $\pm 27.0\text{m}$, this provides a separation close to or greater than a standard public residential roadway to ensure appropriate buffers have been provided.

Figure 1 – North-South Sections through Subject Site to Adjacent Parcels



TRAFFIC, ON-STREET PARKING, AND NOISE

Sufficient parking for the proposed residential and commercial uses has been provided on site, and all adjacent on-street parking areas do not require a permit, allowing use by any community resident or visitor. Additionally, alternative modes of transportation are accessible within close proximity of the site. A transit bus stop for Routes 151 and 153, which both have a stop frequency of approximately every 30 minutes, is located directly to the west of the subject parcel, as shown below in Figure 2 below.

Figure 2 – Map Showing Calgary Transit Bus Stops Adjacent to Subject Parcel



PEDESTRIAN SAFETY

Although the subject development proposes an intensification of residential and commercial uses for the Copperfield community, several infrastructure elements are currently in place, with additional support from the proposed development. No collector roadways within the Copperfield community are considered as part of Calgary's Primary Transit Network, meaning frequency of use is less than those considered part of the network. Crosswalks are provided at the intersection of Copperfield Blvd SE and Copperstone Road SE, connecting to existing sidewalks on all street-facing sides of the parcel.

Individual sidewalk access to each of the commercial uses will be provided along Copperstone Road SE, with rear building access for any visitors driving to site. Vehicle parking access is provided from Copperleaf Wy SE, which is not considered to be a major community roadway, adjacent to the existing lane. Vehicles can come to the site either from westbound Copperstone Rd SE or northbound Copperleaf Wy SE, providing options to mitigate traffic congestion. As sufficient parking was provided under the previous development approval, the additional third storey is not anticipated to substantially increase the traffic generation for the site.

We trust that with this information, you will be in a position to allow the proposed development to proceed with further approvals and construction. Should you have any additional questions, comments, or concerns, please do not hesitate to contact the landowner, City of Calgary file representative, or our office. We appreciate your time and consideration of this application.

Best regards,

Mitchell Martens, BSc Arch
Municipal Liaison
Rick Balbi Architect Ltd.

PROPOSED

CPC2026-0037
ATTACHMENT 4

BYLAW NUMBER 39D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0009/CPC2026-0037)**

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 _____

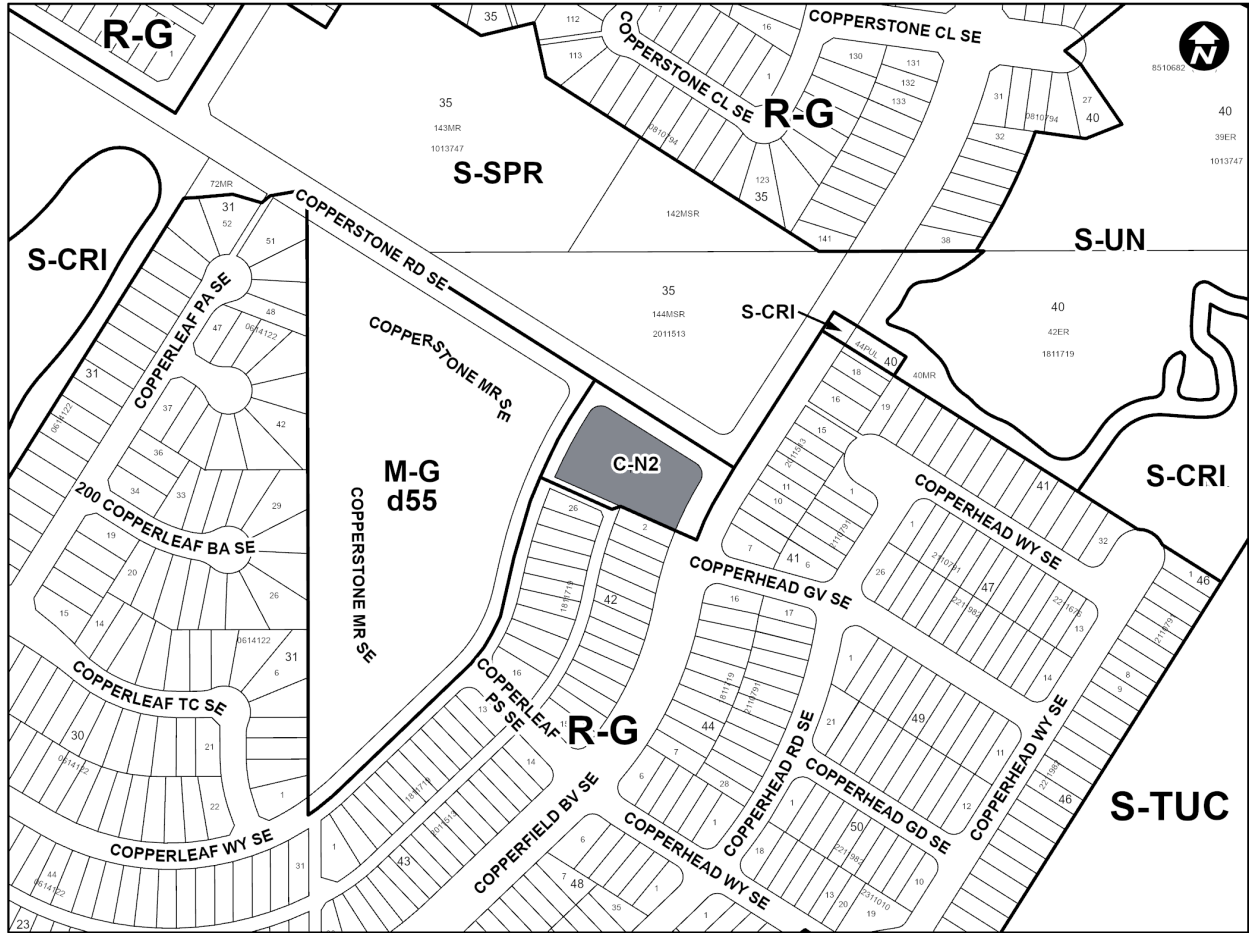
MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0009/CPC2026-0037
BYLAW NUMBER 39D2026

SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0009/CPC2026-0037
BYLAW NUMBER 39D2026

SCHEDULE B

