CITY OF CALGARY
NOTICE OF 2026 DECEMBER 8
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 December 8, 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 November 30**, 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 December 8 at 9:30 a.m.

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POSTPONEMENTS FOR PUBLIC HEARING

Item 1 Land Use Amendment in Thorncliffe (Ward 4) at multiple addresses, LOC2025-0059, CPC2026-0769
Proposed Bylaw 125D2026

Item 2 Policy and Land Use Amendment in Aspen Woods (Ward 6) at multiple addresses, LOC2026-0022, CPC2026-0811
Proposed Bylaws 44P2026 & 129D2026

PLANNING MATTERS FOR PUBLIC HEARING

Item 3 Land Use Amendment in Windsor Park (Ward 11) at 608 – 56 Avenue SW, LOC2026-0036, CPC2026-0881
Proposed Bylaw 135D2026

Item 4 Land Use Amendment in Haysboro (Ward 11) at multiple addresses, LOC2026-0025, CPC2026-0859
Proposed Bylaw 142D2026

Item 5 Land Use Amendment in Douglasdale/Glen (Ward 11) at multiple addresses, LOC2026-0112, CPC2026-0854
Proposed Bylaw 131D2026

Item 6 Outline Plan, Policy and Land Use Amendment in Belmont (Ward 13) at 310 – 210 Avenue SW, LOC2025-0007, CPC2026-0861
Proposed Bylaws 51P2026 & 145D2026

Item 7 Land Use Amendment in Bowness (Ward 1) at 8144 – 47 Avenue NW, LOC2026-0092, CPC2026-0916
Proposed Bylaw 139D2026

Item 8 Land Use Amendment in Nolan Hill (Ward 2) at 65 Nolanfield Way NW, LOC2026-0038, CPC2026-0895
Proposed Bylaw 137D2026

Item 9 Land Use Amendment in North Haven Upper (Ward 4) at 1215 – 57 Ave NW, LOC2026-0114, CPC2026-0908
Proposed Bylaw 138D2026

Item 10 Land Use Amendment in Winston Heights/Mountview (Ward 4) at 2202 Edmonton Trail NE, LOC2026-0014, CPC2026-0910
Proposed Bylaw 143D2026

Item 11 Land Use Amendment in Stoney 3 (Ward 5) at 4025 – 108 Avenue NE, LOC2025–0218, CPC2026-0887
Proposed Bylaw 141D2026

Item 12 Land Use Amendment in Cornerstone (Ward 5) at 63 Corner Glen Crescent NE, LOC2026-0069, CPC2026-0846
Proposed Bylaw 134D2026

Item 13 Land Use Amendment in Glendale (Ward 6) at 3940 – 19 Avenue SW, LOC2026-0158, CPC2026-0945
Proposed Bylaw 136D2026

Item 14 Land Use Amendment in Crescent Heights (Ward 7) at 320 – 15 Avenue NE, LOC2026-0103, CPC2026-0937
Proposed Bylaw 146D2026

Item 15 Land Use Amendment in Parkhill (Ward 8) at multiple addresses, LOC2026-0061, CPC2026-0833
Proposed Bylaw 133D2026

Item 16 Land Use Amendment in Forest Lawn (Ward 9) at 1324 – 37 Street SE, LOC2026-0090, CPC2026-0868
Proposed Bylaw 130D2026

Item 17 Policy and Land Use Amendment in Ogden (Ward 9) at 2367 Crestwood Road SE, LOC2026-0129, CPC2026-0775
Proposed Bylaws 50P2026 & 144D2026

Item 18 Land Use Amendment in Manchester Industrial at 321 – 50 Avenue SE, LOC2026-0032, CPC2026-0816
Proposed Bylaw 132D2026

Item 19 Road Closure and Land Use Amendment in Manchester Industrial (Ward 9) at adjacent to multiple addresses, LOC2026-0002, CPC2026-0882
Proposed Bylaws 7C2026, 8C2026 & 140D2026

OTHER REPORTS FOR PUBLIC HEARING

(including non-statutory)

Item 20 Supporting the Culture and Entertainment District by Enabling Hotels, IP2026-1002
Proposed Bylaws 53P2026 & 54P2026

POSTPONED REPORT

Excerpt from the Minutes of the Public Hearing Meeting of Council, held 2026 November 9:

"**Moved by** Councillor Kelly
Seconded by Councillor Schmidt

That the Agenda for today's meeting be amended by postponing Item 7.2.7, Land Use Amendment in Thorncliffe (Ward 4) at multiple addresses, LOC2025-0059, CPC2026-0769, to the 2026 December 8 Public Hearing Meeting of Council.

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

MOTION CARRIED

…

Moved by Councillor Kelly
Seconded by Councillor Clark

That the Agenda for the 2026 November 9 Public Hearing Meeting of Council be confirmed**, as amended**.

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

MOTION CARRIED"

Land Use Amendment in Thorncliffe (Ward 4) at multiple addresses, LOC2025-0059

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.22 hectares ± (0.53 acres ±) located at 5408 and 5412 Centre Street NE and 98 Thorncrest Road NE (Plan 1495HB, Block 2, Lots 1 to 3) from Residential – Contextual One Dwelling (R-C1) District to Mixed Use – General (MU-1f4.0h21) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 SEPTEMBER 24:

That Council give three readings to **Proposed Bylaw 125D2026** for the redesignation of 0.22 hectares ± (0.53 acres ±) located at 5408 and 5412 Centre Street NE and 98 Thorncrest Road NE (Plan 1495HB, Block 2, Lots 1 to 3) from Residential – Contextual One Dwelling (R-C1) District to Mixed Use – General (MU-1f4.0h21) District.

Opposition to Recommendation: Director Mahler, Commissioner Wagner, and Commissioner Weber

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a six-storey mixed-use development.
- The proposal would allow for an appropriate increase in residential density and provide opportunities for neighbourhood-scale commercial development along the Primary Transit Network and an Urban Main Street, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed land use amendment would enable more housing opportunities and commercial amenities within an established area of the city, support transit and allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal would increase the variety of uses along Centre Street N which may help activate this part of Thorncliffe.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application in the northeast community of Thorncliffe, was submitted on 2025 April 29 by Farmor Architecture on behalf of the landowner 2346421 Alberta Ltd. (Bill Truong). The subject site is located east of Center Street N and north of Thorncrest Road NE and comprises three parcels with a combined area of approximately 0.22 hectares (0.53 acres). The site is currently developed with three single detached dwellings with garages.

As noted in the Applicant Submission (Attachment 2), the intent of this application is to facilitate the development of a six-storey mixed-use building. The proposed Mixed Use – General (MU-1f4.0h21) District would allow for a maximum floor area ratio (FAR) of 4.0 (a total building

floor area of approximately 8,600 square metres) and a maximum building height of 21 metres (approximately six storeys). 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 conducted outreach through 64 mailed information letters within a 100-metre radius, on-site notices, meetings with the Thorncliffe Greenview Community Association (TGCA), and a public town hall meeting held with the residents on 2026 May 28. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published online. Notification letters were also sent to adjacent landowners. Administration received a total of 16 letters of opposition, including the following areas of concern:

- building height, density and compatibility with the surrounding low-density residential context;
- shadowing, privacy and overlooking impacts on adjacent residential properties;
- increased traffic volumes, congestion and challenges accessing Centre Street;
- the adequacy of the rear lane and existing infrastructure to accommodate additional development;
- parking supply and potential parking impacts on nearby residential streets; and
- increased noise and impacts on the use and enjoyment of nearby residential properties, parks and recreational amenities.

The TGCA provided a letter dated 2026 August 25 (Attachment 4) which states that they are in opposition to the proposed land use redesignation and of the opinion that the Multi-Residential –

Contextual Low Profile (M-C1) District would be more suitable for the site. The TGCA collected feedback from the area residents, and expressed concerns regarding the proposed building height, massing, and density, noting potential incompatibility with the surrounding low-density residential context.

Additional concerns noted in the letter include:

- shadowing and privacy impacts;
- traffic congestion, access and parking availability;
- infrastructure capacity;
- cumulative redevelopment pressures in the community; and
- the absence of a Local Area Plan to guide future growth and redevelopment in the area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed land use is aligned with the objectives of the MDP as it relates to density, height and location. The proposal represents appropriate redevelopment in an established community that provides additional housing and pedestrian-oriented uses along the Primary Transit Network and near key transit infrastructure. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social
The proposal would enable additional housing and retail options in walking distance of transit and various amenities which may better accommodate the needs of different age groups, lifestyles and demographics.

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

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

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with this application.

Land Use Amendment in Thorncliffe (Ward 4) at multiple addresses, LOC2025-0059

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 125D2026**
6. **CPC Member Comments**
7. **Public Submissions**

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 Thorncliffe, east of Centre Street N and north of Thorncrest Road NE. The approximately 0.22 hectare (0.53 acre) site comprises an assembly of three parcels, and spans approximately 45 metres along the Centre Street N frontage, with a depth of approximately 38 metres. The site has a rear lane and is currently developed with three single detached dwellings and garages.

Immediately south of the subject site is a parcel recently designated as the Multi-Residential – Low Profile Support Commercial (M-X2) District (LOC2024-0306). Further south along Centre Street N, lands are designated Commercial – Neighbourhood 2 (C-N2) District and developed with commercial uses. To the north, east and west, development is predominantly low-density residential under the Residential – Contextual One / Two Dwelling (R-C1) and Residential – Contextual One / Two Dwelling (R-C2) Districts.

Further east is a linear park located within 100 to 200 metres (a two to three-minute walk). There is a middle school located 200 metres (a three-minute walk) to the southeast and the Thorncliffe Greenview Community Association and Recreation Centre is located 400 metres (a six-minute walk) to the north.

Centre Street N is identified within the *Municipal Development Plan* (MDP) as part of the Primary Transit Network and functions as an Urban Main Street south of McKnight Boulevard, approximately 180 metres (a three-minute walk) south of the site. A future Green Line LRT alignment is anticipated along the Centre Street corridor with a planned Green Line LRT station approximately 450 metres (a seven-minute walk) to the north. The site also benefits from recent upgrades to transit infrastructure along Center Street N through the North Central Bus Rapid Transit (BRT) Improvements project, including enhanced stations and passenger amenities and increased transit service.

Community Peak Population Table

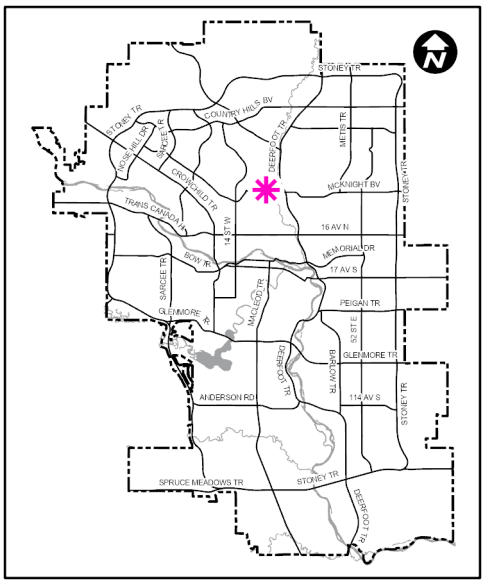
As identified below, the community of Thorncliffe reached its peak population in 1977.

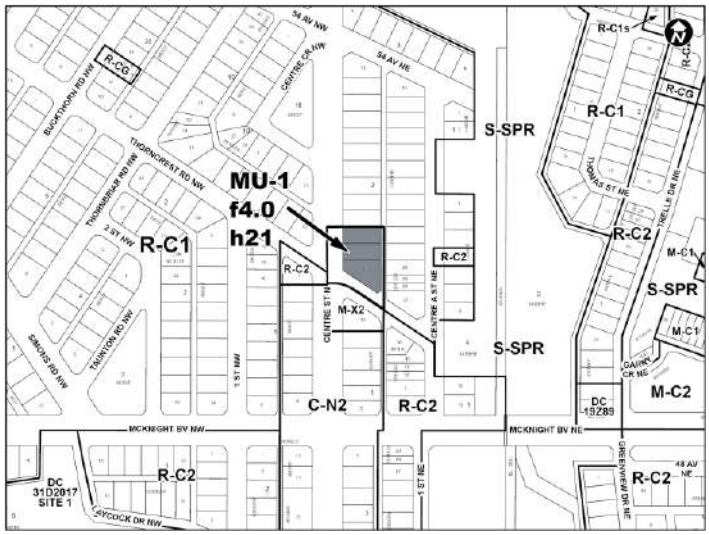
Thorncliffe	
Peak Population Year	1977
Peak Population	11,379
2019 Current Population	8,788
Difference in Population (Number)	-2,591
Difference in Population (Percent)	-22.8%

Source: *The City of Calgary 2019 Civic Census*

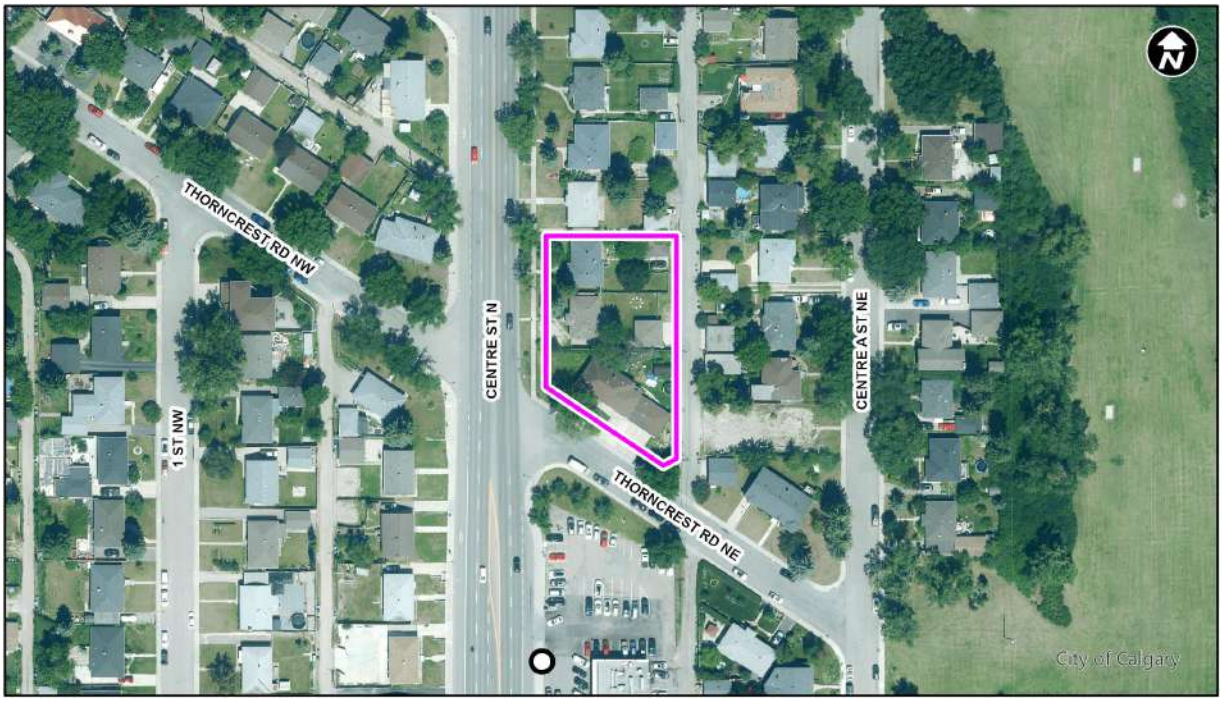
Additional demographic and socio-economic information may be obtained online through the Thorncliffe Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing Residential – Contextual One Dwelling (R-C1) District is intended for single detached dwellings in the developed area and may include a secondary suite. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one main residential dwelling unit.

The proposed Mixed Use – General (MU-1f4.0h21) District is intended for street-oriented development that accommodates both residential and commercial uses at grade. The proposed MU-1f4.0h21 District allows for a maximum floor area ratio (FAR) of 4.0 (approximately 8,600 square metres) and a maximum building height of 21 metres (approximately six storeys). The proposed density and height will enable higher-density mixed-use development that may occur within the same building or multiple buildings. The MU-1f4.0h21 District rules relating to building setbacks, stepbacks, landscaping, amenity space and building design assist in providing transitions to adjacent lower-density residential development and support pedestrian-oriented frontages.

The applicant initially proposed a maximum building height of 24 metres on two parcels. In response to feedback received from Administration, the community, and the Community Association, the applicant revised their proposal to include a third parcel to increase the potential for a mixed-use development and also reduced the proposed maximum building height to 21 metres.

The site is located along Centre Street N in the Established - Developed Residential area as per the MDP. There is no Local Area Plan or Area Redevelopment Plan. The site is well served by existing and future transit with the nearest transit stop being 50 metres (a one-minute walk) to the south and a planned Green Line LRT station approximately 450 metres (a seven-minute walk) to the north. The MU-1f4.0h21 District allows commercial uses to serve the residents and visitors and to contribute to growth adjacent to transit infrastructure and an Urban Main Street.

Development and Site Design
If approved by Council, the rules of the proposed MU-1f4.0h21 District would provide guidance for the future redevelopment of the site. The overall building design, size and mix of uses and site layout details such as parking, landscaping and site access will be further reviewed at the development permit stage. Additional items that will be considered through the development permit process include, but are not limited to:

- creating an engaging streetscape interface along Centre Street N and the treatment of the street corner location;
- ensuring appropriate transitions to adjacent residential development; and
- urban design considerations to ensure the development will achieve a high-quality built form.

Transportation
Pedestrian access to the site is available from Centre Street N and Thorncrest Road NE. Access to the Always Available for All Ages and Abilities (5A) Network is available from a pathway located at the corner of Centre Street N and Laycock Drive NE, approximately 310 metres (a six-minute walk) south. Vehicular access is available only via the rear lane. No access from Centre Street N is permitted.

The site is well served by Calgary Transit with bus stops for Route 3 (Elbow Drive) located approximately 80 metres (a one-minute walk) to the south (northbound) and 170 metres (a two-minute walk) to the north (southbound). Route 300/301 (City Centre), Route 20 (Heritage Station), Route 2 (Killarney / 17 Ave SW), Route 4 (78 Avenue NW Terminal), Route 5 (Centre Street N / 78 Avenue N) and Route 32 (Sunridge) and the planned McKnight Boulevard LRT Station are all located approximately 500 metres (an eight-minute walk) north.

A Transportation Impact Assessment (TIA) and a parking study were not required in support of this land use amendment application.

Environmental Site Considerations
No environmental concerns were identified.

Utilities and Servicing
Water, sanitary and stormwater sewer lines are available to serve future redevelopment on the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of a future development permit application. A sanitary servicing study will be required at the development permit stage.

Legislation and Policy

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

Municipal Development Plan (Statutory – 2009)
The site is identified as Developed Residential – Established on Map 1: Urban Structure of the *Municipal Development Plan* (MDP). The proposal meets the MDP's goal of shaping a more compact urban form. This includes directing future growth that results in more efficient use of land, creating complete communities and supporting greater mobility choices. Applicable MDP policies encourage modest redevelopment that incorporates appropriate densities and a mix of land uses and pedestrian-friendly environment that supports the transit network. The proposed MU-1f4.0h21 District would allow for a modest increase in density over the existing District while maintaining the opportunity for at-grade commercial development. The proposed land use is in alignment the applicable policies of the MDP.

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

Location Criteria for Multi-Residential Infill (Non-statutory – 2016)
The *Location Criteria for Multi-Residential Infill* is used in order to assist in the evaluation of land use amendment applications to support multi-residential developments. The subject site meets seven out of the eight location criteria outlined in the document, which support an increased intensity of development at this location. The site is:

- a corner parcel;
- within 400 meters of a transit stop;
- within 600 meters of an existing or planned primary transit stop;
- on a collector or higher standard roadway;
- along or in close proximity to an existing or planned corridor or activity centre;
- adjacent to existing or planned non-residential or multi-unit development; and
- has direct lane access.

Transit Oriented Development Policy Guidelines (Non-statutory – 2004)
The *Transit Oriented Development Policy Guidelines* provide direction for the development of areas typically within 600 metres (a 10-minute walk) of a transit station. The Guidelines encourage the type of development that creates a higher density, walkable, mixed-use environment within station areas to optimize use of existing transit infrastructure, create mobility options for Calgarians and benefit local communities and city-wide transit riders alike. The proposed land use meets the key policy objectives of the Guidelines including ensuring transit supportive land uses, optimizing existing sites and infrastructure, as well as increasing density around transit stations.

Applicant Submission

Company Name (if applicable):
FARMOR Architecture

LOC Number (office use only):

Applicant's Name:
Farhad Mortezaee

Date:
July 23, 2026

Plan:1495HB;Block:2;Lots:1-3 5408-5412 Centre Street NE + 98 Thorncrest Road NE

The purpose of this land-use amendment application is change the current zoning on three parcels from R-CG to M-U1 f4.0h21 to create the development potential for a 21 meter, six (6) storey mixed-use building in compliance with the city of Calgary's planning vision for the area; this information has not changed since the last review. On May 28, 2026 FARMOR Architecture and the Thorncliffe Greenview Community Association hosted a town hall meeting to address community concerns about the proposed landuse change LOC2025-0059, and potential development of 5408-5412 Centre St NE and 98 Thorncrest Rd NE. During the town hall meeting, the common message amongst community members was concern with the proposed height of the building. Positive feedback was received regarding the amount of underground parking available, and the feature of accessible suites. Attendees of the town hall expressed a desire for housing options that allow aging-in-place and improved accessibility, and creation of commercial/retail opportunities around a 'commons' or common amenity social space where residents may gather, surrounded by several retail options. We have not changed our proposal of a 21 meter mixed use building potential with ground-level commercial units; the design continues to lend itself t meeting these objectives.

Applicant Outreach Summary

2026 July 23

Calgary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission

Project name: Thorncrest Vera Mixed Use Stacked Townhouses

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

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

Outreach Strategy

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

1. In May 2025, sixty-four letters were distributed to residences and commercial retailers within 100m of the four corners of the subject parcel. We received two written responses. This distance spread was felt by FARMOR team members to be a reasonable reach into the community with consideration to those who will be most impacted by the proposed development. A formal petition containing 25 signatures was received in June 2025.
2. Concurrent to letter distribution (May 2025), a Notice of Development was posted on the proposed project site with relevant contact information.
3. Those who contacted FARMOR Architecture, regardless of where they resided, were provided with the same printed information upon request.
4. The Thorncliffe Greenview Community Association (TGCA) was contacted to arrange a meeting to initiate discussions, online or in-person, pertaining to the proposed land-use change and development. Meeting places chosen were local to Thorncrest and in a neutral location, that is, TGCA's large Community Association building. Two meetings, each in the June 2025 and April 2026 occurred, each lasting ~60 minutes. FARMOR team members attending community engagement sessions included a senior leadership member acting as the lead facilitator with a second team member actively listening, taking notes, and asking clarifying questions when appropriate. The meeting allowed sufficient time to discuss prepared questions as well as offer space for spontaneous discussion; the meeting was closed mutually.
5. A Notice of Development was re-posted in April 2026 on the proposed project site with relevant contact information.
6. An in-person Town Hall meeting was arranged on May 28, 2026 at the TGCA building. The TGCA helped facilitate arranging this meeting and all interested community members were welcomed. Senior leadership represented FARMOR Architecture. This was attended by approximately 28 community members, including the Ward Councillor.

calgary.ca/planningoutreach

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Affected Parties

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

1. FARMOR Architecture team members met with the same two representatives from the TGCA at all in-person and Town Hall meetings noted above.
2. Development information letters were distributed to all immediate neighbours, residential and commercial, within a 100 meters radius from the four corners of the subject parcel. This resulted in the distribution of 64 information letters reaching individual addresses. Two residences responded with concerns about the impact of the proposed development.
3. Approximately 28 community members attended the in-person Town Hall meeting.
4. Ongoing, open communication, mainly via email, from the onset of community engagement to the present, with the TGCA community association representatives.

What did you hear?

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

1. The two written responses from the letter distribution presented with dissimilar messages. The first respondent did not object to the project, only the type of business within the CRU space. The first respondent is a local business owner and is concerned about nearby competition and market saturation. The second respondent is a long-time resident and expressed worry about increased density and its impact on privacy, parking, traffic congestion, and noise.
2. In discussion with TGCA, we identified the following concerns: increased lane way traffic, substituting bicycle parking for vehicle parking when the existing infrastructure in the immediate surroundings do not support active transport options, and traffic and parking congestion. The Community Association representatives reported that the community is in need of larger-scale commercial operations, such as a grocery store. This was considered when rethinking the design and is reflected in changes to the height and parking strategy. We relayed this message to the client and the developer's intention is outlined below.
3. In follow up to the Town Hall meeting, the TGCA representatives provided the following written feedback to the Planner on June 2, 2026:

"- Building Height is seen as too high, much more acceptance for 3 storey
- Overall size of the development seen as too large
- Residents who back onto the development had significant concerns regarding shadowing (several have large gardens) and privacy
- High volumes of Centre Street/McKnight traffic have already created challenges entering and exiting, this will be exacerbated with the development
- Lack of parking options was also highlighted, minimal parking is in place with a popular adjacent restaurant spilling over on evenings and weekends
- Concerns about infrastructure capability and safety given the size of the development and age/state of infrastructure
- There is a desire for better retail in the area and much interest in aging in place options for community members
- One third to one half of attendees indicated a preference for the stacked townhouse concept vs an apartment block
  - We very much appreciated Farhad taking the time to meet with the residents and respectfully listen to their concerns."

calgary.ca/planningoutreach

Community Outreach on Planning & Development
Applicant-led Outreach Summary

How did input influence decisions?

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

In order to address the traffic congestion concerns, and desire for increased housing community gathering spaces, and commercial retail options, the developer requires the flexibility that a MU-1 f4.0h21 District offers. Rationale for requesting an increased height is based on community feedback as it will allow the developer to include underground parking to address parking concerns, and additional space for meeting both the larger-scale commercial components as well as providing increased housing density needs. This flexibility, and allowance for increased density ensures a feasible pathway for the developer.

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)

This component remains in a fluid state. We continue to maintain open lines of communication with TGCA representatives and the City of Calgary Planner about updates. The Town Hall meeting presented an excellent opportunity to connect with community members in real-time and engage in constructive discussion.

Community Association Response

Thorncliffe Greenview Community Association

5600 Centre St. N

Calgary, Alberta T2K 0T3

August 25, 2026
Circulation Control, Planning and Development
City of Calgary
File Number: LOC2025-0059
Address: Multiple Properties (5412 Centre Street NE, 5408 Centre Street NE & 98 Thorn crest Road NE)
Application Description: Land Use Amendment to accommodate MU-1
File Manager: Nikita Kheterpal

The site is in the community of Thorncliffe. The applicant is proposing a change the land use designation of three adjoining parcels 98 Thorncrest Road NE, 5408 Centre Street NE and 5412 Centre Street NE from the current R-CG District to Mixed Use District MU-1 with FAR of 4.0 and a height of 21 meters.

The original intent as per the applicants May 16, 2025 Land Use Amendment Mail-Out and attached drawings consists of a stacked townhouse development with front ground-level commercial units for retail and commercial uses and as per the Thorncrest Townhouse Project Analysis provided. Of note at time of the proposed development there were two adjoining parcels 98 Thorncrest Road NE and 5408 Centre Street NE.

On Thursday May 20, 2025 TGCA facilitated a meeting with the adjacent neighbours and local community members.The feedback we received was focused on the following; the size and scale of proposed development does not fit contextually with the nature and character of in relation to the one storey bungalow style homes in the surrounding community, limited parking, increased traffic, constrained laneway access, building height, privacy, shadowing, loss of sunlight, loss of mature trees additional strain of traffic on public roads, public utilities and street parking.. Also of concern is there are two large scale developments and land use changes proposed adjacent to each other, which are dramatically different. This adds significant stress and uncertainty to residents concerned about impacts.

On May 28, 2026 TGCA hosted an open house to gather feedback on the proposed Land Use Amendment for the properties located at 5408, 5412 Centre Street N & 98 Thorncrest Road NE (LOC2025-0059).

Administration Phone: 403-274-6840 Website: www.tgcacalgary.com Email: www.info@tgcacalgary.com
Forbes Innes Arena: 403-274-1466 Restaurant & Lounge: 403-274-5574 Rec Centre: 403-274-5575

Many of the concerns expressed are consistently the same and have been echoed by the adjacent property owners and local community including but not limited to; building height, overall size and scale, shadowing, loss of sunlight, privacy, easy access, egress into the neighbourhood, additional strain of traffic on public roads, public utilities and street parking. This will have large an impact on the surrounding and adjacent neighbourhood.

Considerable concerns highlighted; building height is too high, overall size of development is too large, residents who back onto the development have significant concerns regarding shadowing (several have large gardens) and privacy, lack of parking options as minimal parking is in place with a popular adjacent restaurant spilling over on evenings and weekends on to Thorncrest Road NE and Centre A Street NE.

There is a desire for better retail in the area and much interest in aging in place options for community members. One third to one half of attendees indicated a preference for the stacked townhouse concept vs an apartment block.

The proposed change in the land designation from the R-CG District to Mixed Use District MU-1 is more than a modest increase for Low Density R-CG District and not compatible or complementary to the existing pattern and character of the low density residential area. The building bulk, scale, height and contrast are incompatible in relation to the one storey bungalow style homes in the low-density residential area. 21 metres is more than double the 10 metres allowed under the current bylaw in effect (August 4, 2026) the land use designation within the surrounding and adjacent community is R-C1 Residential - Contextual One Dwelling District. The proposed multi-unit also disturbs the privacy, sunlight and quiet enjoyment of the low density residential. The Shadow Study clearly shows the 3 parcels adjacent and across the lane from the proposed development will be impacted.

Given the size, scope, location, the increased traffic congestion and limited access from McKnight Blvd and Centre Street as well as the requirement for lane access to the proposed development and the Green Max Upgrades to Centre Street removes the existing boulevard by extending northbound bus-only lane. We are of the opinion the intersection of Centre Street and Thorncrest Road NE must require a Traffic Impact Assessment.

TGCA has expressed concerns and is of the opinion that Centre Street is not functional, safe or efficient for all modes of travel and does not accommodate walking cycling or a sense of place. With the Green Max Improvements (2026) extending northbound bus-only lane to Thorncliffe Community Association diminishes possible public realm amenities and fails to activate the Center Street N.

Thorncliffe/Greenview north of McKnight Blvd. has no Local Area Plan or Area Redevelopment Plan in effect. Centre Street is considered a Neighbourhood High Activity Area; a Primary Transit Network (Rapid/BRT) a Local Area Plan would help prioritize growth, change and identify community needs. Thorncliffe Greenview Community Association has advocated relentlessly for

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Forbes Innes Arena: 403-274-1466 Restaurant & Lounge: 403-274-5574 Rec Centre: 403-274-5575

a Local Area Plan as this would provide certainty and consistency in planning matters and decisions

The proposed Draft Calgary Plan is a proposed update to the current MDP and CTP and if approved will guide how Calgary grows and changes. The Street Manual will implement the vision, direction, and mobility policies of the Calgary Plan by providing updated direction for the design of Calgary's streets and support safe travel options for all. The Street Manual and Zoning Bylaw work together by providing the direction around private land use and building form and how these interface with public streets. Calgary Plan, Zoning Bylaw and Street Manual are currently before Council is anticipated in 2027.

TGCA expressed concerns for supporting the proposed development without an overall vision for Centre Street including what is appropriate density, consistency of developments being proposed and how do we address commercial land use designations that are encroaching into a residential area, without a Local Area Plan and/or Area Redevelopment Plan. Perhaps we are building the roof before the foundation

Thorncliffe Greenview Community Association is in opposition to proposed Land Use Redesignation LOC2025-0059 from existing R-CG to proposed MU-1. The intended purpose of R-CG zoning is to allow for moderate infill development while respecting the character of the low density residential area and ensuring development compliments the established area and does not create dramatic contrast in the physical development pattern. TGCA is of the opinion that the M-C1 Land Use Designation would be more suitable for the proposed development. This would align with and be consistent with the Mixed Use Districts located in Thorncliffe.

Patrick Saunders
Public Service Director
On behalf of
Thorncliffe Greenview Community Association
5600 Centre Street N

PROPOSED

CPC2026-0769
ATTACHMENT 5

BYLAW NUMBER 125D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2025-0059/CPC2026-0769)

*** ***

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

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

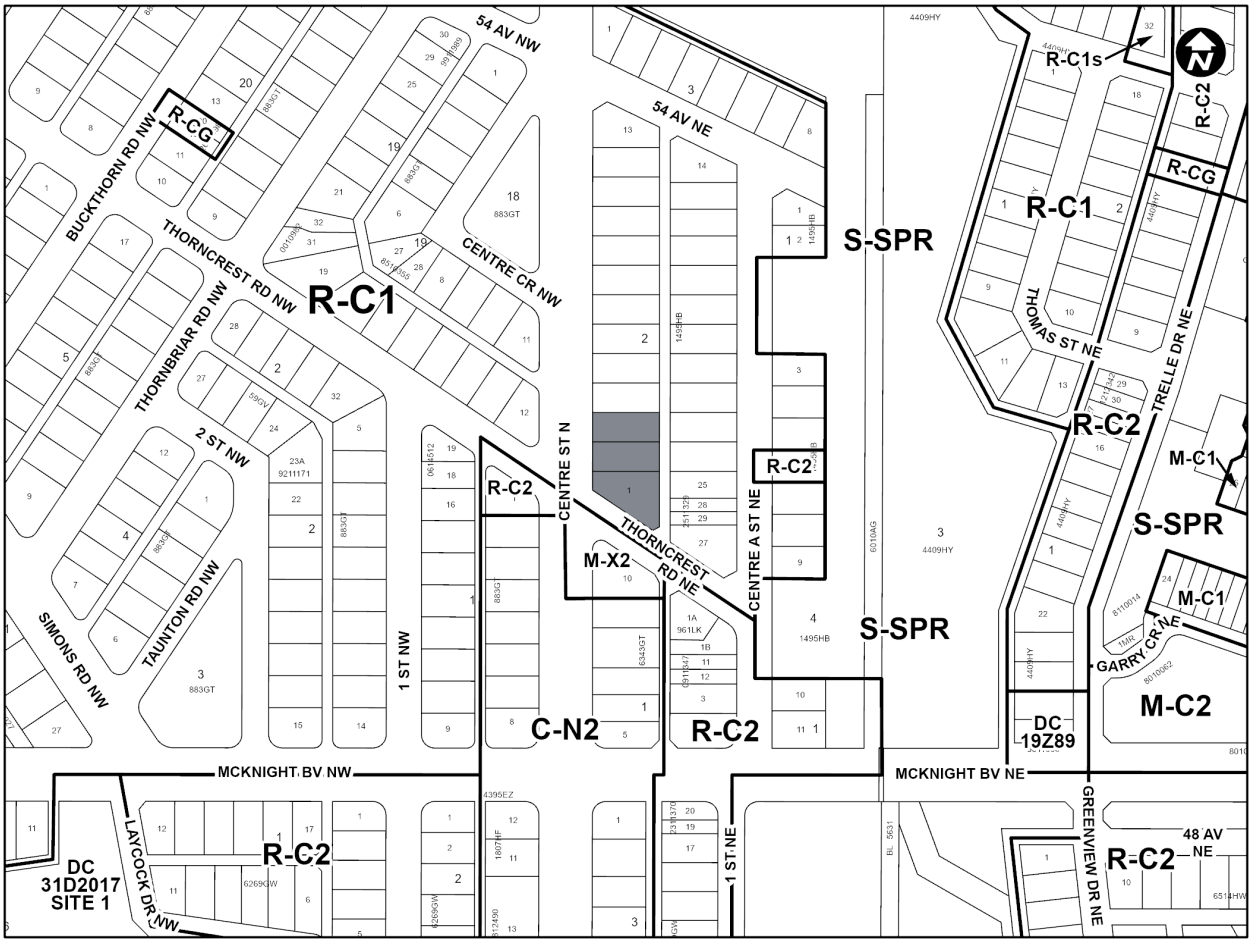
_____
MAYOR
SIGNED ON MM DD YYYY

_____
CITY CLERK
SIGNED ON MM DD YYYY

PROPOSED

AMENDMENT LOC2025-0059/CPC2026-0769
BYLAW NUMBER 125D2026

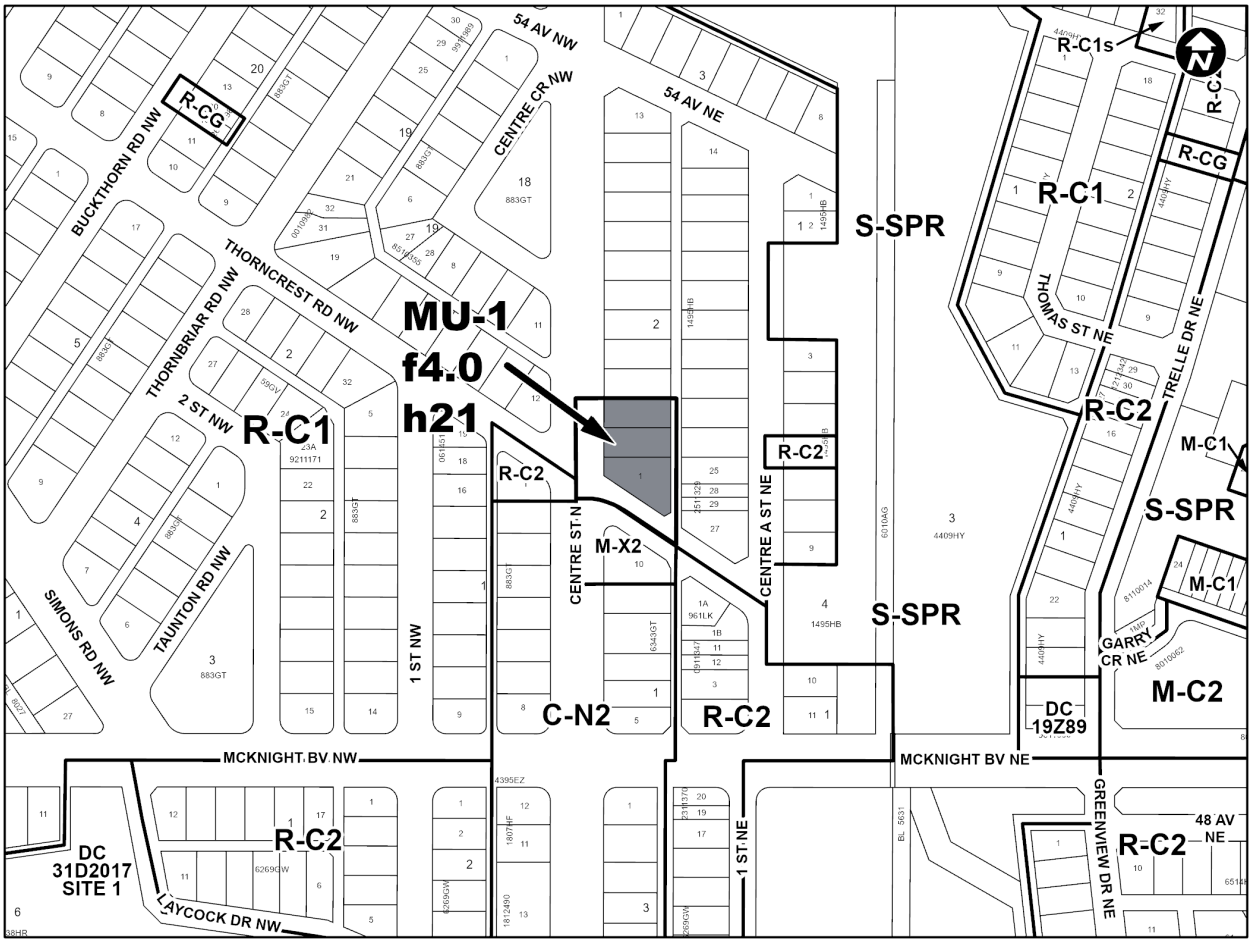
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0059/CPC2026-0769
BYLAW NUMBER 125D2026

SCHEDULE B



Calgary Planning Commission Member Comments

For CPC2026-0769 / LOC2025-0059
heard at Calgary Planning Commission
Meeting 2026 September 24

Member	Reasons for Decision or Comments
Commissioner Weber	Reasons for Opposition: • This parcel is not governed by an area plan and therefore the Municipal Development Plan (MDP) applies. The site is identified in the MDP as Developed Residential - Established. This application is spot zoning and is premature to an area plan. It is entirely out of context and is in direct contravention of MDP Policies 2.3.2 a, b, & c. The proposed scale and density would not respect the existing character of the neighbourhood nor provide a sensitive transition to the existing community. Therefore it cannot be supported from a technical perspective.

Public Submission

CC 968 (R2026-04)

COLLECTION NOTICE:
Personal information such as your name and contact information is required to support your public participation in municipal decision-making by Council and Council Committees and is collected for that purpose. Your personal information may also be used by an automated system to generate content. This collection is authorized under Sections 4(a) and (c) of the *Protection of Privacy Act*, Section 216.4 of the *Municipal Government Act*, and the *Procedure Bylaw 42M2025*. If you have questions regarding the collection, use or disclosure of your personal information, please contact: City Clerk's Office, Legislative Services, 403-268-5861, or via email at cityclerk@calgary.ca.

REMINDER:
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I have read and understand the above statement.

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First name [required]	Mike
Last name [required]	Metcalfe
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Application LOC2025-0059

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	PXL_20220821_190714573.jpg
ATTACHMENT_02_FILENAME	PXL_20240505_015311714.jpg
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am writing as a 27 year resident of Thorncliffe (I live directly across from this and will be impacted by it.)to formally object to the proposed large-scale development in our residential neighborhood. (Application LOC2025-0059). While I understand the need for managed growth within our municipality, the scale and design of this specific proposal present severe, unmitigated impacts that conflict with our community.Conflict with Neighbourhood Character and Zoning: The proposed [height / density / commercial use] represents a drastic and incompatible departure from the surrounding low-to-medium density residential area.There is already an issue with parking in this area due to the Restaurant across from this proposed development. Center A st is already being used as a cut through from McKnight Blvd. and Center A st at the end of Thorncrest rd is used as a pick up zone for the children that go to Future Charter Academy, North Middle School. There are no Buildings of this size any where on Center st North of 16 ave. Let's keep our neighborhoods looking like the neighborhoods that we grew up in and our children can grow up in. Thank you.





Public Submission

CC 968 (R2026-04)

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First name [required]	Diana
Last name [required]	Orr
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2025-0059/CPC2026-07699

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	RE: Objection to Planning Application LOC2025-0059/CPC2026-07699 5408 CENTRE ST NE 5412 CENTRE ST NE 98 THORNCREST RD NE I am writing to formally object to this large scaled proposed development at the above addresses. As a resident kitty corner to the proposed site, I am concerned that this large project will significantly impact the livability and character of our neighbourhood (specifically parking). I have sent numerous pictures to the city planning (and S.Chu, DJ Kelly) showing the already significant congestion in this block. I urge the Council/Planning Department to reject this application based on the following considerations; The proposed 6 story building is incompatible with the existing low-density character of the area. It fails to respect the architectural harmony of the surrounding traditional homes, (I would not object to a two story development). If you drive down centre street from 22nd ave up to 64th ave there are no structures over 3 stories. There is a better suited location for a larger scale building on the corner of Centre street and 38th ave n.e. or 36 ave n.e. (with no obstruction to existing homes). *Infrastructure Strain: our current roads, sewage, and power systems are already at capacity. This large development will introduce significant traffic congestion and already existing parking problems. There are posing safety risks for children walking to the nearby Foundations for the Future Charter Academy on McKnight Blvd NE as traffic zooms through on Centre A street on to Thorncrest Rd and turning right on Centre street. *To this date, the parking they have shown for this development is unacceptable (and unrealistic/unattainable) in comparison to the number of units proposed. Unless you sell/rent to people who don't/wont drive. * Privacy: the height of the structure will cause and result in a direct loss of privacy for residents due to overlooking windows and block any (evening) sunlight that currently exists for residents on Centre A street (east, behind the proposed bldgs). While I understand the need for city growth, I believe this specific proposal is over-built for this location. Consider limitation of 2 - 3 stories only. A better suited location would be centre street and 18th ave ne or 38th ave ne that vacant land is available for a larger scale development. Thank you for considering the concerns of our local community. Resident, Thorncrest Rd NE

Public Submission

CC 968 (R2026-04)

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First name [required]	Alan
Last name [required]	Christensen
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	General

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Regarding LOC2025-0059 I am totally against this development as there is not enough parking available for this project and the owner of this project has not presented himself ever, just his lawyer at the last meeting. I feel he has no care about the community and its residents trying to continue to push this same development through after we all said at the last meeting we were against it and would support a smaller project This big of a development is totally against the height limit in this area and a relaxation of this would be a disaster from my point of view.

POSTPONED REPORT

Excerpt from the Minutes of the Public Hearing Meeting of Council, held 2026 November 9:

"**Moved by** Councillor Pantazopoulos
Seconded by Councillor Yule

That the Agenda for today's meeting be amended by postponing Item 7.2.9, Policy and Land Use Amendment in Aspen Woods (Ward 6) at multiple addresses, LOC2026-0022, CPC2026-0811, to the 2026 December 8 Public Hearing Meeting of Council.

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

MOTION CARRIED

…

Moved by Councillor Kelly
Seconded by Councillor Clark

That the Agenda for the 2026 November 9 Public Hearing Meeting of Council be confirmed**, as amended**.

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

MOTION CARRIED"

Policy and Land Use Amendment in Aspen Woods (Ward 6) at multiple addresses, LOC2026-0022

RECOMMENDATION:

That Calgary Planning Commission:

1. Forward this report (CPC2026-0811) to the 2026 November 9 Public Hearing Meeting of Council;

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendment to the East Springbank Area Structure Plan (Attachment 2); and

3. Give three readings to the proposed bylaw for the redesignation of 1.18 hectares ± (2.92. acres ±) located at 7412 and 7480 – 17 Avenue SW (Plan 1144AC, Block B, a portion of Lot 1; Plan 5767GG, Block B, Lot 15) from Direct Control (DC) District and Residential – One Dwelling (R-1) District to Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 3).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 OCTOBER 8:

That Council:

1. Give three readings to **Proposed Bylaw 44P2026** for the amendment to the East Springbank Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 129D2026** for the redesignation of 1.18 hectares ± (2.92. acres ±) located at 7412 and 7480 – 17 Avenue SW (Plan 1144AC, Block B, a portion of Lot 1; Plan 5767GG, Block B, Lot 15) from Direct Control (DC) District and Residential – One Dwelling (R-1) District to Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 3).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2026 October 8:

"The following documents were distributed with respect to Report CPC2026-0811:
- Revised Attachment 3; and…"

HIGHLIGHTS

- This application seeks to redesignate the subject site to expand the size of the existing municipal reserve to the west and allow for multi-residential development on the subject lands where all units have access to grade.
- The proposal represents an appropriate density increase of a residential site adjacent to

the Primary Transit Network, within 300 metres of a Light Rail Transit (LRT) station, allows for development that may be compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).

- What does this mean to Calgarians? The proposed Direct Control (DC), with guidelines, would allow for greater housing choice that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- Why does this matter? The proposed DC District would enable additional density within the community and support a more efficient use of existing infrastructure, including the existing Light Rail Transit (LRT) system and nearby amenities.
- An amendment to the *East Springbank Area Structure Plan* (ASP) is required to accommodate the proposal.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Aspen Woods, was submitted by O2 Planning and Design on behalf of the landowner, Fatima Fares and The Cooper Memorial Benevolent Society, on 2026 February 26. No development permit has been submitted at this time,however, as noted in the Applicant Submission (Attachment 4), the intent is to build townhouse-style units at a density of 60 units per hectare.

The subject site is an approximately 1.18 hectare (2.92 acre) corner site located at the northwest junction of 17 Avenue SW and 73 Street SW. It forms part of two parcels with a combined area of 1.28 hectares (3.17 acres). The proposed Special Purpose – School, Park and Community Reserve (S-SPR) District would allow for an additional 0.02 hectares (0.07 acres) of land to be designated and subsequently registered as Municipal Reserve to comply with the 10 per cent *Municipal Government Act* (MGA) requirement.

The proposed Direct Control (DC), based on the Multi-Residential – At Grade Housing (M-G) District, would allow for grade-oriented multi-residential development with additional requirements for building form and setbacks as outlined in Attachment 3. Although more dense built forms are often found within transit-oriented development areas, the applicant intends to develop the subject site with a multi-residential form that provides transition to the existing low-density development of the area. Surrounding development includes townhouse development under construction to the east designated as Direct Control District Bylaw 81Z2006, single detached dwellings and Rundle College.

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

ENGAGEMENT AND COMMUNICATION

☒ Outreach was undertaken by the Applicant

☒ Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was

encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant distributed 200 postcard invitations to a virtual information session within an approximately 300 metre radius north of 17 Avenue SW, held a virtual information session, distributed 550 postcard invitations to a public open house and held an in person open house at Ambrose University on 2026 June 16 which was attended by 50 people. The applicant reached out to the Strathcona Christie Aspen Community Association (CA) and met with the Ward Councillor Office to discuss the proposal. 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 373 letters of opposition from the public and a petition with 57 signatures in objection to the initial Multi-Residential – Low Profile (M-1) District proposal. The application was notice posted again after it was revised to include the second parcel, 7412 – 17 Avenue SW and amended to the proposed DC District based on the M-G District in response to concerns raised by residents. Following the revised notice posting, Administration received 218 letters of opposition. The letters of opposition identified the following areas of concern:

- the proposed land use is out of scale in height and density with the surrounding low density neighbourhood and would negative affect the community character;
- the proposed density is not a "mid-point" density as previously represented in the initial applicant's submission;
- if approved, the land use will set a precedent for more multi-residential development of similar densities in the area;
- negative impact on pedestrian safety, on-street and on-site parking, peak-hour conditions and traffic;
- infrastructure capacity concerns;
- environmental impacts due to increased stormwater runoff and increase of impervious surfaces, loss of mature trees, fragmented wildlife habitat, noise levels and decline in air quality;
- the outreach taken on by the applicant does not reflect meaningful engagement for a proposal of this scale and concerns with the extent that the feedback was reflected in subsequent application revisions; and
- limited information and misinformation from the applicant.

The Strathcona, Christie and Aspen CA provided a letter in opposition on 2026 April 16 (Attachment 6). Administration followed up with the CA on 16 September 2026 and no response was received. The opposition letter identified the following concerns:

- requesting additional community engagement; and
- request that the proposal align with the existing neighbourhood districts for density.

The Aspen Ridge Homeowner's Association, provided a letter in opposition on 2026 September

16 (Attachment 7) identifying the following concerns:

- the proposed density and overall scale of the development, and compatibility with the existing neighbourhood character;
- traffic impacts, school-area congestion, pedestrian safety and adequacy of transportation analysis;
- parking supply, site circulation, emergency access and servicing capacity;
- building height, building setbacks, privacy and the interface with the adjacent low-density residential development;
- the proposal does not provide an appropriate transition in housing form and density between existing developments; and
- concerns regarding the applicant-led engagement process, including how community feedback was reflected in project revisions and reporting, as well as requests to consider a lower-density alternative land use.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed DC District based on the M-G District is intended to be adjacent to low-density developments and would facilitate a townhouse development that is compatible with its context and appropriate within a transit-oriented development area. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

The proposed application would allow wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

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

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

Policy and Land Use Amendment in Aspen Woods (Ward 6) at multiple addresses, LOC2026-0022

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 44P2026**
3. **Proposed Bylaw 129D2026**
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response
7. Homeowner's Association Response
8. **CPC Member Comments**
9. **Public Submissions**
10. **CONFIDENTIAL Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Aspen Woods at the northwest intersection of 17 Avenue SW and 73 Street SW. The site comprises two parcels, is approximately 1.28 hectares in size (3.17 acres), and is approximately 123 metres deep by 97 metres wide. The land use amendment application is for a portion of the subject site and is approximately 1.18 hectares (2.92 acres) in size. The subject site is currently developed with a single detached dwelling and Willingdon Hall (also known as Cooper Memorial Hall), which is listed as a City-Wide Historic Resource on the Inventory of Evaluated Historic Resources. Existing vehicular access to the site is from 17 Avenue SW and 73 Street SW.

Surrounding development is characterized by low-density residential development to the north and west primarily in the form of single detached dwellings designated Residential - One Dwelling (R-1/R-1s) District and Residential One / Two Dwelling (R-2) District. Townhouse development designated Direct Control (DC) District Bylaw 81Z2006 is located directly east across 73 Street SW. The subject site is directly north of Rundle College (K-12, independent) designated Special Purpose – Community Institution (S-CI) District, Ernest Manning High School (10-12, CBE) designated Special Purpose – School, Park and Community Reserve (S-SPR) District, and Ambrose University which is designated as DC District Bylaw 67Z2007. The subject parcel is approximately 300 metres (a five-minute walk) west of the existing 69 Street Light Rail Transit (LRT) Station (Blue Line) along 17 Avenue SW.

In 2006, a land use and outline plan application (LOC2006-0020) for Aspen Estates Phase 6 was approved for approximately 23.93 hectares (59.14 acres). This approval established the existing land uses for the larger parcel at 7480 – 17 Avenue SW, and shadow-planned a portion of the parcel as future municipal reserve (MR). The proposed redesignation to the S-SPR District included in this application is intended to bring the total MR dedication to 10 per cent of the gross developable area of the subject site.

This application initially proposed the Multi-Residential – Low Profile (M-1) District with a density modifier of 70 units per hectare (uph). In response to the concerns raised by adjacent residents and in consultation with Administration, the application was amended to a Direct Control (DC) District with the Multi-Residential – At Grade Housing (M-G) District base and a maximum density of 60 uph with additional rules for increased building setback and building form rules.

Community Peak Population Table

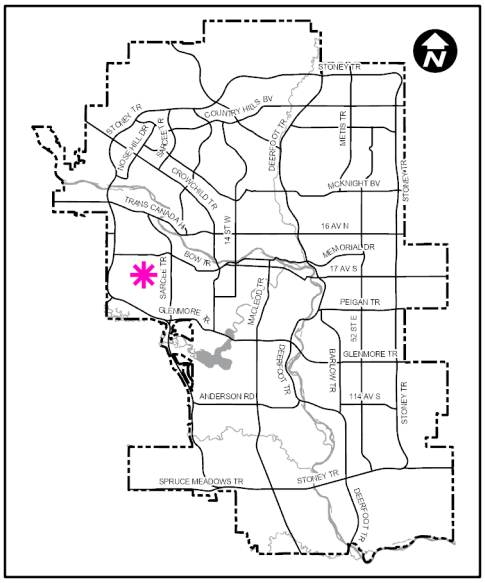
As identified below, the community of Aspen Woods reached its peak population in 2019.

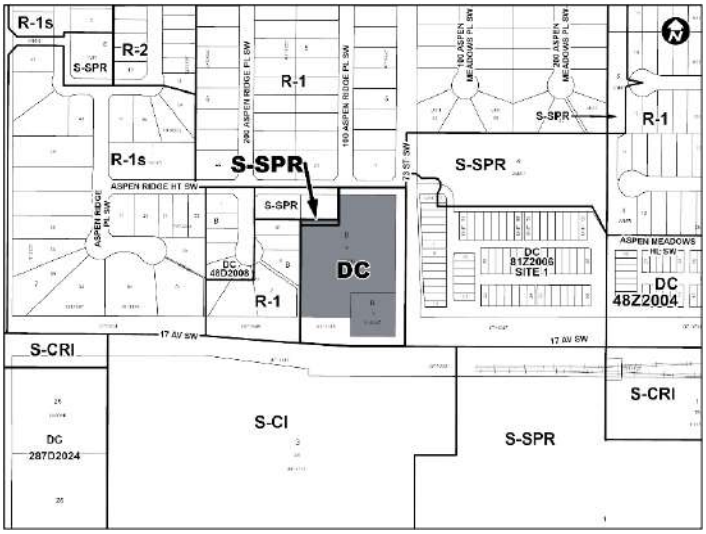
Aspen Woods	
Peak Population Year	2019
Peak Population	9,446
2019 Current Population	9,446
Difference in Population (Number)	0
Difference in Population (Percent)	0.0

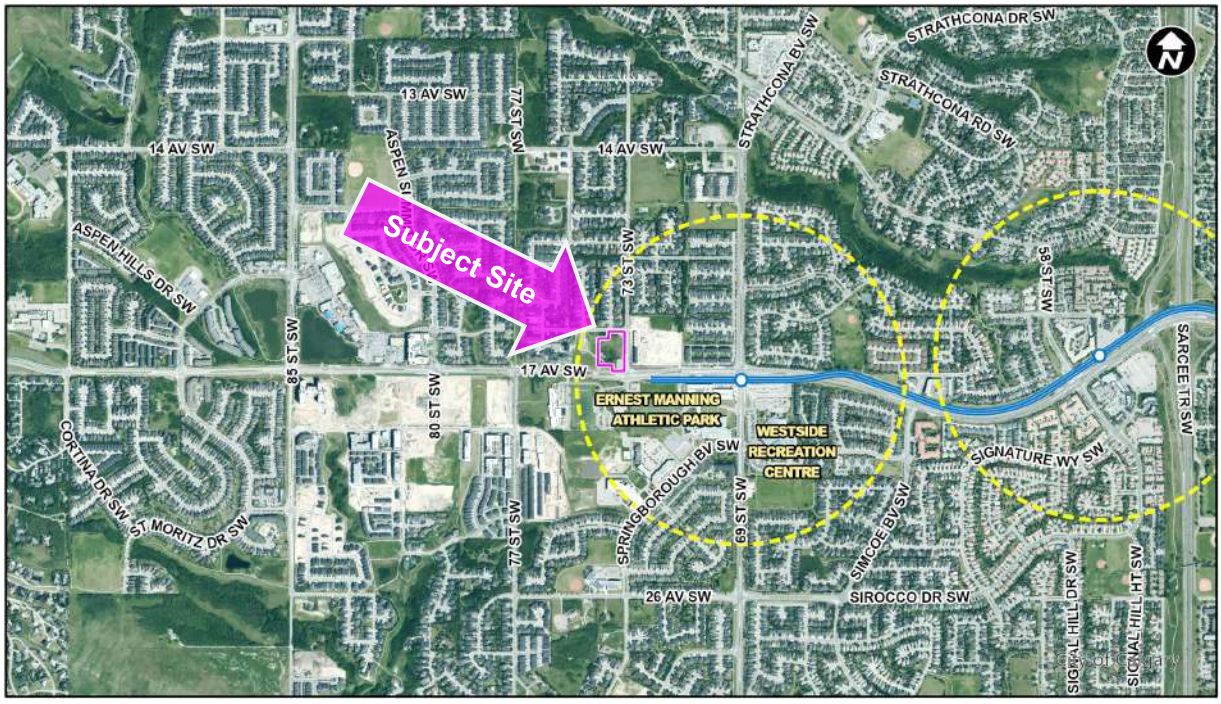
Source: *The City of Calgary 2019 Civic Census*

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

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
A portion of the parcel is currently designated R-1 District which is intended to accommodate residential development in the form of single detached dwellings. The R-1 District allows for a maximum of one dwelling unit per parcel and a maximum building height of 12.0 metres for parcels greater than 400 square metres in size and parcel width equal to or greater than 15.0 metres. Otherwise, the maximum building height is 11.0 metres. Secondary suites are permitted uses within the R-1 District.

A second parcel also forms part of the subject site. It is located at the corner of 17 Avenue SW and 73 Street SW and is currently designated as Direct Control District Bylaw 12Z96, which is intended to accommodate rural development in the form of single-detached dwellings with a maximum building height of 10.0 metres.

A portion of the parcel is proposed to be designated S-SPR District. The S-SPR District is intended to support schools, parks, open space and is intended to apply only to land dedicated as school reserve, municipal school reserve, community public reserve and reserve pursuant to the MGA. An additional 0.02 hectares (0.07 acres) of the subject site is proposed to be redesignated to S-SPR District to meet the *Municipal Government Act*'s (MGA) minimum 10 per cent Municipal Reserve (MR) dedication requirement.

The proposed Direct Control (DC) District, based on the Multi-Residential – At Grade Housing (M-G) District, is appropriate for this site because it allows at-grade oriented multi-residential development while providing additional site-specific rules for density, setbacks, building form, building orientation and parking. These rules respond to the site's unique context, including its location near an existing LRT station and its interface with surrounding low-density development. The proposed DC District includes a maximum building height of 12 metres, approximately four storeys, a maximum density of 60 uph (63 units), increased setbacks along all property lines and building form rules to support a more sensitive transition to adjacent low-density development. The DC District also requires minimums parking per dwelling unit to address adjacent on-street parking restrictions. Overall, the proposed DC District allows for increased density in a transit-supportive location, while providing appropriate transitions to ensure compatibility with the surrounding residential development in the area.

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 DC District has been deemed acceptable in order to provide for the applicant's proposed development due to unique site characteristics. This proposal allows for the applicant's intended at-grade oriented multi-residential development while maintaining the M-G District base to accommodate building form and orientation that address the adjacent low-density development while responding to the transit-oriented development opportunities of the site, proximity to nearby school and institutional uses and the availability of existing and planned public infrastructure.

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. In addition, DC District rules pertaining to setbacks, building form and parking may also be relaxed subject to review by the Development Authority.

Development and Site Design

If this redesignation is approved by Council, the rules of the proposed DC District will provide guidance for future site development including appropriate uses, building setbacks, site layout and design, landscaping, waste management and parking. Other key factors that will be considered during the review of the development permit include the following:

- interface with public streets;
- building mass and relationship with adjacent residential parcels; and
- appropriate amenity space for residents.

The application includes the site of Willingdon Hall which is listed as a City-Wide Historic Resource on the Inventory of Evaluated Historic Resources (the "Inventory"). The Inventory is a list of sites assessed by Heritage Calgary (a civic partner) according to Council-approved policy. Listing on the Inventory does not legally regulate a property without further voluntary action by the property owner. At subsequent development stages, the applicant will be encouraged to consider retention or be required to provide a commemorative feature recognizing the heritage resource not retained through redevelopment.

Subdivision Design
The existing S-SPR District and location for the MR was planned through the 2006 outline plan (LOC2006-0020). This area is proposed to create a contiguous open space with the existing MR parcel directly to the west fronting onto Aspen Ridge Heights SW. Despite this portion of the subject site being planned for MR in 2006, the MR has not been registered as such because the parcel has not been subdivided to date. Additionally, the smaller parcel at 7412 – 17 Avenue SW will contribute its 10 per cent *Municipal Government Act* (MGA) requirement for MR and it is proposed to be designated S-SPR District.

This application includes a proposed redesignation of 0.02 hectares (0.07 acres) to S-SPR District, making the total MR area fronting onto Aspen Ridge Heights SW a total of 0.25 hectares (0.62 acres) once registered at the subdivision stage. An outline plan is not required for the additional area proposed to S-SPR District, as the proposed location of the future open space is consistent with the 2006 outline plan.

Transportation
Pedestrian access to the site is available from Aspen Ridge Heights SW, 73 Street SW and 17 Avenue SW. Required sidewalk and driveway upgrades will be reviewed through any future development permit applications.

The City's Always Available for All Ages and Abilities (5A) Network identifies a recommended on-street bikeway along 73 Street SW and a 3.0 metre pathway along 17 Avenue SW, connecting to the existing pathway east of 73 Street SW.

The site is well served by Calgary Transit. Route 164 (Aspen Summit/Richmond Terminal) is available from a bus stop on 73 Street SW, approximately 25 metres (less than a minute walk) north of the site. Westbound service for Route 156 (Aspen Summit) and Route 98 (Cougar Ridge) is available along 17 Avenue SW adjacent to the site, while eastbound service for these routes is available approximately 78 metres (a one-minute walk) south of the site. The 69 Street LRT Station (Blue Line) is located approximately 300 metres (a five-minute walk) east of the site along 17 Avenue SW.

73 Street SW is classified as a Collector Road, 17 Avenue SW is classified as an Arterial Street and Aspen Ridge Heights SW is classified as a Residential Street. Parking is restricted along 17 Avenue SW and along 73 Street SW adjacent to the site. On-street parking on Aspen Ridge Heights SW is limited to two hours from 9:00 a.m. to 6:00 p.m., Monday to Friday. Future vehicle access to the site is expected from Aspen Ridge Heights SW.

A Transportation Impact Assessment (TIA) was received and accepted as part of this application.

Environmental Site Considerations
A Phase I Environmental Site Assessment was reviewed and accepted. No environmental concerns were identified.

Utilities and Servicing
Water, sanitary sewer and storm sewer mains are available adjacent to the site. Additional details for site servicing and appropriate stormwater management for future development will be considered and reviewed as part of any future development permit application. Any extensions or network upgrades to service the site will be at the developer's expense.

Legislation and Policy

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

Municipal Development Plan (Statutory – 2009)
The subject site is located within the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The MDP identifies that ASPs in place prior to the adoption of the MDP are appropriate policies to provide specific direction of the local community. However, future reviews and amendments to the ASPs are required to align with the policies of the MDP.

The applicable policies support housing diversity and choice by enabling a range of housing types and densities in neighbourhoods, while maintaining existing character through appropriate transitions in intensity and built form (Section 2.3). The MDP proposes a more compact urban form by locating a portion of new housing and jobs within higher intensity, mixed-use areas that are well connected to the Primary Transit Network. The MDP encourages higher residential densities in areas of the community that are more extensively served by existing infrastructure, public facilities and transit (Section 2.2.5). Furthermore, the MDP provides direction to plan land uses adjacent to public parks that are supportive and enhance the vitality of both existing and new open spaces (Section 2.3.4). The proposed land use and policy amendment are in alignment with the applicable policies of the MDP.

Transit Oriented Development Policy Guidelines (Non-Statutory – 2004)
The *Transit Oriented Development (TOD) Policy Guidelines* provide direction for the development of areas typically within 600 metres of a transit station. The Guidelines encourage the type of development that creates a higher density, walkable, mixed-use environment within station areas to optimize use of existing transit infrastructure, create mobility options for Calgarians and benefit local communities and city-wide transit riders alike. The proposed land use amendment supports these objectives by enabling transit supportive land uses and increased density near the 69 Street LRT Station, while optimizing the use of existing sites and infrastructure. The proposed land use and policy amendment can help increase transit ridership, contribute to an attractive LRT station area and support long-range policy commitments related to compact growth and mobility choice.

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

East Springbank Area Structure Plan (Statutory – 1997)
The subject site currently falls within the Low Density Infill Development area on Map 2: Land Use in the *East Springbank Area Structure Plan* (ASP) which is intended to provide single-family detached and semi-detached dwellings as the predominant building form. Densities in this land use area should achieve a density range of 1 to 3 units per gross developable acre (2 to 7 units per gross developable hectare) and a minimum lot size of 10,000 square feet per dwelling unit.

The policy states that multi-family residential dwellings and commercial uses should not be permitted in this area.

Given that the above noted policy specifically mentions that multi-family residential dwellings are not permitted, Administration determined that a site-specific map and text amendment to the ASP would be required. A change from the Low Density Infill area to the Standard Density Infill is proposed. The proposed text amendment within Section 2.2.3 Policies, would allow a maximum density of 60 units per hectare (24 units per acre) and a maximum height of four storeys (which are the same requirements for the proposed land use redesignation) within the subject site.

The proposed redesignation aligns with this policy amendment by facilitating at-grade multi-residential development that does not exceed the prescribed maximum density.

PROPOSED

CPC2026-0811
ATTACHMENT 2

BYLAW NUMBER 44P2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE EAST SPRINGBANK AREA STRUCTURE PLAN BYLAW 13P97 (LOC2026-0022/CPC2026-0811)

*** ***

WHEREAS it is desirable to amend the East Springbank Area Structure Plan Bylaw 13P97, as amended;

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

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

1. The East Springbank Area Structure Plan attached to and forming part of Bylaw 13P97, as amended, is hereby further amended as follows:

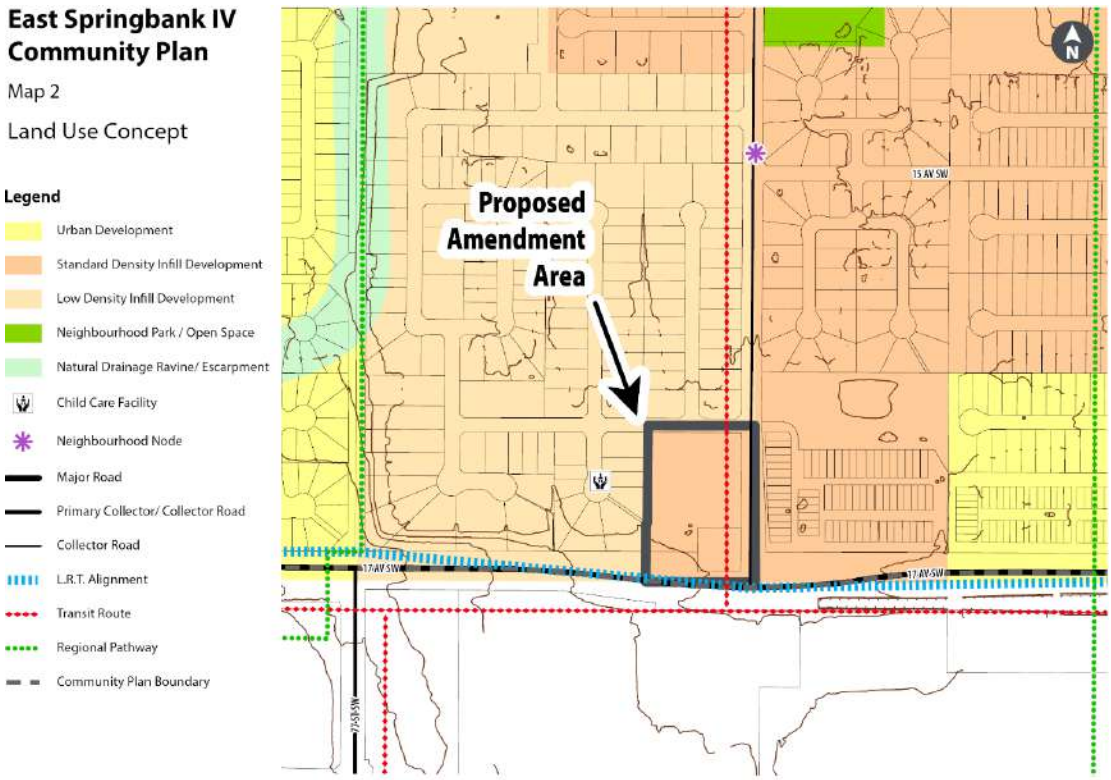
   (a) Amend Map 2 entitled 'Land Use' by changing 1.28 hectares ± (3.16 acres ±) located at 7412 and 7480 – 17 Avenue SW (Plan 1144AC, Block B, a portion of Lot 1; Plan 5767GG, Block B, a portion of Lot 15) from 'Low Density Infill Development' to 'Standard Density Infill Development' as generally illustrated in the sketch below:



(b) In Section 2.2 Standard Density Infill Development Areas, subsection 2.2.3 Policies, policy a), after bullet i) add the following:

"ii) For the site at 7412 and 7480 – 17 Avenue SW, development should not exceed a maximum density of 60 units per hectare (23 units per acre) and a maximum height of 4 storeys."

(c) In the East Springbank Area Structure Plan Appendix 4, amend Map 2 entitled 'East Springbank IV Community Plan Land Use Concept' by changing 1.28 hectares ± (3.16 acres ±) located at 7412 and 7480 – 17 Avenue SW (Plan 1144AC, Block B, a portion of Lot 1; Plan 5767GG, Block B, a portion of Lot 15) from 'Low Density Infill Development' to 'Standard Density Infill Development' as generally illustrated in the sketch below:



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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

_____
MAYOR
SIGNED ON MM DD YYYY

_____
CITY CLERK
SIGNED ON MM DD YYYY

PROPOSED

CPC2026-0811
ATTACHMENT 3

BYLAW NUMBER 129D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2026-0022/CPC2026-0811)

*** ***

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

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

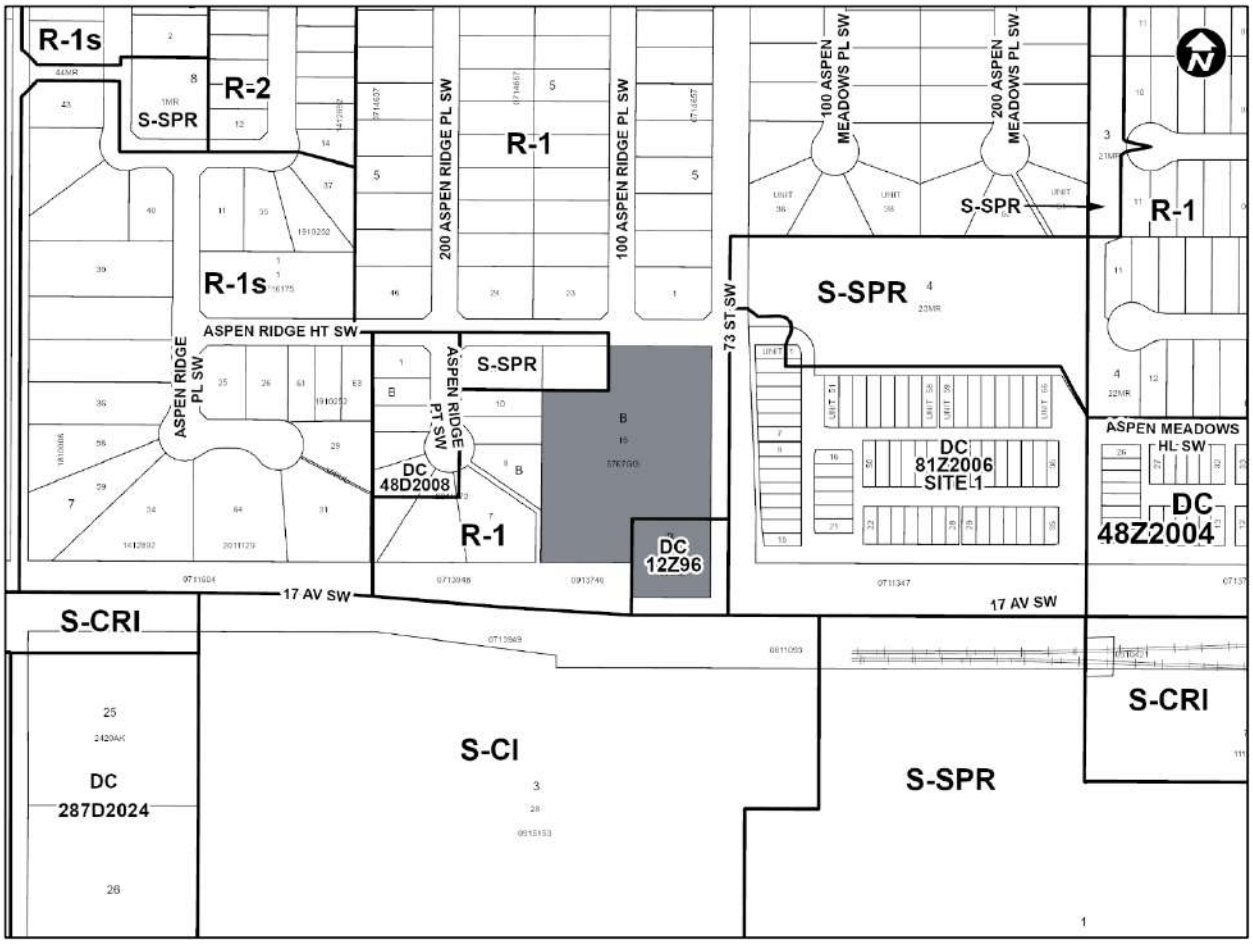
_____
MAYOR
SIGNED ON MM DD YYYY

_____
CITY CLERK
SIGNED ON MM DD YYYY

PROPOSED

AMENDMENT LOC2026-0022/CPC2026-0811
BYLAW NUMBER 129D2026

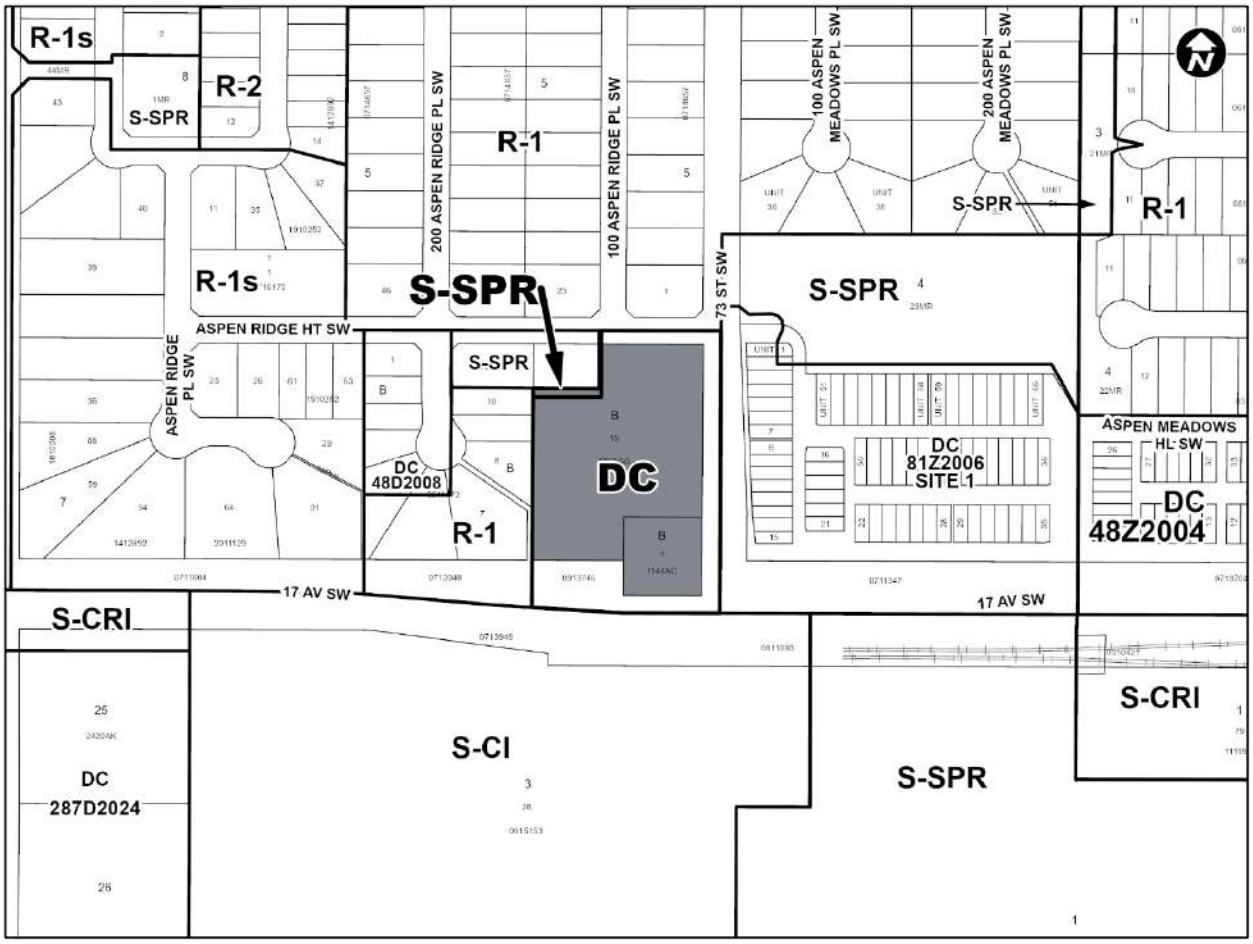
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0022/CPC2026-0811
BYLAW NUMBER 129D2026

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to accommodate building setbacks and building forms that provide transitions to adjacent low density residential development.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

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

Discretionary Uses

5 The ***discretionary uses*** of the Multi-Residential – At Grade Housing (M-G) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the exclusion of:

(a) **Place of Worship – Medium**; and
(b) **Urban Agriculture**.

Bylaw 1P2007 District Rules

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

Density

7 **(1)** The minimum ***density*** is 35 ***units*** per hectare.

(2) The maximum ***density*** is 60 ***units*** per hectare.

Building Form

8 **(1)** Where a ***building*** is within 10.0 metres of a ***low density residential district***, the maximum length of a ***building*** façade facing the ***low density residential district*** is 14.0 metres.

(2) The maximum number of ***buildings*** within 20.0 metres of the ***property line*** shared with a ***low density residential district*** is four.

(3) The maximum length of a façade of a ***building*** containing a ***unit*** that faces a ***public street*** is 45.0 metres.

(4) ***Buildings*** that contain a ***unit*** must contain at least three or more ***units***.

(5) Each ***unit*** must have a separate and direct pedestrian access to ***grade***.

Setback Area

9 The depth of all ***setback areas*** must be equal to the minimum ***building setback*** required in Section 10.

Building Setbacks

10 **(1)** The minimum ***building setback*** from a ***property line*** shared with a ***low density residential district*** is 4.0 metres.

(2) Unless otherwise specified in subsection (3), the minimum ***building setback*** from a ***property line*** shared with a ***street*** is 2.0 metres.

(3) The minimum ***building setback*** from a ***property line*** shared with a ***special purpose district*** or Aspen Ridge Heights SW is 3.0 metres.

Building Height

11 The maximum ***building height*** is 12.0 metres.

Amenity Space

12 **(1)** Unless otherwise referenced in subsection (2), a ***balcony***, ***deck***, or ***patio*** must not be located in any ***setback area***.

(2) A ***patio*** may be located between a ***street oriented multi-residential building*** and a ***property line*** shared with a ***street***.

(3) ***Amenity space*** may be provided as ***common amenity space***, ***private amenity space*** or a combination of both.

(4) The required minimum ***amenity space*** is 5.0 square metres per ***unit***.

(5) When the ***private amenity space*** provided is 5.0 square metres or less per ***unit***, that specific area will be included to satisfy the ***amenity space*** requirement.

(6) When the ***private amenity space*** exceeds 5.0 square metres per ***unit***, only 5.0 square metres per ***unit*** must be included to satisfy the ***amenity space*** requirement.

(7) Where a ***patio*** is located within 4.0 metres of another ***parcel***, it must be ***screened***.

(8) ***Private amenity space*** must:

(a) be in the form of ***balcony***, ***deck***, or ***patio***; and

(b) have no minimum dimensions less than 2.0 metres.

(9) ***Common amenity space***:

(a) may be provided as ***common amenity space – indoors*** and as ***common amenity space – outdoors***;

(b) must be accessible from all the ***units***;

(c) must have a contiguous area of not less than 50.0 square metres, with no dimension less than 6.0 metres;

(d) must not be located in a required ***setback area***; and

(e) when provided as part of a **Multi-Residential Development – Minor**, must be located at ***grade***.

(10) A maximum of 10.0 per cent of the required ***amenity space*** may be provided as ***common amenity space – indoors***.

(11) ***Common amenity space – outdoors***:

(a) must provide at least one of the following as permanent features:

(i) a barbeque; or

(ii) seating; and

(b) must be used in the calculation of the required ***landscaped area***.

Motor Vehicle Parking Stall Requirements

13 The minimum ***motor vehicle parking stall*** requirement is:

(a) 2.0 stalls per ***dwelling unit***;

(b) 0.12 ***visitor parking stalls*** per ***dwelling unit***; and

(c) 1.0 stall for resident parking and 1.0 ***visitor parking stall*** for each **Live Work Unit**.

Chimney Projections into Setback Areas

14 **(1)** Chimneys may project a maximum of 0.6 metres into any ***setback area***.

(2) On each ***storey***, the total combined length of all chimney projections into any ***setback area*** must not exceed 40.0 per cent of the length of the façade.

(3) The maximum length of an individual chimney projection into any ***setback area*** is 1.5 metres.

Relaxations

15 The ***Development Authority*** may relax the rules contained in Sections 6 and 8 through 14 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Applicant Submission

2026 September 24

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

Land Use Redesignation Submission

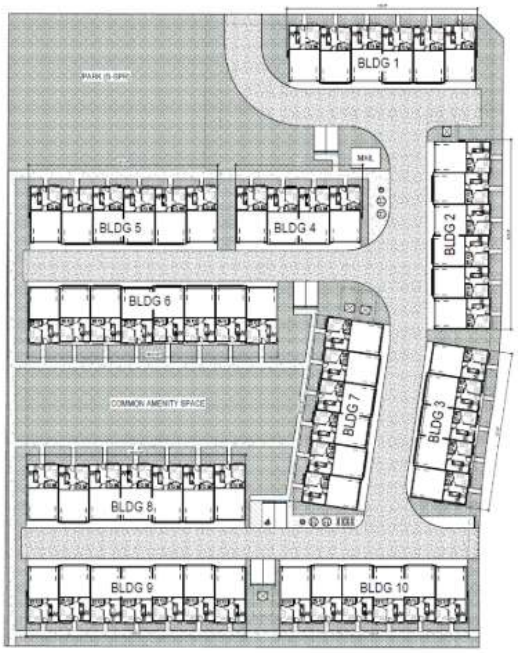
On behalf of Annesley Homes, O2 Planning and Design is pursuing a land use redesignation application for the properties located at 7412 and 7480 17 Avenue SW in the community of Aspen Woods. The amendment seeks to redesignate from the existing Residential – One Dwelling (R-1) district to a Direct Control (DC) district based on the Mult-Residential – At Grade Housing (M-G) district. The proposed DC incorporates several modifiers that respond to the surrounding Aspen Woods community context while still enabling a thoughtfully-designed townhouse transit-oriented development.

Project Vision

A Development Permit package is being prepared using the proposed DC based on Mult-Residential – At Grade Housing (M-G) as the guiding framework, and the proposed site plan is included below. M-G is intended for grade-oriented multi-residential development, and compared with low-density districts such as R-G, M-G supports higher dwelling unit counts and allows a variety of building forms on a single site at a maximum density of 60 dwelling units per hectare. In addition, the use of the M-G district provides greater flexibility in site layout, enabling a transit-oriented development that considerately responds to the surrounding neighbourhood context.

Through public engagement our original site plan has evolved to respond to community concerns, and the proposed DC incorporates several considerations that respond to what was heard during our outreach. These revisions further ensure that the project delivers a responsive and thoughtful development in keeping with the building massing, orientation, and scale found in similar projects throughout Aspen Woods.

The overarching goal is to facilitate a contextual, small-scale intensification project in a well-connected area that contributes to the ongoing evolution of Aspen Woods as a vibrant, mixed-housing neighbourhood.



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

Site Context

The subject site currently contains a single-detached dwelling with access from 17 Avenue SW and the Willingdon (Cooper Memorial) Hall in the south-east corner of the block. Further east across 73 Street SW an existing rowhouse development is under construction. Developing subdivided land lies to the west, with the proposed site plan matching this future development with one building facing each subdivided lot.

The surrounding area is predominantly lower-density residential development, transitioning to larger massing and/or higher density developments closer to the 69 St SW CTrain station. The site benefits from proximity to several nearby community assets, including Rundle College, Ambrose University, Ernest Manning High School, and the Westside Recreation Centre. It is also well served by transit, with bus stops along 17 Avenue SW and 73 Street SW, and the 69 Street CTrain station only 300 metres away.

Land Use Context

The site is currently split-zoned (see Figure 1),but primarily designated Residential – One Dwelling (R-1), which accommodates residential development in the form of a single detached dwelling with a maximum building height of 12 metres.

The Willingdon Hall site is designated DC 12Z96 which is a historic Direct Control district based on RM-4 that laid out the original 1990s rural residential development entitlements for Aspen Woods.



Fig. 1: 7480 17 Ave SW is split-zoned with a remnant S-SPR block covering its north-west corner.

Policy Context

The site is located within the East Springbank Area Structure Plan and the East Springbank IV Community Plan, where it is designated Low Density Infill Development. This designation supports low-density infill in existing rural residential neighborhoods, permitting only single- and semi-detached dwellings, and reflects the planning context of the mid-1990s when the ASP was originally adopted in 1997. Current policy also limits residential density on the site to 2.5 - 7.4 units per gross developable hectare, which corresponds to approximately seven to eight units on the subject site.

A policy amendment is required to accommodate the proposed townhome development vision, and O2 is seeking Administration's comment on what ASP designation would be appropriate for this site, Urban Development, or Standard Density Infill Development, given its proximity to the 69 Street CTrain station.

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

Proposed Land Use Strategy

To enable the proposed development, the applicant team is proposing to redesignate the full site to a Direct Control (DC) district based on the Multi-Residential – At Grade Housing (M-G) district. The proposed DC:

- Embeds a reduced maximum density of 60 units per hectare instead of the existing maximum density of 85 units per hectare;
- Reduces the maximum height of all buildings to 12.0 metres, the same maximum height as the surrounding low-density districts;
- Requires a minimum of 2 parking stalls per dwelling unit, ensuring adequate parking is provided on-site;
- Removes ancillary stock discretionary uses that are not compatible with the surrounding community context such as Addiction Treatment and Power Generation Facility; and
- Adds in regulations that define site layout in a way that mitigates impacts of building massing on adjacent residential properties.

This approach supports multi-residential development in a variety of forms with low height and density consistent with the proposed vision, and is supported by an associated Development Permit application that will be submitted prior to Public Hearing of this proposed redesignation. Given the ongoing evolution of 17 Avenue SW and the broader Aspen Woods community, our proposed approach represents a modest land use change that provides greater housing diversity in an established, well-connected community while maintaining compatibility with the surrounding context.

ASP Amendment

An Area Structure Plan (ASP) amendment is required to support the proposed development, and we accept the proposed ASP amendment language outlined in the City's Detailed Team Review 1.

MDP Goal Alignment

The proposed development is strongly aligned with the MDP's goals, which collectively emphasize concentrating higher-density development near transit and within areas well served by existing infrastructure. The proposed development responds by intensifying density within walking distance of transit and introducing a broader range of housing forms that strengthen the established residential community.

Applicant Outreach Summary

2026 August 12

Applicant Outreach Summary

Introduction

On behalf of Annesley Homes, O2 Planning & Design undertook an applicant-led outreach process for the proposed land use amendment application located at 7480 17 Avenue SW, within the community of Aspen Woods. The proposal envisions a 60-townhome development in a transit-oriented location within 600 metres of the 69 Street CTrain Station.

The outreach process was intended to share information about the vision for the site, present the proposed concept, answer questions, and gather input from nearby residents, businesses, community organizations, and other interested stakeholders.

Engagement Methods

The project team implemented a range of engagement methods to inform stakeholders about the proposed Land Use Redesignation application and to provide opportunities for feedback. These methods included meetings with the Ward Councillor office, on-site signage, two rounds of postcard distribution to invite residents to a Virtual Information Session and Public Open House.

Several attempts were made to meet with the Strathcona Christie Aspen Community Association; however, no response was received.

The intent of this multi-faceted approach was to share information broadly, provide accessible opportunities for participation, and collect feedback from a variety of sources, including key stakeholders and members of the surrounding community.

Notice Posting

Large-format project signage was installed on-site, including one sign located at the northeast corner of the property and a second sign located on the southern portion of the site.

Postcard Circulation

200 postcards were distributed to residents within an approximately 300-metre radius north of 17 Avenue SW to invite participants to the Virtual Information Session.

A total of 550 postcards were distributed to residents to invite them to the Public Open House. The distribution area extended north of the site to 14 Avenue SW, east to 69 Street SW, and west to Aspen Summit Drive SW.

Virtual Information Session

April 8, 2026

The project team hosted a virtual information session for surrounding residents to present the submitted application, receive feedback and answer questions. Attendees included members from the local Homeowners Association (HOA) and adjacent residents.

The session included a digital presentation about the project vision and details of the proposed Land Use Redesignation application. Members of O2 and Annesley Homes were present to answer questions and receive feedback. The project team provided a feedback email to allow participants to submit additional comments following the event.

What We Heard

- Key concerns regarding overall parking on-site and site access.
- Questions regarding if a Transportation Impact Assessment (TIA) had been prepared.
- Questions regarding the overall land use process, including review timelines.
- Concern that the drawings presented will not be indicative of the final project.
- Already significant congestion at the 17 Avenue SW and 73 Street SW intersection during school pick-up and drop-off times.
- Concerns regarding discretionary uses and development forms beyond townhouse-style housing.

Public Open House

June 16, 2026 – Ambrose University

An in-person public open house was held at Ambrose University where approximately 50 individuals attended to learn about the proposed application, ask questions and share feedback. A variety of area residents, members from the local HOA and members from Councillor Pantazopoulos' office attended. We received 30 long form comment sheets from various attendees.

What We Heard

- The proposed development is too dense for the surrounding neighbourhood and would like to see a housing form and scale that better reflects the existing community character.
- Participants raised concerns about the safety of people walking, particularly children travelling to nearby schools, due to the increase in vehicle traffic.
- Residents expressed concerns about parking availability, including visitor parking and potential spillover parking on nearby streets.
- Questions were raised about whether internal circulation, emergency access, and municipal infrastructure can adequately support the proposed development.
- Several participants expressed frustration with the engagement process and felt community feedback had not significantly influenced the proposal to date.
- Concerned with the lack of driveways.
- Would like to see larger setbacks and more usable open space.
- Concerned with massing and privacy along the west property line.

Applicant Responses

Density, Building Form and Neighbourhood Compatibility

A common theme throughout the engagement process was concern regarding the overall density and scale of the proposed development. Several participants indicated that the original proposal was too dense for the surrounding neighbourhood and expressed a preference for a housing form that more closely reflects the character of the existing community.

In response to this feedback, the application has been substantially revised. The proposed density has been reduced from 70 units per hectare to 60 units per hectare and the maximum building

height has been reduced to 12.0 metres, aligning with the typical maximum building height permitted for low-density residential development in the area.

This density and height will be embedded directly within the proposed DC.

Traffic, Parking and Transportation Impacts

Residents expressed concerns regarding traffic congestion, parking availability, site access, and the potential impacts of future development on surrounding roadways. Particular concerns were raised regarding existing congestion near the intersection of 17 Avenue SW and 73 Street SW during school pick-up and drop-off periods.

The project team recognized these concerns and has made several revisions to the proposal. The DC has been amended to require two on-site parking stalls per dwelling unit and a total of eight visitor parking stalls. This parking requirement has been incorporated directly into the proposed DC to provide certainty regarding future parking provision and to help reduce the potential for parking spillover onto surrounding streets. Furthermore, the site is within a Residential Parking Permit (RPP) zone and has on-street parking requirements in place.

In addition, a Transportation Impact Assessment (TIA) has been completed and has evaluated existing traffic conditions and assessed the transportation impacts associated with the proposed development. The study confirmed no additional transportation improvements or mitigation measures are required to support the proposed development. The study also noted the increase in density is not expected to appreciably change on street parking conditions due to the increased on-site parking requirements added to the DC Bylaw.

Permitted Uses and Development Certainty

Questions were raised regarding certain discretionary uses that could potentially be accommodated within a conventional multi-residential district. Specific concerns were expressed regarding uses such as Addiction Treatment, Power Generation Facility, and Place of Worship.

In response, the application has been revised from the standard Multi-Residential – Low Profile (M-1) District to a site-specific DC based on the Multi-Residential – At Grade Housing (M-G) District. As part of this process, the discretionary uses identified by the community have been removed from the proposed land use district. The DC also addresses concerns for building forms outside of townhouses such as 4-storey apartments that are not possible within this DC.

By establishing a custom DC, the permitted uses, density, height, parking requirements, and development regulations are clearly defined, providing greater certainty regarding future development outcomes.

Land Use Review Process

The project team explained that land use redesignation applications undergo a comprehensive review by City Administration, including circulation to technical agencies, policy evaluation, and consideration of public feedback. The subject application was submitted in January 2026, and Administration's review is currently anticipated to be completed by September 2026. Following Administration's review, the application will continue through the remaining approval stages, including consideration by Calgary Planning Commission and City Council.

Site Design, Open Space and Future Development Plans

Residents provided feedback regarding site design, including requests for larger setbacks, additional open space, and questions regarding how closely the conceptual drawings reflect the final development.

The plans presented as part of the engagement program are intended to illustrate the type and scale of development contemplated through the proposed land use redesignation. Detailed building design, landscaping, amenity spaces, site layout, and architectural features will continue to evolve through the Development Permit stage.

Community Feedback and Project Revisions

Several participants expressed frustration with the planning process and questioned whether public feedback had influenced the proposal.

Feedback received from the community informed a number of significant project revisions, including the transition to a DC, the reduction in density, the reduction in maximum building height, the removal of apartment-style development potential, the elimination of certain discretionary uses, and the increase to on-site parking requirements.

The site plan was also revised to directly address the privacy and massing concerns along the west property line by reorienting the buildings. Originally, the rear yards of 11 townhouse units faced the west property line; the revised design reduces this interface so that only the side elevations of four buildings are located along the west edge, helping to minimize overlooking and reduce perceived massing impacts on adjacent properties.

These revisions demonstrate the important role that community feedback has played in shaping the proposed application and informing ongoing project planning.

Community Association Response

2026 April 16

SCA COMMUNITY ASSOCIATION
Serving Strathcona, Christie & Aspen

277 Strathcona Drive SW

Phone: (403) 249-1138
Calgary, AB
T3H 2A4

Fax: (403) 249-7811
Email: info@scacalgary.ca

April 16, 2026

To Carolina Yepes-Castano File Manager
800 Macleod Trail SE P.O. Box 2100, Postal Statin 'M' Calgary, Alberta T2P 2M5
Phone: (587) 572-7491 Email: Carolina.Yepes-Castano@calgary.ca

RE: Application For Land Use Amendment: LOC2026-0022

We request that there be additional community engagement for this Land Use Amendment. Also, include a broader radius for notifying nearby residents (ie. homes in Aspen Ridge and Aspen Meadows).

We request that the Land Use Amendment rezoning align with the existing neighbouring zoning for density.

Warm Regards,
Carrie Stewart
Director of Traffic and Development
SCA CA

The Vision of the SCA Community Association is to enhance neighborhood life in Strathcona, Christie and Aspen by creating and facilitating programs, services and resources for our residents, visitors and volunteers.

www.scacalgary.ca

Homeowner's Association Response

2026 September 16

ASPEN RIDGE HOMEOWNER ASSOCIATION

Serving The Aspen Community

September 16, 2026

Councillor John Pantazopoulos and Members of City Council
Office of the Councillor, Ward 6
Calgary City Council
P.O. Box 2100, Station M
Calgary, AB T2P 2M5
ward6@calgary.ca

cc: Carolina Yepes-Castano, File Manager
City of Calgary Planning & Development

Re: LOC2026-0022 - 7480 17 Avenue SW, Aspen Woods

Submission of the Aspen Ridge Homeowner Association

The Aspen Ridge Place Homeowner Association **opposes this application and asks Administration to recommend its refusal**.

The City is being asked to approve this proposal on the strength of the developer's own submission, which claims that meaningful community engagement has taken place. **That account is inaccurate, incomplete and materially misleading.**

Our opposition concerns both the merits of the proposed development and the process used to advance it: the failure to engage meaningfully with the community; the failure to address any of the community's concerns; **the failure to consider a reasonable meet-in-the-middle alternative proposed by the community**, one that matches the "midpoint" language of the applicant's own original application; the misleading descriptions and material omissions in documents submitted to the City; the conduct of the developer, Annesley Homes, and its consultants, O2 Planning & Design; and the unresolved consequences for the people who live beside this site.

Simply put, **neither the merits of the application nor the process used to advance it justifies approval.**

A pattern of mistakes, omissions and misleading descriptions runs through these materials, and it explains why trust has broken down. The proposal is carefully worded to make the proposed change look smaller than it is. The developer's supposed concessions are made to look larger than they are. And **the compromise the community proposed at the open house is left out of the planners' Outreach Summary to the City and councillors entirely.**

The HOA considers this pattern intentionally deceptive. It advances the application by understating its impacts, overstating the applicant's responsiveness and leaving out the alternative residents offered, without giving it any consideration. This is not an application made in good faith, and the City should confront that pattern before turning to the submission itself.

We ask Administration to recommend refusal of the current proposal and to assess the community's alternative instead: **approximately 19 homes per hectare** (the "midpoint" the applicant itself promised in its original application), with a properly planned transition from detached houses along the north and west edges, to duplexes, to townhouses, together with the binding protections set out below. **This is a reasonable compromise.** It draws on the housing transition achieved at Augusta Villas in nearby Springbank Hill earlier this year.

Dozens of residents gave this feedback at the open house, at length, verbally and in writing. Yet the Outreach Summary submitted to the City contains **not a single mention of a transition zone, and not a single mention of a midpoint density**, which the applicant itself named as a goal in its original application. Instead, the Outreach Summary claims that *"Feedback received from the community informed a number of significant project revisions"* and **makes other claims that are blatantly untrue.**

This letter exposes that dishonesty. Photographs, videos and audio recordings of the open house are attached to this response.

As a community, we are deeply disheartened and disappointed by the applicant's Outreach Summary. More than 70 residents attended the open house and took the time to give meaningful feedback, and the Summary left us feeling fundamentally unheard and unseen.

Our feedback has fallen on deaf ears. We have been completely ignored. As we explain below, the Outreach Summary submitted to the City contains many omissions that the HOA considers deliberate, and that disrespects the integrity of the City's planning process itself. Suppressing the voice of a community should never be taken lightly. To us, it is **a major moral and ethical breach of the planning process.**

1. Background to the June submission

This letter supplements our attached June 7 submission. That letter explains the history leading into the June 16 open house. The central issues were already clear:

A major increase was being pitched to the community as a modest change. The current zoning allows 2.5 to 7.4 homes per hectare. By the applicant's own policy explanation, that means about seven or eight homes on this site. The applicant is asking for 60 homes per hectare: 62 townhouses in its original concept, 60 in the current one. That is eight times the top of the permitted range, and 52 or 53 more homes than the zoning contemplates. **7 homes to 60 homes is not a modest change. It is a different neighbourhood.** Calling it "modest" does not make it smaller; it only hides what the community is being asked to absorb.

The development was pitched as the "midpoint" between the higher-density development to the east and the lower-density homes to the west. When the community checked, that claim proved blatantly false. Not only was the development to the east LOWER density that the applicant proposed development. The midpoint of those figures is approximately 19. The applicant's proposal of 60 homes per hectare was actually more than three times the actual midpoint. **A midpoint between two numbers cannot be higher than both of them.**

The developer described the zoning of the adjacent parcel inaccurately, which made its absurd increase in density and rezoning look more reasonable. Again, when the community checked, the claim proved false. The application claimed the adjacent parcel used the RM-4 provisions of the former Bylaw 2P80. The communities

investigation reveals that the eastern parcel's actual designation as Direct Control Bylaw 81Z2006, based on RM-4, with an approved density of 32 homes per hectare. Citing that expired zoning instead of the current Direct Control zoning that actually governs the parcel, at a much lower density, is another tactic meant to make the application look reasonable. The developer deliberately relied on outdated, expired zoning **to push for 800% more density**, without giving the City or residents a fair account of the parcel-specific restrictions or of what was actually built next door.

Every one of these errors makes the development seem more reasonable than it is, and every one of them favours approval. I ask the Calgary Planning Commission and Council: **is it fair that a community should have to research these facts for itself**, only to find that what it was told by certified, accredited planners is simply untrue?

Put plainly, the developer and its planners **took advantage of the public's inexperience** and of the fact that they know far more about this process than residents do. That is simply not fair.

Our June letter also raised traffic congestion during the school year, children's safety, the lack of usable green space, the permanent effect on neighbouring homes, the development's overall incompatibility with the neighbourhood, and the impact on residents' daily lives. None of those concerns has been answered since.

By the time that letter was sent, **trust was already broken.** The letter asked the City to refuse the proposal and to confront the misleading account on which it was based. It documented the applicant's failure to engage adjacent residents and the HOA in any meaningful way, and it urged the developer to do better: more outreach, more dialogue. Residents added 300 objection letters of their own, and the applicant was told by the community in no uncertain terms that its outreach had been insufficient. The June 16 open house followed. **It was the applicant's chance to put things right.**

It did not take that chance. What followed has only eroded trust further. The same pattern of appeasement and deception, in service of getting this application approved, surfaced again, and **the people most affected have been left fighting to be heard.**

The rest of this letter sets out those further breaches of trust and the unethical way the applicant used the open house: as a box to tick for community engagement, after which it **deliberately ignored what the community said and misrepresented it to the City of Calgary** to keep the application moving. Once again, the burden of correcting the record and telling our side of the story has fallen on the community.

2. The problems residents identified remain unresolved

Opposition at the open house was unanimous and spirited. Councillor Pantazopoulos was there and can bear witness to it. The feedback below came through hours of dialogue and **more than 30 pages of written comments**; the developer actually ran out of feedback sheets and had to photocopy more during the event. Images of those sheets, together with audio and video recordings of the evening, are attached to this submission, and we ask that they form part of the file provided to the City Planner.

Video link: https://www.dropbox.com/t/lwRjf4BJI6TtVXez

Those in attendance raised the following issues almost unanimously:

Excessive density and unit count. A ceiling of 60 homes per hectare and a 60-townhouse concept remain a major departure from the neighbourhood's planned scale. The applicant has not explained how this represents the midpoint it invoked, or how this intensity can be accommodated without pushing its consequences onto neighbouring residents.

Unacceptable traffic pressure on residential streets. The northern entrance would make Aspen Ridge Heights the ordinary route in and out for the development. A separate emergency-only access does not remove the daily burden of residents, visitors, deliveries and service vehicles travelling through existing residential streets.

Worsening school congestion and risks to children. Traffic must be assessed against actual arrival and dismissal conditions at Rundle, the queues at 17 Avenue SW and 73 Street SW, pedestrian crossings and the combined effects of nearby development.

Cramped internal circulation and unresolved emergency access. The proposed density must leave enough room for vehicles to pass, for deliveries and trucks to operate, and for emergency vehicles, fire trucks and ambulances to reach the homes and turn safely. **We simply asked for a plan with cul des sacs and no dead end roads.**

Insufficient usable parking and pressure on surrounding streets. The report specifies two resident stalls per home and eight visitor stalls for 60 homes, while residents have objected to the lack of usable driveway parking. The proposal has not answered how visitor demand and resident overflow will be accommodated without burdening neighbouring streets, corners and pedestrian routes.

Excessive three-storey building height with minimal setbacks beside adjacent two-storey homes. Three-storey buildings set back just three metres from the north and west property lines would impose substantial height and bulk beside existing homes and private yards, raising serious concerns about overlooking, shadowing and loss of privacy. The proposal needs lower buildings and greater separation at these boundaries, supported by appropriate building placement, window orientation, screening and landscaping.

An incompatible housing form with no meaningful transition. Townhouses throughout the site do not provide the transition residents requested: detached houses beside the existing detached homes, then duplexes, then townhouses. Turning townhouse buildings sideways does not provide that transition or establish that overlooking and massing concerns have been resolved.

Excessive site coverage and inadequate usable outdoor space. Buildings, garages and circulation compete for space on an already tightly packed site. Residents object to the lack of conventional backyards and the limited room for families to play and gather. A 10% public park allocation does not make up for inadequate private yards, shared resident amenity or buffers for neighbours. Landscaping, public parkland and usable outdoor living space serve different purposes and are not interchangeable.

Disruptive construction followed by lasting noise and intrusion. Construction traffic, noise and dust would be followed by the permanent effects of vehicle movements, headlights, idling, deliveries and service activity. Existing residents should not be left absorbing those effects because the development is too intense for its access and layout.

Unresolved infrastructure and servicing burdens. Utility capacity, drainage, waste collection and emergency access must be able to support the proposed intensity, together with the cumulative growth around it. The number of homes cannot be settled first while the space and capacity needed to service them are left unresolved.

Inadequate protection in the rezoning itself. The proposed Direct Control district must secure appropriate density, height, building form and protections at the edges of the site. The City should not approve an excessive scale now on the assumption that later design work will somehow make it fit. Restrictions matter only if they protect the community from the impacts actually being raised.

Unanswered consequences for existing community facilities. The future of the Cooper Memorial/Willingdon Hall parcel, and of any affected community uses or identified heritage interests, needs to be explained. These interests must be considered in assessing the proposed land-use change.

An unjustified reliance on proximity to transit in their application. Being near transit does not answer the objections about building form, school safety, parking, neighorhood character, privacy or usable space. There are many developments in our neighbourhood that are the same proximity from transit. **None of these developments is more than half the density of this proposed development.** Invoking housing and transit goals does not explain why this particular density is appropriate on this particular site.

3. What changed after the open house

After the open house, we were hopeful that our voices would finally be heard. Then we read the developer's August Outreach Summary and revised proposal, and we were disheartened and upset all over again – and, frankly, outraged.

The August Outreach Summary presents the applicant's response to the open house as:

- *"In response to this feedback, the application has been substantially revised."*
- *"Feedback received from the community informed a number of significant project revisions…"*
- *"These revisions demonstrate the important role that community feedback has played in shaping the proposed application and informing ongoing project planning."*
- *"In addition, a Transportation Impact Assessment (TIA) has been completed and has evaluated existing traffic conditions and assessed the transportation impacts associated with the proposed development. The study confirmed no additional transportation improvements or mitigation measures are required to support the proposed development."*

The application also continues to describe its approach as:

- *"Our proposed approach represents a modest land use change."*
- *Reported statement at the June 16 open house: "We have met the community halfway."*

Now look at what actually changed after the open house:

Issue	June 16 open house	August proposal and reporting
Density ceiling	60 homes per hectare	**UNCHANGED:** 60 homes per hectare
Housing type	Townhouses throughout	**UNCHANGED:** townhouses throughout
Requested transition	No detached-house-to-duplex-to-townhouse transition	**UNCHANGED:** absent, deliberately not mentioned and given no consideration
Building height	Three-storey concept; 12-metre ceiling	**UNCHANGED:** three-storey concept; 12-metre ceiling
Boundary setbacks	Three metres at key boundaries	**UNCHANGED:** three metres at key boundaries
Ordinary vehicle access	Entrance from Aspen Ridge Heights; separate emergency-only access	**UNCHANGED:** ordinary access through Aspen Ridge Heights
Resident parking	Two stalls per home already proposed	**UNCHANGED:** two stalls per home
Visitor parking	Eight visitor stalls. Residents requested more usable visitor parking	**UNCHANGED:** Report specifies eight stalls; adequacy remains unresolved
Public park allocation	10% municipal reserve proposed	**UNCHANGED:** 10% shown in August
Homes in the concept	63 units	**MINIMAL REDUCTION:** 60 units: three fewer homes, approximately 4.8% overall decrease
Western interface	Rear yards of 11 townhouses faced the west boundary	**REORIENTED:** Some buildings were rotated such that the side elevations of 4 buildings face the boundary
School-term traffic assessment	Residents requested and were verbally promised at the open house that a traffic assessment would be completed while school was in session.	**PROMISE UNFULFILLED:** Declared complete, yet conducted during the summer while school was out, leaving the promised assessment of school-term conditions unfulfilled. No traffic study has been provided for review.
Follow-up on the alternative proposed	Residents presented an alternative of a true 19 unit/hectare midpoint in the density with a transition zone	**No mention or consideration of the HOA's alternative proposal**

The answer is NOTHING. Nothing material changed.

The density ceiling of 60 homes per hectare – our principal objection which was mentioned in 30 out of 30 feedback forms, and the source of every other problem in the table above – **did not move at all.** Three homes

came off the concept, about 5%. A few buildings along the west edge were turned sideways. **That is the entire response to 300 letters, 70 residents and 30 pages of written feedback.**

The applicant then had the audacity to claim that this feedback had helped shape an application that was "substantially revised."

So let me state this plainly. The same developer that called an 800% increase "modest" is now telling the community and the City of Calgary that a 5% reduction is "substantial." In what world is an 800% increase modest and a 5% decrease substantial? The community is speechless. These words were not chosen to describe the application. They were chosen to get it approved.

Not one of the concerns we raised has been addressed. Not one community member accepts this proposal. And this is not an abstract planning exercise for us. It is OUR homes, OUR lives and OUR lived experiences that will carry every consequence of it. (Please see Appendix A a description of the other performative changes the developer made.)

Further, worse than the lack of change is the manipulative way it has been described to the City. It is profoundly disrespectful to ask people to participate, leave their principal requests unanswered, and then use their participation to support a claim of "substantial changes" and meaningful engagement. **The engagement was lip service.** Our participation was used to lend credibility to the very proposal we were challenging. That is a waste of residents' time and the City's time, and **the HOA considers it active, conscious deception.**

And it gets worse still. The applicant did not just ignore our feedback; **it erased it.** The solution the community proposed **does not appear anywhere in the official Outreach Summary submitted to the City**. Councillors and the Planning Department do not have to take our word for this. Compare the feedback sheets attached to this letter with the developer's Outreach Summary and draw your own conclusions.

Had the developer bothered to engage with us, represent our views truthfully and report our feedback, it would have found a community that is reasonable, fair and willing to compromise. **We are not against development.** We want this site developed; what we oppose is irresponsible development that does not fit the neighbourhood. Our feedback that night contained a reasonable alternative. It is set out below for councillors and the City of Calgary Planning Department, **because the applicant would not set it out for you.**

4. The community's June 16 compromise, restated for the City and Council

Many residents believe the existing ASP should simply be respected, with no increase at all. That is the community's preferred starting point, and it is the adopted neighbourhood plan. Nevertheless, the HOA offered a substantial compromise: **approximately 19 homes per hectare**, with a transition of housing forms from single-family houses to duplexes to townhomes, conditional on that transition and on the protections being written into the approval. Even that figure is roughly two and a half times what the current zoning allows, beside single-family homes. **It was not a small concession.**

What we suggested is simply that townhouses and other higher-density forms go on the sides of the site facing 17 Avenue and 73 Street. Single-family houses go on the north and west sides, directly across from the existing single-family houses. **Houses face houses.** The developer gets its densification, two and a half times the current zoning, and we keep the character of our backyards and our internal neighbourhood roads.

The community modelled its position on the approach City Council took at Augusta Villas in nearby Springbank Hill earlier this year, where changes to housing forms, transitions and protections were written into the approval itself. Councillor Pantazopoulos described that development this way: "This is a template on how things need to get done in the City of Calgary when it comes to engagement and assisting communities." **We asked for the template to be followed.**

We made that offer in good faith, and we have not been shown the same in return. Not only was our alternative not listened to, **it was left out of the record altogether.** Why? Perhaps because a reasonable alternative is easier to ignore than to engage with.

Augusta showed how a community and a developer can work together in good faith to reach a meaningful compromise, with changes to housing forms, transitions and protections written into the approval. We hoped to reach the same kind of compromise here. **Once again, we have not been shown the good faith we showed.**

That omission tells the City something. A developer that leaves out the community's alternative while claiming to have listened is, in the HOA's assessment, **a developer determined to advance this project at all costs, and at the community's expense.**

We trusted the application to describe the proposal. We trusted the engagement to give our alternative a fair hearing. We trusted the report to tell the City what we actually said. Those are three separate responsibilities, and the developer failed all three. Our trust in the process has been betrayed – not once, not twice, but three times.

They shrink the ask. They enlarge the concession. They leave out the compromise. The result is a more favourable story for the applicant and a less faithful account for the City.

The HOA believes this conduct breaches the planners' Code of Practice, and **more than 50 letters of complaint** have been submitted to the Alberta Professional Planners Institute regarding this case. Section 1 of that Code requires planners to serve the public interest. Misleading comparisons undermine objective assessment. Omitting a central community alternative undermines an honest account of engagement. Claiming substantial responsiveness when no material change have been made. The planners on this file are plainly not serving the 500 community members who stand united against this development. **So whose interests are they serving?**

We urge Council to reflect on this letter, because what happened here may not be unique to this file. It may point to a systemic problem: **a planning process in which community voices are routinely minimized to get projects approved.** The HOA will be writing separately to the media, to APPI and to Minister McDougall of Alberta Advanced Education about stronger protections for the public in matters like this. All three have been copied on this letter. Further breaches of integrity by the developer and its planners are set out in Appendix A.

As a community, we are depending on City councillors to protect the honesty of the planning process. We are asking you to vote not just on the density, but on the integrity of the process and on whether this community was fairly represented. **If the integrity of the planning process means nothing here, then the permanent fix will have to come from the provincial bodies we have already approached. We would far rather it came from you. That we are preparing for both shows how far we have been pushed simply to be heard.**

Aspen Woods is fortunate to have residents with the experience and resources to examine technical documents, compare drawings, seek clarification and obtain advice. Other communities may have far less. **The honesty of a**

planning process cannot depend on who can afford to challenge the paperwork. If anything, the gap in expertise between applicants and residents should place a greater duty of clarity and accuracy on the professionals. It should never become an advantage that developers or planners use to carry misleading descriptions through the approval process.

For the applicant, this is a development project. For residents, it is the trip to school, the street outside their home, the privacy of their yard and their daily lives. It is the place where they raise their children and expect to grow old. **They will live with the consequences long after the consultants have moved on to another file.**

One resident's note on the June 16 open-house board put it plainly: "**Community becomes collateral damage.**"

5. Our request to Administration and Council is clear

- **Recommend refusal of LOC2026-0022 as submitted.** We ask that no hearing date be set for the current proposal while the failures identified in this letter remain unanswered.
- **Require substantial revision before any hearing.** That means a density ceiling of 19 homes per hectare, and a transition from single-family homes to duplexes to townhouses that preserves the character of the neighbourhood, with those protections written into the approval.
- **Circulate this letter alongside the Applicant Outreach Summary.** It should accompany the Summary as the account of the community's feedback and position provided to the Planning Department, the Calgary Planning Commission and councillors, and be used in full in the materials that present our position to decision-makers. **The applicant's summary is inaccurate, incomplete and misleading.** It should not be relied on as an account of what this community proposed or how the applicant responded.

We have participated. We have documented our concerns. We have proposed a compromise. We have explained what we could support.

What more must this community do for its participation to count? Write another hundred letters? Attend another meeting? Hire a lawyer to defend our interests? Go to the media and the provincial government simply to be heard?

We have done everything a community can be asked to do. We now ask Council to do its part: **refuse this application, and require a proposal that fits the community it will become part of.**

Sincerely,

Fatima Jivraj

Dr. Fatima Jivraj
Aspen Ridge Place Homeowner Association

Appendix A – Further breaches of integrity by the developer and its planners

The letter describes a pattern: **the ask made smaller, the concession made larger, the compromise left out.** This appendix records two further examples of the applicant's account to the City departing from what actually happened. The supporting material is attached to this submission.

sA.1 The applicant knew the HOA not the SCA was leading the community's response. Its own display board proves it.

At the June 16 open house, the applicant's own display board prominently listed an "HOA & Councillor Meeting" as a key engagement milestone. A photograph of that board is attached. **The applicant knew who was representing the directly affected community.** It had already met them, and it was advertising that meeting as proof of its outreach.

It knew for other reasons too. The Strathcona Christie Aspen Community Association had advised that it would take a passive role while the HOA led the community's response. Carolina Yepes at the City had recognized the HOA's role and advised that its letters would form part of the community submission. HOA representatives met the applicant on June 15 and again at the open house, and the applicant's own report acknowledges the comment sheets those residents filled in. Even a cursory inquiry to Ms. Yepes, to the HOA or to any single affected resident would have pointed the applicant in the right direction. **It did not need pointing. It already knew.**

After June 16, the contact stopped. The applicant did not come back to the HOA or to the directly affected neighbours to discuss our alternative. It did not work through a revised transition with us. It did not explain why our compromise could not be accommodated.

Yet the Outreach Summary it then submitted to the City emphasizes unsuccessful attempts to engage the SCA, the organization that had told the applicant it was stepping back, and **never explains why the applicant did not return to the HOA**, the organization it had put on its own board, to address the community's alternative.

Put it together. The applicant listed the HOA on its own display. It met the HOA at least twice. It collected the HOA's comment sheets. Then it told the City it had trouble reaching the community.

The SCA's silence was entirely expected; the SCA had said it would be silent. It cannot honestly be presented as evidence of an unavailable community while the HOA was writing letters, attending meetings and proposing a compromise. The community made itself available. The applicant failed to answer it. Highlighting the SCA's expected silence while omitting the applicant's own failure to follow up with the actively engaged HOA gives the City **a materially misleading account of what happened.**

How much more available were residents supposed to make themselves? How many times must a community put the same constructive proposal in writing before it deserves an answer in the applicant's own report?

A.2 The school-traffic commitment was not kept

At the June 15 meeting, residents asked the applicant to assess traffic while school was in session, during pick-up and drop-off, and the applicant promised to do exactly that. The promise is on the attached video. School congestion and children's safety around Rundle College were among the community's central concerns, and the written feedback repeated the request.

The study was done in the summer, when school was out. The applicant then told the City that the Transportation Impact Assessment was complete and that no additional transportation improvements or mitigation were required.

A traffic study done when the traffic is not there does not answer the question residents asked. The applicant promised to measure pick-up and drop-off, and measured the summer holidays instead. Before any decision is made on this density, the assessment should be done when it was promised: while school is in session. **The commitment was made on camera. It was not kept.**

A.3 The concessions the report asks the City to credit

The Outreach Summary lists the changes it calls "significant." Every one of them was painless for the developer, because **not one of them changes what it planned to build.**

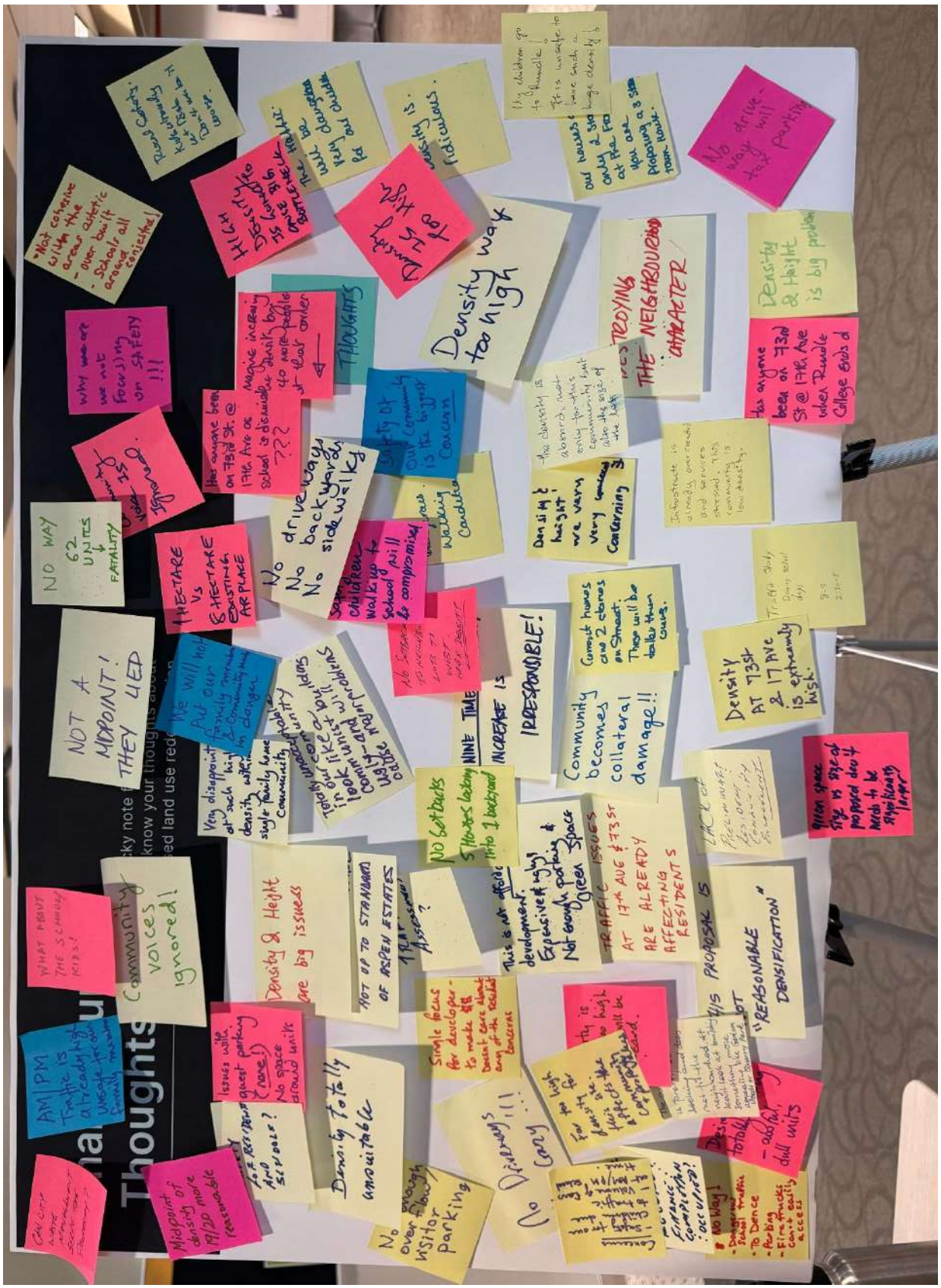
- **"The removal of apartment-style development potential."** No apartment building was ever in the plan. The original concept was townhouses; the current concept is townhouses. This development went from townhouses to townhouses, not from a condo tower to townhouses. On paper, narrowing the zoning seems like a change. **In reality, it changes nothing.**

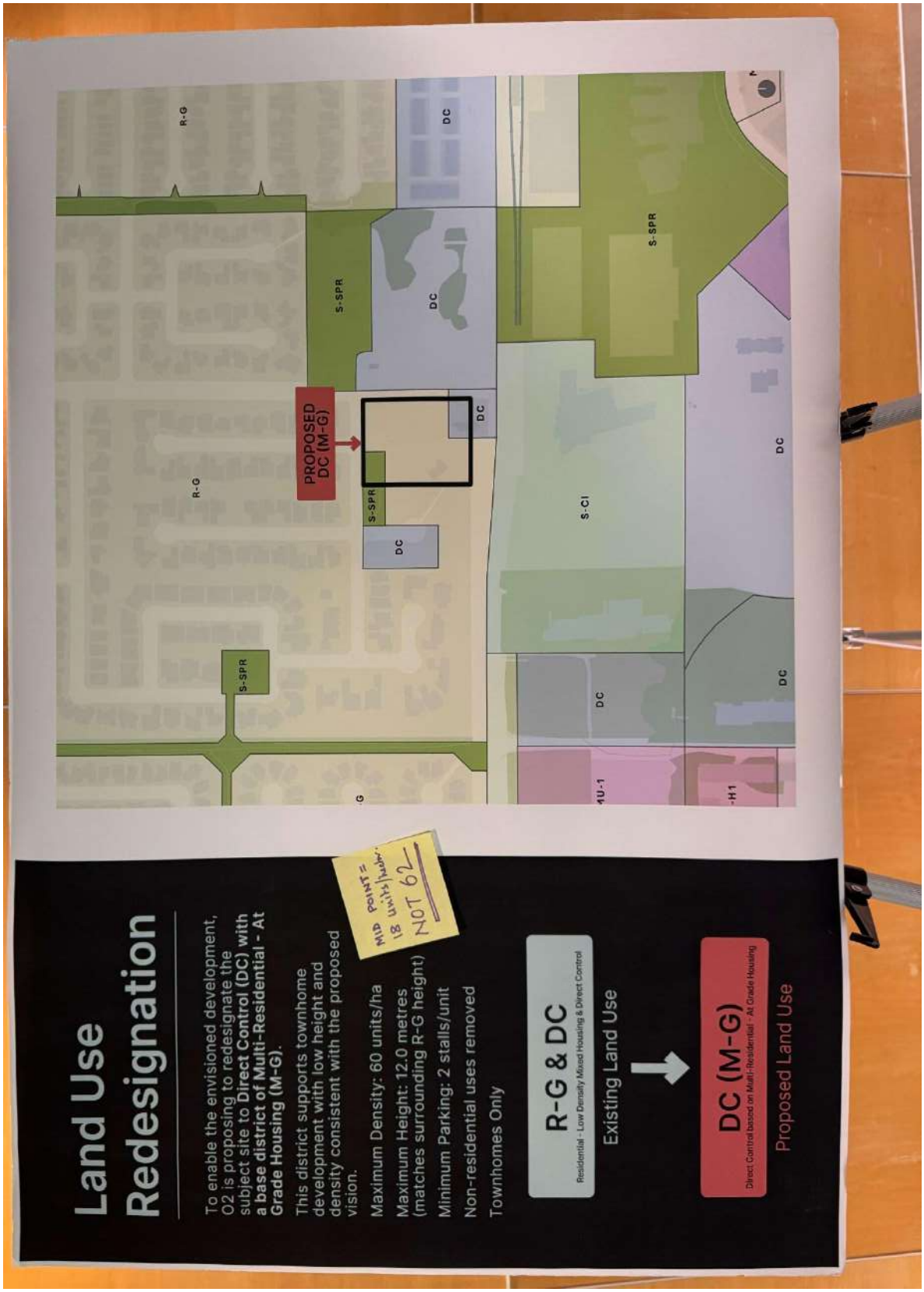
- **"The reduction in maximum building height."** The applicant never planned to build anything taller than three storeys. The 12-metre ceiling was announced before the open house, and the buildings are still three storeys, still three metres from the property line, still looking down on two-storey homes. **Lowering a limit you were never going to reach is not a sacrifice.**

- **"The elimination of certain discretionary uses."** The uses removed, such as [a power generation facility], were never part of a townhouse concept and were never going to be built. Promising not to build a power plant beside a row of townhouses is not a concession to the neighbours. **It is a description of the plan the developer already had.**

- **Reorienting buildings along the west edge.** Four townhouse buildings were turned sideways. They are still townhouses, still three storeys, and still not the detached houses residents asked for. **A different wall facing the boundary at the same tight setback is not the transition we proposed.**

Not one of these changes decreased the plan by single home, a single storey or a single metre of setback. The plan the community objected to in June is the plan the City is being asked to approve in August, with a longer list of things the developer has generously agreed not to build.


Thoughts
Community voices ignored!
Density & Height are big issues
Density Totally unsuitable
Density way too high
NOT A MIDPOINT! THEY LIED
NO WAY 62 UNITS = FATALITY
1 HECTARE VS 6 HECTARE EXISTING AIRPLACE
No drive-thru No backyard No side walkways
Community becomes collateral damage!!
IRRESPONSIBLE!
NINE TIME INCREASE IS
No Setbacks
5 Houses today into 1 backyard
Not up to standard of Open Estates
Single focus for developer - to make $$$ Doesn't care about long-term residents
Density & Height is big problem
Density AT 73St & 17 Ave is extremely risk.
Open space size is sized proposed don't meet the significantly larger
No drive-thru will be parking
Has anyone been on 73rd St @ 17th Ave when Rundle College ends at
Why was one not focusing on SAFETY !!!
Safety of our community is the biggest Concern
Children Walking to school will be compromised
Density is ridiculous.
Density & Height is big problem
Community voices ignored
Misplaced of density more reasonable 19/20 more
Issues with guest parking (none!) No space should units
Density Totally unsuitable
No over night Visitor Parking
No Density!!!
Single focus for developer - to make $$$ Doesn't care about long-term residents
This is not affordable development. Expensive Not enough parking & Green Space
NOT up to standard of Open Estates
AT 17th AVE & 73ST ARE ALREADY AFFECTING RESIDENTS
TRAFFIC ISSUES
Community becomes collateral damage!!
Density AT 73St & 17 Ave is extremely risk.
"REASONABLE DENSIFICATION"
THIS PROPOSAL IS
- No Way!
- Dangerous Road Traffic
- No Fence
- Parking
- Fire trucks can't easily access
- add'l dwell units


Land Use Redesignation
To enable the envisioned development, O2 is proposing to redesignate the subject site to Direct Control (DC) with a base district of Multi-Residential - At Grade Housing (M-G).
This district supports townhome development with low height and density consistent with the proposed vision.
Maximum Density: 60 units/ha
Maximum Height: 12.0 metres (matches surrounding R-G height)
Minimum Parking: 2 stalls/unit
Non-residential uses removed
Townhomes Only
MID POINT = 18 units/ha NOT 62
R-G & DC
Residential - Low Density Mixed Housing & Direct Control
Existing Land Use
DC (M-G)
Direct Control based on Multi-Residential - At Grade Housing
Proposed Land Use
PROPOSED DC (M-G)
R-G
S-SPR
DC
S-CI
1U-1
H1


Development Vision
• 63 townhomes
• 126 parking stalls
• 10% Municipal Reserve dedication to be turned into a city park
• A 3 metre wide regional pathway connection along 17 Ave SW that connects to the site
• Main entry on north side
NOT A MIDPOINT
9x Density Increase Is Irresponsible!
TRAFFIC NEEDS TO BE STUDIED
Site Plan
Main Entrance
Dedicated City Park
73 St is too narrow
NO DRIVEWAYS!
73 Street SW
SCALE BAR
17 Avenue SW
Emergency Access Only
No regular traffic in or out

Outreach Strategy & Project Timeline
The applicant knew the HOA was leading the community's response. Their own display proves it.
At the open house, the applicant prominently identified its "HOA & Councillor Meeting" as a key engagement milestone.
The Strathcona Christie Aspen Community Association (SCA) had already advised that it would take a passive role while the HOA led the community's response. For this reason, members of the HOA attended the Open House, not members of the SCA.
The applicant knew whom to contact.
Yet the subsequent Outreach Summary emphasized unsuccessful attempts to engage the SCA, while failing to explain why the applicant did not return to the HOA to substantively address the community's alternative.
The SCA's silence cannot honestly be presented as evidence of an unavailable community when the HOA was actively participating, submitting objections and proposing a compromise.
The community was actively engaged through the HOA. The applicant knew this, yet emphasized the SCA's silence while failing to follow up with the very people leading that engagement.
Highlighting the SCA's entirely expected silence, while omitting the applicant's own failure to follow up with the actively engaged HOA, gives the City a materially misleading account of what happened.
Timeline
January 2026
Land Use Application Submission
Spring 2026
City Circulation & Application Review
April 2026
Community Engagement #1 (Virtual)
Spring 2026
Application Revisions
June 2026
HOA & Councillor Meeting
June 2026
Community Engagement #2 (In-Person)
September 2026
Calgary Planning Commission
Fall 2026
City Council Public Hearing
Engagement Methods
On-Site Signage
Community Association Outreach
HOA & Councillor Meeting
Postcard Circulation
Community Information Sessions
Transparency?

Calgary Planning Commission Member Comments

For CPC2026-0811 / LOC2026-0022
heard at Calgary Planning Commission
Meeting 2026 October 8

Member	Reasons for Decision or Comments
Commissioner Hawryluk	Reasons for Approval • The proposed Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control would add 0.02 hectares of park space to the municipal reserve to the west of this site and create a custom district for “low height and low density” ground-oriented homes that are “in close proximity or adjacent to low density residential development” with additional rules for “transitions to adjacent low density residential development” (Land Use Bylaw, 1P2007, 605(d and e); Attachment 3, Section 1, page 2). This site is located on 17th Ave SW, which is part of the Primary Transit Network and ~300m from the 69 Street LRT Station. The Direct Control is based on the Multi-Residential – At Grade Housing (M-G) District with the following changes (see slide 13 of Administration’s presentation): - Maximum density reduced from 80 units/hectare to 60 units/hectare (up to 63 units on this site) - Setbacks were reduced by 1m to the east and south (from 3m to 2m), retained on the north (3m) and increased on the west by 2.8m (from 1.2m to 4m). This pushes the buildings toward the LRT station and away from the parcel to the west, where adjacent homes have not yet been built. - Height has been reduced 1m (from 13m to 12m) to the same height as the Residential – One Dwelling (R-1) District to the west and north. - The parking requirement was increased from 0.625 stalls/unit to 2 stalls/unit (the base District does not allow suites). Given that parking is not allowed on 17th Ave SW or 73rd St SW and on-street parking is limited to 2 hours from 9am to 6pm on weekdays, it seems inevitable that the Applicant would build parking on site. Some may question whether that much parking is necessary that close to an LRT station; one hopes that the explicit agreement to build more parking will ease local concerns. During Commission’s review, two items came up that are worth noting:

	- Administration reported that the traffic counts in the Transportation Impact Assessment were conducted in October 2024, when school was in session. Rundle College seems to be the cause of the traffic in the area. This application does not have material impacts on traffic. - The Applicant submitted the Development Permit application on the day that Commission reviewed this Land Use Amendment. They expect no relaxations. If Council finds this District appropriate in this location, then the map and text amendment the East Springbank Area Structure Plan changing this location from the Low Density Infill area to the Standard Density Infill area should also be appropriate. I was surprised that Administration included the Homeowner Association's comments as an attachment to the report. As I understand it, the City of Calgary circulates planning items to community associations because community associations try to be reflective of the community's residents and their interests. Having tried to put together a planning committee that reflects a community's residents, I am sympathetic to the difficulty of that task. By contrast, a homeowner association is expected to reflect the interests of homeowners. According to the City of Calgary Community Profile for Aspen Woods, 17% of households in 2021 were renters. By definition, a homeowner association will not represent those renter households. Consequently, the Community Association's comments would have been sufficient for Commission's technical review and Administration could have summarized the Homeowner Association's comments in the report.
Commissioner Damiani	Reasons for Approval • East Springbank ASP policy predates the final location and construction of the 69th Street LRT station however did envision possible LRT stations and includes TOD supportive policy. Transportation Policies 3.3 (k) supports *Urban Development within portions of the possible future LRT station area should consider establishing a pattern of land uses and densities that will ultimately allow for more intensive development and/or redevelopment of transit-supporting land uses in the future.* The proposed ASP amendment allows for implementation of transit-supportive density within 300m of an existing LRT station aligned with TOD policies and best practices. The amendment supports logical but modest intensification within the LRT station area. The Direct Control rules are intentional responses to contextual concerns raised by the community surrounding the

	site. The DC sets a multi-layered approach with rules for density, height, setbacks, and massing and form along the property edges. Parking requirements are much higher than required in any other TOD area in response to street parking restrictions surrounding the site and community concerns of overflow street parking.
Commissioner Weber	Reasons for Approval • This parcel is located within 300 metres of an existing LRT station. Additional density and height is technically supportable on this parcel beyond what has been proposed considering it this would be Transit Oriented Development. The City has invested in an LRT station and density in close proximity improves and supports sustained ridership. It was disappointing to see that a Direct Control land use was selected when a higher density standard land use could have been used. In particular, there are almost no existing homes within 60 metres (considered affected parties) that would be impacted by this development. Despite this, the Direct Control was created to address future single family homes that would not really be impacted and perceived parking issues. There was no technically supportable reason for these changes. The application is technically supportable, but a missed opportunity.

Calgary

Public Submission

CC 968 (R2026-04)

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I have read and understand the above statement.

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First name [required]	Jim
Last name [required]	Ma
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Density and Traffic Study

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Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Architecture must remain the likeness of surrounding single dwelling homes. Density has to reconsidered and decreased significantly as there will be increased traffic with limited driveways leading into and exiting. Safety and traffic studies will need to conducted to curb illegal driving. More green space should be required given such a large footprint. The short timeline prevents me from attending the Public Hearing on November 9 in person as this application was moved up from the December schedule.

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CC 968 (R2026-04)

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First name [required]	Erin
Last name [required]	Peshke
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Development at 17th ave - Land Use amendment LOC2026-0022

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	17th ave opposition .pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

Six years in Aspen, and this is the first time I have felt talked past entirely. My children attend Rundle College directly across 17 Avenue from this site, and I drive and walk 73 Street past both the site and the school constantly. I am not in support of this application as filed, because the number of homes being pushed onto this corner is wildly out of scale with everything around it. I never received an invitation or a postcard from the developer, the site sign has been knocked down repeatedly, and nobody from Annesley Homes or O2 Planning has ever contacted me. I still wrote to the City in April, attended the June 16, 2026 open house at Ambrose University, and filled out a comment form.

My contact with the developer:
- The sign on the site has been knocked down so frequently it is impossible to tell what is happening
- Nobody contacted our homeowners association or a single adjacent property owner
- I attended the open house at Ambrose University on June 16, 2026
- No real community outreach: one open house, and then nothing
- I filled out a written comment form on June 16
- I wrote to the City about this application back in April, and my feedback was not considered in the revised application
- I never received the developer's postcard or any information package
- I never received any invitation to the developer's open house
- Nobody from Annesley Homes or O2 Planning has ever contacted me directly

The weaknesses of this proposal:
- Number of units is far too high: 60 townhomes where there should be 7 or 8 homes
- The summary provided to the City does not reflect what the community actually said
- Emergency vehicles cannot turn around inside: dead-end lanes and no sidewalks at all
- An application riddled with errors, every one of them in the developer's favour
- Density is far too high: an 8x density increase is irresponsible and not a "midpoint"
- Building form unchanged: despite discussing a transition zone with them, it remains all 3-storey townhomes, with no transition of houses or duplexes
- Commitments made in person to residents were not kept
- Only one way out in an emergency: a single exit onto a small residential Aspen street
- Density unchanged: 60 units per hectare at the open house, and 60 units per hectare filed with the City a few months later
- They recently told the City the plan had been "substantially revised" following the feedback from the open house
- Despite extensive community feedback, nothing changed after the open house: the only revision was 4 buildings turned sideways
- Height is excessive: a 3-storey development beside 2-storey homes
- Traffic study done in the summer with Rundle College closed, after promising us at the open house that it would be done during the school year at peak traffic times
- All 60 townhomes drive through the Rundle drop-off zone, where children cross every single school morning
- Only 1 entrance in and out for all 60 townhomes, and it runs straight through Aspen's residential

streets
- The facts in the application do not match the City's records
- Height unchanged: they claim it was reduced after the open house, but it is still the same 12 metres
- Overflow parking on the very corners where kids cross to school
- No backyards and no green space: buildings crammed in far too tightly
- Their summary to the City describing how the open house went is grossly inaccurate and misleading, and most of the community's feedback was simply left out
- No setbacks: buildings placed right up against adjacent property lines
- How will cars, deliveries and emergency (fire and EMS) vehicles turn around inside this development?
- Gross dishonesty throughout the application: repealed bylaws, a false "midpoint," and phrases like "modest land use change"
- High-density row housing does not match the neighbouring communities of single-family homes and low-density townhomes
- The development should include a transition zone: new single-family homes where the land faces existing single-family homes, new townhouses where it faces existing townhouses, and duplexes in between
- Dishonesty in the outreach summary: not a good-faith engagement with the public, despite telling the City that it was
- At the open house they promised a traffic study during the school year at peak traffic times, and then they did it in July
- No driveways and only 8 visitor stalls for 60 townhomes: nowhere to park, and it spills into all of the adjacent communities

How it affects the use and enjoyment of my property:
- Permanent congestion in an area that is already congested
- This creates bottlenecks at critical intersections along 17 Avenue and 73 Street
- This raises substantial traffic concerns
- One Aspen community street becomes the sole entrance for 60 townhomes
- This ruins the established character of the neighbourhood
- This creates substantial safety and security concerns arising from the density and design of the development
- Only one entrance and exit serving 60 townhomes, through our streets
- Years of construction traffic, noise and dust
- This is not a contextual fit with the remainder of the neighbourhood
- Insufficient visitor parking will spill out into all the surrounding streets

At the open house on June 16, residents offered the developer a plan that works for the neighbourhood and for the developer alike: about 19 homes per hectare, with a real transition, meaning single-family homes and duplexes next to the existing houses, stepping up to townhomes toward 17 Avenue and 73 Street, and houses facing houses along the north and west edges, held to two storeys there. I am asking the City to write that plan into the Direct Control district that governs this land. I am asking for it in the bylaw because the Direct Control district is the rule written for this specific parcel, and once the

density, the transition and the two-storey north and west edges are set out in it, they bind whoever owns the land instead of resting on an applicant's assurances; that is the certainty this community wants. This is exactly the approach Council took at the Augusta Development in Springbank Hill in February 2026 on a comparable lot. What outrages me is that the party with the most money to gain from this decision was left to write the account of the June 16 open house at Ambrose University that the City is now being asked to rely on, and the transition and lower density that residents asked for in that room, at length and in writing, are nowhere in the Applicant Outreach Summary submitted to the City in August 2026.

Sincerely,

Erin Peshke
5 Aspen Ridge Cres. SW

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Ethan
Last name [required]	Yoo
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Public hearing on Proposed Land Use Change at 7412 & 7480-17 Ave SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	Formal Objection Letter 7412 & 7480 17 Ave SW.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Formal Objection to Proposed Land use Change - LOC2026-0022 at 7412 & 7480-17 Avenue SW

To: City of Calgary – Planning and Development Services
Re: LOC2026-0022 – Opposition to Land Use Redesignation
Property: 7412 and 7480 17 Avenue SW, Aspen Woods

Subject: Formal Objection to Proposed Townhouse Development

Dear Members of Calgary City Council and Planning Administration,

I am writing to express my strong opposition to the proposed land-use redesignation permitting 63 townhouses in ten three-storey buildings on approximately 2.5 acres at 7412 and 7480 17 Avenue SW.

I support responsible housing development and reasonable densification in Calgary. However, this proposal represents an excessive concentration of housing that raises serious concerns about neighbourhood compatibility, traffic safety, infrastructure capacity, and the preservation of Aspen Woods' established residential character.

1. Excessive density and incompatibility with surrounding homes

The proposal would increase the permitted number of homes from seven to 63—a ninefold increase. Ten buildings reaching 12 metres in height on such a compact site are difficult to reconcile with the surrounding single-family homes, particularly those immediately to the north and west.

The proximity and scale of these buildings raise legitimate concerns about privacy, overlooking, shadowing, loss of sunlight, and the visual impact on neighbouring properties. The City should require a more appropriate transition in building height, density, setbacks, and landscaping.

For comparison, the townhouse development under construction across 73 Street SW reportedly accommodates 66 townhouses on approximately ten acres. If confirmed, the proposed development would have roughly four times the dwelling-unit density. The City should explain why such an intensive concentration is appropriate for this particular site and how it aligns with the applicable Area Structure Plan.

2. Traffic congestion and pedestrian safety

The site is directly across 17 Avenue SW from Rundle College, where significant congestion occurs during school drop-off and pick-up periods. Adding 63 homes will generate additional vehicle movements, deliveries, visitor traffic, and parking demand in an area already subject to concentrated traffic activity.

A comprehensive, up-to-date traffic assessment must account for actual school-day conditions, intersection capacity, site access, pedestrian safety, and the cumulative effects of nearby development. The City should not rely solely on estimates that fail to reflect these existing conditions.

3. Parking and infrastructure capacity

The City must ensure adequate on-site parking for residents, visitors, and service providers to prevent additional congestion and parking pressures on surrounding residential streets.

It must also obtain confirmation that existing water, wastewater, stormwater, electrical, and emergency-service infrastructure can safely accommodate the substantial increase in residential density. Any necessary upgrades should be identified and secured before development proceeds.

4. Compliance with planning policies and heritage preservation

The City should clearly demonstrate how the proposed density, building heights, and site layout comply with the applicable Area Structure Plan and other relevant planning policies. General objectives to increase housing supply should not replace a site-specific assessment of compatibility and servicing capacity.

I am also concerned about the potential destruction of Cooper Hall, which residents understood to have heritage protection. The City should confirm its heritage status and ensure all applicable protections and opportunities for retention are properly considered before permitting redevelopment.

Requested action

I request that the City refuse the proposed land-use redesignation in its current form. Alternatively, the applicant should be required to submit a materially revised, lower-density proposal with improved building separation, more compatible massing, appropriate landscaping, and demonstrated solutions for traffic, parking, infrastructure, and heritage concerns.

This objection is not opposition to housing or change. It is a request for development that is proportionate to its site, compatible with the surrounding neighbourhood, supported by adequate infrastructure, and consistent with sound planning principles.

Please ensure these concerns are included in the planning record and addressed in the City's decision.

Thank you for your consideration.

Sincerely,

Ethan Yoo
16 Aspen Ridge Manor SW
Calgary, Alberta

Calgary

Public Submission

CC 968 (R2026-04)

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How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Dear Mayor and Members of Council, I am writing as a resident of Aspen Estates to oppose the proposed land use amendment (LOC2026-0022) for a townhouse development at 7412 and 7480 17 Avenue SW. The proposed density is out of character with our established low-density neighbourhood. It will bring increased traffic to 17 Avenue SW and nearby residential streets, parking spillover onto surrounding blocks, and loss of privacy and sunlight for homes next to the site. Over 500 homeowners raised these concerns during the application process, yet the Planning Commission approved it unanimously. I respectfully ask Council to listen to the residents who live with the impact of this decision and refuse this application at the November 9 public hearing.

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	MARCUS
Last name [required]	DAUM
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Nov 2, 2026

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

[required] - max 75 characters	LOC2026-0022

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Land Use Change – LOC2026-0022 Location: 7412 & 7480-17 Avenue SW APPLICATION □ Site is 1 Hectare or 2.5 Acres of land (excluding Reserve Park area) □ Multi-Residential Development (10 Buildings) □ 3-Storeys (12 metres) in height; 63 Townhouses total File Manager: Carolina Yepes-Castano carolina.yepes-castano@calgary.ca I have major concerns about this proposed building, as follows: Density / Building (massing, height, shadowing, etc.) / Site Layout □ Proposed 25 homes per acre (63 homes per hectare) is unacceptable, especially given the well- developed surrounding single-family homes. This proposal does not meet our Area Structure Plan – that many reviewed prior to purchasing our single-family homes. □ The 10 building masses proposed are much too large for such a small parcel of land at only 2.5 acres. This is especially true as the townhouse complex will have single-family homes directly to the west and north. □ A large number three-storey townhouses being located adjacent & so close to future single-family homes (to the west on Aspen Ridge Point SW) will generate significant shadowing & privacy issues. Traffic / Parking or loading zones □ A new major area traffic study is required / a must. 73 Street SW is a busy connector road, and any congestion / parking will generate safety issues – especially given the very busy, uncontrollable & congested drop-off / pick-up at Rundle College (located directly across the street on 17 th Avenue SW) every school day morning and afternoon. The current ‘estimated’ traffic impact is not accurate. □ Most important to ensure there is the appropriate level of parking for all residents, visitors and services in the 11-building townhouse complex. Infrastructure □ Very worried that our existing underground infrastructure (water service / sewers / electrical) will not be able to accommodate the increase from 7 homes (allowed) to 63 townhouses (proposed). Current failures of water services in Calgary reinforces my concerns. Other □ Concerned that the 10 large, tall, buildings will not integrate at all with the surround-ing single- family homes and our lovely neighbourhood. □ Finally, ‘Reasonable Densification’ is required. This proposal is not reasonable or

acceptable.
The current Townhouse complex (under construction) directly across 73 rd Street SW is much more
reasonable. There, they are constructing 66 townhouses (12m in height) on a 10-acre parcel.

Calgary

Public Submission

CC 968 (R2026-04)

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You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Land Use Change – LOC2026-0022

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I have major concerns about this proposed building, as follows: Density / Building (massing, height, shadowing, etc.) / Site Layout · Proposed 25 homes per acre (63 homes per hectare) is unacceptable, especially given the well-developed surrounding single-family homes. This proposal does not meet our Area Structure Plan – that many reviewed prior to purchasing our single-family homes. · The 10 building masses proposed are much too large for such a small parcel of land at only 2.5 acres. This is especially true as the townhouse complex will have single-family homes directly to the west and north. · A large number three-storey townhouses being located adjacent & so close to future single-family homes (to the west on Aspen Ridge Point SW) will generate significant shadowing & privacy issues. Traffic / Parking or loading zones · A new major area traffic study is required / a must. No traffic study has been done during school times. 73 Street SW is a busy connector road, and any congestion / parking will generate safety issues – especially given the very busy, uncontrollable & congested drop-off / pick-up at Rundle College (located directly across the street on 17th Avenue SW) every school day morning and afternoon. The current 'estimated' traffic impact is not accurate. · Most important to ensure there is the appropriate level of parking for all residents, visitors and services in the 11-building townhouse complex. Infrastructure · Very worried that our existing underground infrastructure (water service / sewers / electrical) will not be able to accommodate the increase from 7 homes (allowed) to 63 townhouses (proposed). Current failures of water services in Calgary reinforces my concerns. Other · Concerned that the 10 large, tall, buildings will not integrate at all with the surrounding single-family homes and our lovely neighbourhood. · Finally, 'Reasonable Densification' is required. This proposal is not reasonable or acceptable. The current Townhouse complex (under construction) directly across 73rd Street SW is much more reasonable. There, they are constructing 66 townhouses (12m in height) on a 10-acre parcel. Much more aligned with our Area Structure Plan. · Concerned about the removal / destruction of Cooper Hall as we understood it was a designated heritage site to be protected.

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Public Submission

CC 968 (R2026-04)

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How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Land Use Change – LOC2026-0022 Location:	7412 & 7480-17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	LOC2026-0022 (Oct 2026).docx
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

Land Use Change – LOC2026-0022

Location: 7412 & 7480-17 Avenue SW

APPLICATION

- Site is 1 Hectare or 2.5 Acres of land (excluding Reserve Park area)
- Multi-Residential Development (10 Buildings)
- 3-Storeys (12 metres) in height; 63 Townhouses total

File Manager: Carolina Yepes-Castano carolina.yepes-castano@calgary.ca

I have major concerns about this proposed building, as follows:

Density / Building (massing, height, shadowing, etc.) / Site Layout

- Proposed 25 homes per acre (63 homes per hectare) is unacceptable, especially given the well-developed surrounding single-family homes. This proposal does not meet our Area Structure Plan – that many reviewed prior to purchasing our single-family homes.
- The 10 building masses proposed are much too large for such a small parcel of land at only 2.5 acres. This is especially true as the townhouse complex will have single-family homes directly to the west and north.
- A large number three-storey townhouses being located adjacent & so close to future single-family homes (to the west on Aspen Ridge Point SW) will generate significant shadowing & privacy issues.

Traffic / Parking or loading zones

- **A new major area traffic study is required / a must.** 73 Street SW is a busy connector road, and any congestion / parking will generate safety issues – especially given the very busy, uncontrollable & congested drop-off / pick-up at Rundle College (located directly across the street on 17th Avenue SW) every school day morning and afternoon. The current 'estimated' traffic impact is not accurate.
- Most important to ensure there is the appropriate level of parking for all residents, visitors and services in the 10-building townhouse complex.

Infrastructure

- Very worried that our existing underground infrastructure (water service / sewers / electrical) will not be able to accommodate the increase from 7 homes (allowed) to 63 townhouses (proposed). Current failures of water services in Calgary reinforces my concerns.

Other

- Concerned that the 10 large, tall, buildings will not integrate at all with the surrounding single-family homes and our lovely neighbourhood.
- Finally, ***'Reasonable Densification'*** is required. This proposal is not reasonable or acceptable. The current Townhouse complex (under construction) directly across 73rd Street SW is much more reasonable. There, they are constructing **66 townhouses (12m in height) on a 10-acre parcel**. Much more aligned with our Area Structure Plan.
- Concerned about the removal / destruction of Cooper Hall as we understood it was a designated heritage site to be protected.

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CC 968 (R2026-04)

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First name [required]	Valerie
Last name [required]	Medvedic
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	73 st and 17 ave SW development

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I have major concerns about this proposed building, as follows: Density / Building (massing, height, shadowing, etc.) / Site Layout • Proposed 25 homes per acre (63 homes per hectare) is unacceptable, especially given the well-developed surrounding single-family homes. This proposal does not meet our Area Structure Plan – that many reviewed prior to purchasing single-family homes. • The 10 building masses proposed are much too large for such a small parcel of land at only 2.5 acres. This is especially true as the townhouse complex will have single-family homes directly to the west and north. • A large number three-storey townhouses being located adjacent & so close to future single-family homes (to the west on Aspen Ridge Point SW) will generate significant shadowing & privacy issues. Traffic / Parking or loading zones • A new major area traffic study is required / a must. 73 Street SW is a busy connector road, and any congestion / parking will generate safety issues – especially given the very busy, uncontrollable & congested drop-off / pick-up at Rundle College (located directly across the street on 17th Avenue SW) every school day morning and afternoon. The current 'estimated' traffic impact is not accurate and needs to be redone during school drop off or pick up. • Most important to ensure there is the appropriate level of parking for all residents, visitors and services in the 10-building townhouse complex. This development will significantly congest the intersections leading onto 17th avenue, as there is only one way out of this area. Finally, 'Reasonable Densification' is required. This proposal is not reasonable or acceptable. The current Townhouse complex (under construction) directly across 73rd Street SW is much more reasonable. There, they are constructing 66 townhouses (12m in height) on a 10-acre parcel. Much more aligned with the Area Structure Plan. I am requesting that this proposed development be stopped immediately and more impact studies be completed. We cannot just blindly develop without properly assessing the ramifications and future safety issues. Developers need to be held accountable for reasonable densification with proper assessment of how this will impact current neighbours, traffic congestion and the safety of school children. Thank you for holding developers accountable!

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CC 968 (R2026-04)

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First name [required]	Monica
Last name [required]	Hanson
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Land Use Change – LOC2026-0022

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am writing this as the pending application has too many issues for this property type. The Proposed 25 homes per acre (63 homes per hectare) is unacceptable, especially given the well-developed surrounding single-family homes. This proposal does not meet our Area Structure Plan – that many reviewed prior to purchasing our single-family homes. • The 10 building masses proposed are much too large for such a small parcel of land at only 2.5 acres. This is especially true as the townhouse complex will have single-family homes directly to the west and north. In addition the parking required for this amount of multiple homes is far too few. The side street is a busy dude street with 2 large schools directly across the very busy 17th ave sw which also has manny new build high rise condos . Had a traffic study been done on this site recently to see what the repercussions will be on the neighborhood . I do not want to see the amount of homes being squeezed into this site and submit to council to lower the allotted number .

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CC 968 (R2026-04)

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First name [required]	Shekhar
Last name [required]	Patel
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Online Advertising for Planning Matters

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	Nov 9th 2026_Opposing LOC2026-0022.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please find attached opposing the development plans for LOC2026-0022

Location: 7412 & 7480 – 17 Avenue SW **File Manager:** Carolina Yepes-Castano **Submitted By:** Shekhar Patel, Resident, Aspen Woods **Hearing Date:** Public Hearing of Council – November 9, 2026

1. Excessive Density & Incompatible Site Massing

- **Incompatibility with Local Context:** The proposed density of 63 townhouses on a 2.5-acre parcel (~25 units per acre / 63 units per hectare) represents an extreme over-densification of a site surrounded by low-density, single-family homes. This conflicts significantly with the established local character and the expectations set out in our Area Structure Plan.
- **Massing & Height Impact:** Concentrating 10 large, 3-storey (12-metre) building masses onto a narrow 2.5-acre site creates severe massing issues. The close proximity of these tall structures directly adjacent to single-family properties—specifically along the western border (Aspen Ridge Point SW) and northern boundary—will create significant shadowing, loss of sunlight, and invasive privacy/overlooking concerns.
- **Unfavourable Comparison to Neighboring Projects:** True "Reasonable Densification" must respect surrounding land use. For comparison, the townhouse development directly across 73rd Street SW consists of 66 units spread over a 10-acre site—providing a far more balanced, low-impact transition that aligns with our Area Structure Plan. Squeezing a similar unit count onto a quarter of the land area (2.5 acres) is unacceptable.

2. Critical Traffic, Access & Parking Concerns

- **Rundle College Congestion & Conflict:** The site access onto 17th Avenue SW sits directly across from Rundle College. Peak school drop-off and pick-up hours already generate severe congestion and unsafe queuing. Adding traffic from 63 new households immediately into this bottleneck will create severe safety hazards for both neighborhood drivers and school children.
- **Mandatory Traffic Impact Study:** The existing estimated traffic impacts do not reflect real-world conditions during peak hours on 73rd Street SW and 17th Avenue SW. A comprehensive, independent Area Traffic Impact Study must be conducted prior to approving any land use change.
- **Speed Limit Reduction Required (17th Avenue SW):** The current 60 km/h speed limit on this section of 17th Avenue SW is a dangerous anomaly given the surrounding residential development and school zone activity. A permanent reduction of the speed limit to 50 km/h is required to ensure basic pedestrian and cyclist safety.
- **Insufficient Visitor & Service Parking:** With 10 multi-unit buildings, adequate on-site resident, visitor, and service vehicle parking is essential. Insufficient visitor parking will force spillover parking onto busy connector roads like 73rd Street SW, compounding sightline and traffic hazards.

3. Infrastructure Capacity & Water Security

- **Overburdening Utilities:** Increasing allowable development from 7 single-family homes to 63 multi-family units represents a nine-fold increase in demand on local underground infrastructure (water, sanitary sewer, and electrical distribution).
- **System Reliability Concerns:** In light of recent major municipal water infrastructure failures across Calgary, significant caution must be exercised before allowing high-density tie-ins to local supply mains without proven long-term capacity.

4. Loss of Community Heritage & Character

- **Preservation of Cooper Hall:** The proposed removal/demolition of Cooper Hall represents a distinct loss of heritage character for Aspen Woods. Historical landmarks should be preserved and integrated into community planning rather than removed for high-density redevelopment.
- **Neighborhood Integration:** The proposed architectural scale and layout fail to offer a gradual transition or architectural integration with the well-established single-family residences surrounding the site.

Conclusion

While thoughtful community growth is welcome, densification must be **reasonable, safe, and context-sensitive**. LOC2026-0022 fails to meet these criteria. I strongly urge City Council to **reject this land use amendment application** in its current form.

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	M
Last name [required]	Kennedy
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Proposed Land Use Amendment for 17 Ave SW (LOC2026-0022)

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	As residents of Aspen Woods, our family would like to strongly oppose the proposed development at 17 Ave and 73 St. SW. We emphasize that the neighborhood north of 17 Ave between 73 St and Aspen Landing must remain single house residential, as currently zoned, to retain the character of the neighborhood and avoid undue strain on roads and facilities in this area. We further urge the City to incorporate Coopers Hall as a heritage site into the current plan for 7 residences on the property. There is no reason to move to a higher density on this area of land, as there is already extremely high density south of 17 Ave, east of 85 St.. • Proposed 25 homes per acre (63 homes per hectare) is unacceptable and unfair, in the context of the existing single-family homes in this neighborhood. This proposal does not meet the Aspen Area Plan that formed a basis for residents to purchase their single-family homes. Changing the zoning after residents have been established is not fair. • The 10 buildings proposed are much too large for 2.5 acres. This proposed town-house complex will face single-family homes directly to the west and north and will cause significant shadowing andprivacy issues for houses to the north and the future single-family homes (to the west on Aspen Ridge Point). • A new major area traffic study is required. As residents using 73 Street SW every day, we know it is already a busy connector road, and further congestion will generate safety issues. We are also worried about parking, since the vast majority of residents in this area own cars and use them daily. There is also a very busy, congested drop-off / pick-up at Rundle College (located across the street on 17th Ave) school day mornings and afternoons. We are concerned that with the many more people that would be driving and walking under the proposed plan, students will be at greater risk of traffic incidents/accidents. The current ‘estimated’ traffic impact is not accurate, and residents completely refute the conclusions. Required infrastructure (waterservice / sewers / electrical) will not be able to accom-modate the increased number of residences. We reiterate how concerned we are that the 10 buildings will not integrate at allwith the surrounding single-family homes and the established character of the existing neigh-borhood. This proposal is unreasonable, and the City should not proceed with such a major change in zoning against the massive objections of existing residents.

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CC 968 (R2026-04)

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First name [required]	Ashraf
Last name [required]	Ali
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Nov 2, 2026

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

[required] - max 75 characters	Land Use Change – LOC2026-0022

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Land Use Change – LOC2026-0022 Location: 7412 & 7480-17 Avenue SW APPLICATION • Site is 1 Hectare or 2.5 Acres of land (excluding Reserve Park area) • Multi-Residential Development (10 Buildings) • 3-Storeys (12 metres) in height; 63 Townhouses total File Manager: Carolina Yepes-Castano carolina.yepes-castano@calgary.ca I have major concerns about this proposed building, as follows: Density / Building (massing, height, shadowing, etc.) / Site Layout • Proposed 25 homes per acre (63 homes per hectare) is unacceptable, especially given the well-developed surrounding single-family homes. This proposal does not meet our Area Structure Plan – that many reviewed prior to purchasing our single-family homes. • The 10 building masses proposed are much too large for such a small parcel of land at only 2.5 acres. This is especially true as the townhouse complex will have single-family homes directly to the west and north. • A large number three-storey townhouses being located adjacent & so close to future single-family homes (to the west on Aspen Ridge Point SW) will generate significant shadowing & privacy issues. Traffic / Parking or loading zones • A new major area traffic study is required / a must. 73 Street SW is a busy connector road, and any congestion / parking will generate safety issues – especially given the very busy, uncontrollable & congested drop-off / pick-up at Rundle College (located directly across the street on 17th Avenue SW) every school day morning and after-noon. The current 'estimated' traffic impact is not accurate. • Most important to ensure there is the appropriate level of parking for all residents, visi-tors and services in the 10-building townhouse complex. Infrastructure • Very worried that our existing underground infrastructure (water service / sewers / elec-trical) will not be able to accommodate the increase from 7 homes (allowed) to 63 townhouses (proposed). Current failures of water services in Calgary reinforces my concerns. Other • Concerned that the 10 large, tall, buildings will not integrate at all with the surrounding single-family homes and our lovely neighbourhood. • Finally, 'Reasonable Densification' is required. This proposal is not reasonable or acceptable. The current Townhouse complex (under construction) directly across 73rd Street SW is much more reasonable. There, they are constructing 66 townhouses

(12m in height) on a 10-acre parcel. Much more aligned with our Area Structure Plan.

Calgary

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CC 968 (R2026-04)

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First name [required]	Na
Last name [required]	Luo
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

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First name [required]	Delaney
Last name [required]	Borsos
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Land use change LOC2026-0022

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	The concerns outlined in the Land Use Change LOC2026-0022 document are legitimate and real concerns that everyone in the neighbiurhood has. This is not a smart idea what so ever and would deeply decrease everyone's property value. Not to mention the safety concerns that come with that amount of density and the ability to service that many people in an emergency but also the increased traffic and bow that could impact accidents and the children and that frequently walk to and from school. This is a single family home neighbourhood and apartments are NOT welcome

Public Submission

CC 968 (R2026-04)

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First name [required]	Peter
Last name [required]	Borsos
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	17 Avenue Land Use Amendment (LOC2026-0022)

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	LOC20260022 (Oct 2026).pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	It is unbelievable that the Planning Commission would approve this ridiculous project. There is no way that many units should be built on such a small parcel, and the traffic impact that it would create at 17th Ave and 73rd St would be unbearable with Rundle College - the city should rather be doing something to force Rundle to improve its access instead trying to over densify this property. The residents in the area fully opposed to this development.

Land Use Change – LOC2026-0022

Location: 7412 & 7480-17 Avenue SW

APPLICATION

- Site is 1 Hectare or 2.5 Acres of land (excluding Reserve Park area)
- Multi-Residential Development (10 Buildings)
- 3-Storeys (12 metres) in height; 63 Townhouses total

File Manager: Carolina Yepes-Castano carolina.yepes-castano@calgary.ca

I have major concerns about this proposed building, as follows:

Density / Building (massing, height, shadowing, etc.) / Site Layout

- Proposed 25 homes per acre (63 homes per hectare) is unacceptable, especially given the well-developed surrounding single-family homes. This proposal does not meet our Area Structure Plan – that many reviewed prior to purchasing our single-family homes.
- The 10 building masses proposed are much too large for such a small parcel of land at only 2.5 acres. This is especially true as the townhouse complex will have single-family homes directly to the west and north.
- A large number three-storey townhouses being located adjacent & so close to future single-family homes (to the west on Aspen Ridge Point SW) will generate significant shadowing & privacy issues.

Traffic / Parking or loading zones

- **A new major area traffic study is required / a must.** 73 Street SW is a busy connector road, and any congestion / parking will generate safety issues – especially given the very busy, uncontrollable & congested drop-off / pick-up at Rundle College (located directly across the street on 17th Avenue SW) every school day morning and afternoon. The current 'estimated' traffic impact is not accurate.
- Most important to ensure there is the appropriate level of parking for all residents, visitors and services in the 10-building townhouse complex.

Infrastructure

- Very worried that our existing underground infrastructure (water service / sewers / electrical) will not be able to accommodate the increase from 7 homes (allowed) to 63 townhouses (proposed). Current failures of water services in Calgary reinforces my concerns.

Other

- Concerned that the 10 large, tall, buildings will not integrate at all with the surrounding single-family homes and our lovely neighbourhood.
- Finally, ***'Reasonable Densification'*** is required. This proposal is not reasonable or acceptable. The current Townhouse complex (under construction) directly across 73rd Street SW is much more reasonable. There, they are constructing **66 townhouses (12m in height) on a 10-acre parcel**. Much more aligned with our Area Structure Plan.
- Concerned about the removal / destruction of Cooper Hall as we understood it was a designated heritage site to be protected.

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CC 968 (R2026-04)

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First name [required]	Carol-Ann
Last name [required]	Powell
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Land Use Change – LOC2026-0022

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	LOC2026-0022 (Oct 2026).docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

Land Use Change – LOC2026-0022

Location: 7412 & 7480-17 Avenue SW

APPLICATION

- Site is 1 Hectare or 2.5 Acres of land (excluding Reserve Park area)
- Multi-Residential Development (10 Buildings)
- 3-Storeys (12 metres) in height; 63 Townhouses total

File Manager: Carolina Yepes-Castano carolina.yepes-castano@calgary.ca

I have major concerns about this proposed building, as follows:

Density / Building (massing, height, shadowing, etc.) / Site Layout

- Proposed 25 homes per acre (63 homes per hectare) is unacceptable, especially given the well-developed surrounding single-family homes. This proposal does not meet our Area Structure Plan – that many reviewed prior to purchasing our single-family homes.
- The 10 building masses proposed are much too large for such a small parcel of land at only 2.5 acres. This is especially true as the townhouse complex will have single-family homes directly to the west and north.
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Traffic / Parking or loading zones

- **A new major area traffic study is required / a must.** 73 Street SW is a busy connector road, and any congestion / parking will generate safety issues – especially given the very busy, uncontrollable & congested drop-off / pick-up at Rundle College (located directly across the street on 17th Avenue SW) every school day morning and afternoon. The current 'estimated' traffic impact is not accurate.
- Most important to ensure there is the appropriate level of parking for all residents, visitors and services in the 10-building townhouse complex.

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First name [required]	Chris
Last name [required]	McClay
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Land Use Change at 7412 & 7480-17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I live on Aspen Ridge Heights SW, just down the street from the proposed development, and have several concerns with the proposal as presented. After the Ambrose open house, it sounded as if the developer was working with the local residents and addressing the major issues that were raised. I have learned that instead, they have made minimal changes and pushed forward despite legitimate concerns around safety, density, and appropriateness. - A traffic study was completed, but this was conducted in the summer. How can a summer traffic study remotely reflect the concerns around proximity to Rundle, school pedestrians, and drop-off traffic? Conducting the traffic study when school traffic is absent comes across as completely disingenuous. - There was discussion of modifying the proposal to a midpoint in density between the houses to the west and condos to the east. I was pleased to read that they were attempting to be reasonable and adapt the density. Houses matching the style and density of the rest of Aspen Ridge Heights would be far more appropriate. Still, an attempt to moderate the density was progress. Now it sounds like they are pushing forward with the same high density and 3-storey buildings originally proposed. This feels out of place and detrimental to the quality of life for those living in the area. - Along with the substantial increase in traffic coming from the developments on the east side of 73rd Street, this would add significantly to the chaos that occurs during Rundle pick-up and drop-off times. Has the City seen how busy it gets there and considered what this will look like? Aside from the congestion entering and exiting the property due to the nearby intersection and rush-hour traffic, there are serious safety concerns. This isn't just about inconvenience from increased traffic. It will add stress and danger for everyone navigating the area, particularly children and pedestrians. There are many pedestrians in that area heading to Rundle, Ernest Manning, Ambrose University, Westside Recreation Centre, and the C-Train station. - It's extremely disappointing that the calm and beautiful street of Aspen Ridge Heights is being subjected to this. The development truly doesn't fit the character of the street and the general area west of 73rd. Why try to cram their condos in there where it doesn't make sense? A simple look at a map of the existing area shows how out of place their proposal is.

Calgary

Public Submission

CC 968 (R2026-04)

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I have read and understand the above statement.

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First name [required]	Ray
Last name [required]	Hansen
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	No
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Land Use Amendment recommendation for 17 Ave SW (LOC2026-0022)

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	BRW00410ED2185E_000638.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

CPC2026-0811

Gmail [redacted]

Land Use Change Application LOC2026-0022

1 message

Ray Hansen [redacted] Fri, Oct 30, 2026 at 1:00 PM
To: CouncilClerk@calgary.ca
Cc: WARD6 <ward6@calgary.ca>, "Glen Schneider [redacted]" [redacted] Murray Jamieson [redacted], Mark Thomas [redacted], Daniel Themig [redacted], Chris Hodgson [redacted]

Dear City Council;

FOREWORD

This Submission of Concern & Opposition has been prepared and is being submitted for and on behalf of the 60 homeowners within Aspen Meadows Place SW and Aspen Meadows Court SW, who are members of the Aspen Meadows Condominium Corporation No. 001 3303 ("Aspen Meadows Owners"). Our single-family residential properties are located approximately one block northeast of the lands ("Lands") described in the Land Use Change Application, Revised SIte Plan and Amended Application LOC2026-0022 ("Proposed Change").

SYSTEMIC CONCERNS

Prior to addressing the technical objections with the Proposed Change, we first wish to raise the following equally disconcerting and relevant problems that pertain to the administrative and political procedures and shortcomings:

Lack of Trust & Jurisdiction: We note from the *2026 Fall Survey of Calgarians* that the City Council and its administration still haven't garnered sufficient trust of residents. The Government of Alberta has also effectively banned new "blanket" multi-unit complexes in single-family neighborhoods. Both of which relate in large measure to the failure of those councils and respective administrations to "listen" to the valid concerns of residents. The handling or mishandling of the application ("Application") for the Proposed Change stand as an abject example of such shortcomings on the part of Calgary Planning and Development ("CPD"), the Applicant, and constituency representation, as detailed below.

Lack of Procedural Fairness: We are well aware of the CPD's opinion on the right of a developer to request a development permit, but we struggle to understand why the City of Calgary feels compelled to extend that accommodation to rezoning applications. There is simply no legal authority for it. A municipal rezoning process must identify, weigh and balance the collective interests of the affected community, City and its residents and the decision must be based on reasonableness.

Furthermore, the review process must be sufficiently transparent, fair and objective to reflect the City's commitment to the rules of natural justice and good administrative practice. There is nothing in the CPD and the Calgary Planning Commission's processes that reflect such a commitment, which are detailed in the technical objections below.

We have experienced this one-way process in past rezoning applications in our neighbourhood, including the proposed apartment building along 15th Avenue. Councillor Pootmans was at least willing to agree with us that the City's land use change process is unfair to existing residents, saying: "Sadly, that's the way it is." That attitude and approach is clearly evident here and we take issue with it in this Submission.

A very palpable example of why residents feel disenfranchised by the City's planning and development process is we have to refile and relive our objections following the Planning Commission's decision. A complete redo for the residents, for no good reason, while the Applicant gets a hall pass. How is that fair?

Lack of Municipal and Applicant Engagement: The ask by the Applicant is a very significant one with many technical and practical considerations and concerns, all of which were raised in the submissions of over 500 households by Aspen Estates, Aspen Woods and Strathcona and the owner of *Seventeen Hundred* ("Rezoning Concerns"). However, the Applicant saw fit to hold only one community engagement session, hosted by its agent *02 Planning & Design* on June 16th, which was apparently precipitated by a last minute amendment to the Application and associated Site Revision. The Applicant and its agent had no awareness of the comments and concerns raised by area residents because CPD did not communicate them. Mr. Pantazopoulos was present but he too showed no knowledge or interest in his constituents' Rezoning Concerns or even a willingness to advocate, mediate or otherwise address those concerns.

It should also be noted for the record that no one from CPD was in attendance at the June 16th meeting. Their absence from such a critical part of the process further affirms and substantiates the concern raised in the Original Submission of the Aspen Meadows Owners that the City of Calgary is abdicating its statutory responsibilities to Applicant and its agent contrary to the *Municipal Government Act* and good municipal planning practices. Additional evidence of that concern includes:

- The Application, as amended, does not in any meaningful way recognize or mitigate the Rezoning Concerns, including any studies or assessments of the following matters:
  - pedestrian safety;
  - traffic flows and noise;
  - parking constraints;
  - safe community measures; and
  - Canopy loss.
- There has been no feedback whatsoever from the CPD on its efforts to address any of the Rezoning Concerns.
- It is also obvious from the comments of the Applicant and its agent at the June 16th meeting that they feel no pressure or any sense of obligation to address the Rezoning Concerns.

Inappropriate Burden of Proof: Further to our procedural fairness concerns, even though the City's review process for land use changes within a developed neighbourhood is more comprehensive than for greenfield areas, the legal onus remains the

same. It is neither reasonable nor appropriate that the residents of Aspen Estates, Aspen Woods, Strathcona and Signal Hill should be put to the burden of proving a negative (i.e. that the Proposed Change does not conform with the primary development and safety considerations for this area) when it is clear, for reasons noted below, that it does not.

The absence of a reverse onus provision for clearly incongruent rezoning applications in mature neighbourhoods was raised by many Calgary residents in the blanket rezoning hearings before City Council. In that regard, we note that the Applicant has failed to establish a proper suitability case, presumably because the Applicant knows the Calgary Planning & Development's ("CPD") process is skewed in favour of a presumptive outcome even though there is no legal or practical justification for it.

The additional problem with placing the burden on local residents to prove a negative is that the City's review processes are conducted behind closed doors directly with the Applicant and to the exclusion of the residents. In past public information sessions jointly held by CPD and applicants, we were told that taxpayers and residents have no ability or right to peer behind the CPD's black curtain in its information gathering and deliberations with an applicant. The City's failure or refusal to disclose its report findings to residents opposed to a land use change prevents reasonable transparency and access to relevant information to better contest such changes. We have to show the Applicant everything and we get to see nothing. **Again, How is that fair?**

Questionable Narrative: The City, including the Mayor and Council, have stated repeatedly that they have an overriding imperative to densify and build more housing. We submit, as grounds for this objection, that narrative has no relevance to the Proposed Change. The **City is not in a housing crisis. It is in an affordability crisis.** There is nothing in the Application, the Applicant's assurances and overtures or the attendant input of CPD that demonstrates how the proposed rezoning will address affordability. The construction of these units will not reduce housing costs in this neighbourhood or the City as a whole, and we note the failure of the Applicant and its agent to provide any credible evidence that it will.

We can point to countless examples showing that rezoning in such circumstances has not moved the affordability needle, nor has it even demonstrated need. Looking across the street from the Lands provides the most proximate and relevant example. *Seventeen Hundred* hasn't even sold out its second row of townhouses and the owner has shown no willingness to drop prices (~$1.5M), even with the potential of having 62 additional townhouse units across the street. As for the Applicant, based on the submission and the comments of its agent, profit is key to the Proposed Change as it is for all for-profit developers.

The other stated municipal objective is building housing close to the CTrain. We submit that itch will not be scratched by the Proposed Change either. People who can afford $1.25M - $2M townhouses can easily afford downtown parking and often their employers provide it for free. As surveys have shown, they also have busy lives that require vehicles to meet the needs of their families that cannot be met by the CTrain. Again, the City needs to listen to the residents and not just to its narrative.

You are very familiar with the Applicant's ask. Please understand ours: don't damage our neighborhood (more than it already has been) to chase questionable objectives that will not be addressed by the Proposed Change in this circumstance, and will only sow further distrust and frustration on the part of those who deserve to be listened to.

TECHNICAL OBJECTIONS TO THE PROPOSED CHANGE

Turning now to the technical concerns and objections to the Proposed Change:

- As a general statement of concern, there have been significant and relevant land use and development changes in the area surrounding the Lands over the last 5 years that materially impact the suitability and reasonableness of the Proposed Change including pedestrian safety, over-densification, infrastructure strain, traffic flows, traffic noise, opportunity for increased crime, parking, and canopy loss. **In short, the Aspen area is already highly densified and we are experiencing the adverse consequences of that unchecked growth.**

- Regarding pedestrian safety, traffic flows and parking, traffic noise, we submit the City has foreclosed itself from making any land use changes along 17th Avenue, west of 69th Street in the vicinity of the Lands when it made the following decisions:
  - Allowing Rundle School to expand its operations, including the construction of a sports field, without moving its primary access to 77 Street.
  - Allowing the developer of the *Seventeen Hundred Condominium Complex* to build 66 townhomes with insufficient and non-compliant side-street offset and no visitor parking. **We wish to again express our previous concern that the developer of *Seventeen Hundred* has encroached upon and unlawfully expropriated the roadway and sidewalk along the east side of 73 Street in front and to the north of its complex.** The original section of roadway and sidewalk was constructed and paid for by the Owners of Aspen Estates and Aspen Woods and was transferred to the City on the condition that the road width would be maintained all the way to 17th Avenue. The developer of Aspen Estates and Aspen Woods filed a formal complaint and claim for that encroachment and expropriation, which the City has failed to properly address.
  - Preventing the developer of *Seventeen Hundred* from substantially and unlawfully narrowing the said roadway and sidewalk to accommodate its non-compliant offset, which has created a serious and permanent traffic flow hazard by forcing northbound drivers turning onto 73rd Street from 17th Avenue to veer into the oncoming lane of southbound traffic. **We note for the record that the Applicant and CDP dismissed our request that a traffic study be undertaken to assess this danger as well as the associated danger to pedestrians, particularly during hours when Rundle school opens, closes and hosts field and other after-hour school events.** During those hours parents are forced to park along 73rd Street, north of 17th Avenue. Their parked vehicles further narrow the available roadway for passing vehicles and block visibility for pedestrians and drivers.
  - Failing to upgrade the intersection of 17th Avenue and 73rd Street by expropriating the small lot on which Cooper Hall is located and using those lands for the provision of wider and safer traffic access, including a dedicated and extended right turning lane from 73rd Street onto 17th Avenue and a dedicated parking area for Rundle parents and visitors. Instead, the City has allowed the Applicant to take up those lands as part of the Proposed Change.

- The Proposed Change fails to properly tick any of the boxes for the City's general development objectives, including:

  - **Densification**: Aspen and the surrounding areas have reached a point of over densification with all of the multi-family and other high-density developments built and being built along 17th Avenue, west of 69th Street, including the *Aspen Village* developments, *Seventeen Hundred*, the Apartments west of 85th Street and the Assisted Living Complex east of Aspen Landing. It should be noted as well that many of those new units remain vacant. Furthermore, we note that the City has failed to enforce the development completion conditions for the owner of *Seventeen Hundred*. Two years after the start of construction it has built only two rows of townhouses (~ 20 of the 66) leaving an unsightly, dangerous and dusty moonscape full of debris and weeds.
  - **Affordability:** As discussed at this and the last blanket re-zoning hearings, developers are leveraging the cachet of existing high-quality mature neighbourhoods, like Aspen, to build substandard high-density units at inflated prices and rental rates. *Seventeen Hundred* and many of the developments in Aspen Village are a case in point. These opportunistic developments are pushing housing prices and rent up, not down.
  - **CTrain Usage:** The residents of the Aspen area are not frequent users of the C-Train for a myriad of reasons and the Proposed Change will not alter that reality. It will only exacerbate the worsening traffic and pedestrian safety issues in our neighbourhood. At the public information sessions for the last 5 land use changes and development applications in Aspen, CPD staff said "people don't need cars anymore in this City". That message is not true. Human cramming in high-end neighbours is simply exacerbating parking, pedestrian and road access issues.
  - **Integration:** The Proposed Change to build 62 highly compacted row houses does not represent a conscientious, considered and congruent development designed and intended to integrate within an existing mature neighbourhood of

high-end homes. Neighbourhoods like Aspen are as essential to Calgary's growth, diversity and sustainability as any of its other residential areas. As such, they need to be managed and maintained by the City with the same care and attention as its other neighborhoods if Calgary wants to attract and retain high quality professionals, business people, skilled workers and investment capital.

- **Safe Communities:** Traffic and pedestrian concerns have been mentioned above. Two additional neighbourhood safety concerns that need to be noted for the Proposed Change are fire safety and crime. Most major structure fires in this City involve multi-family dwellings and high density poorly spaced single-family dwellings. Fire Code standards for adjacent structures recommend at least a 300-metre separation between major structures (such as zero-lot line developments) and residential homes. As for crime and as mentioned during this year's and the last blanket re-zoning hearings and countless municipal planning studies, over-densification creates opportunities for increased crime. As density has increased in this area so has criminal activity in Aspen Estates and Aspen Woods. Despite repeated requests for CPS patrolling, there is virtually no police presence in our neighbourhoods. **Consequently, the residents of Aspen Estates and Aspen Woods have hired private security to patrol the area.** It is a subsidy of municipal services incurred at their expense, over and above their property taxes. Neighbourhood crime is a current and real issue for Calgary and CPS and the Proposed Change will move the needle in the wrong direction over time. We recognize that these concerns may be more appropriate for the Development Permit process. However, we have learned from past experience with CPD that they also need to be raised and considered early on during a Land Use Change. Otherwise, CPD will assume they are not a concern for residents in the Development Permit process.
- **Canopy:** City Council and City Administration have finally realized that Calgary has the lowest/worst urban tree canopy coverage of any major city in Canada. That has occurred in large measure because of land use change and development application creep. The City's densification ambitions have only exacerbated that deficiency and undermined its canopy improvement objectives. So called "rules" for minimum tree and shrub requirements on developed lands have become loose guidelines, largely ignored by developers. The Proposed Change is a case in point. A 62 unit development on 1.3 hectares obviously gives no consideration for canopy and green space requirements. Again, we recognize that these concerns may be more appropriate for the Development Permit process. However, we have learned from past experience with CPD that they also need to be raised and considered early on during a Land Use Change. Otherwise, CPD will assume they are not a concern for residents in the Development Permit process.

In conclusion, the Proposed Change fails to support the City's planning and development objectives. It flies in the face of the rationale for City Council's decision to revoke the Blanket Re-Zoning Bylaw. It will compound existing safety issues for the Aspen area. It is a poorly conceived and opportunistic attempt by the developer to leverage and profit from the significant investment that the Aspen Estates and Aspen Woods residents have made in their neighbourhoods. In short, the Application fails to establish or otherwise prove a *prima facie* suitability case and therefore the Proposed Change should not be supported or approved by City Council.

We would be grateful if you could please confirm receipt of this Submission by reply email.

Kind regards,

Ray Hansen, K.C.

210 Aspen Meadows Court S.W.,

for and on behalf of the members of the Aspen Meadows Condominium Corporation No. 001 3302

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Chris
Last name [required]	Hodgson
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	No
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Agenda not issued yet, Requests made to defer LOC2026-0022 item to Dec 2026

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	LOC2026-0022 (Oct 2026), AE-NG Public Hearing Submission .pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	See attached comments & concerns. Short notice given for the item and we have requested to defer until the December Public Hearings. Will submit my PowerPoint presentation once completed. Thanks, Chris Hodgson

Land Use Change – LOC2026-0022

Location: 7412 & 7480 - 17 Avenue SW

On behalf of the Aspen Estates Neighbours Group, we respectfully submit the following comments regarding the above proposed Land Use Change.

I am Chris Hodgson, a nearby resident, and I represent the Aspen Estates Neighbours Group, comprised locally of **514 homes** supported by 3 Condominium Corporations, 11 HOAs, and 3 Streets with no HOAs, of Aspen Estates in Aspen Woods. We object to and have major concerns about the latest version of the proposed Land Use Change, as follow.

ASP / Density / Building (massing, height, shadowing, etc.) / Site Layout

- The East Springbank Area Structure Plan was adopted in the late 1990s as the City of Calgary annexed East Springbank and was a promise of the future development to existing residents & future buyers. Many of us reviewed the Area Structure Plan and Developer Site Plans before purchasing our single-family home next to an East Springbank acreage.
- The maximum proposed density of 63 townhouses per hectare is unacceptable and out-of-context, especially given the already well-developed surrounding single-family homes.
- The 10 building masses proposed are much too large for such a small parcel of land at only 1 hectare. This is especially true as the townhouse complex will have single-family homes directly to the west and the north. Potential shadowing issues are a concern too.

Traffic / Parking or loading zones

- The recent 'estimate' of traffic impacts conducted this past summer completely ignores major traffic issues that occur during the school season. **A new major, full area traffic study is required - a must.** 73 Street SW is a busy connector road, and any congestion / parking will generate safety issues – especially given the very busy, uncontrollable & congested drop-off / pick-up at the 2 Rundle College / Rundle School facilities (one entrance for both located directly across the street on 17th Avenue SW) every school day morning and afternoon.
- Most important to ensure there is the appropriate level of parking for all residents, visitors and services in the 10-building townhouse complex.

Infrastructure

- We are very worried that our existing underground infrastructure (water service / sewers / electrical) will not be able to accommodate the increase from 17 single-family homes (currently allowed) to 63 townhouses (proposed). Again, existing underground infrastructure in Aspen Estates was built to accommodate single family homes planned as per the ASP. Also, recent major failures of water services in Calgary reinforce our concerns.

Heritage

- Concerned about the removal / destruction of Cooper Hall (originally called Willingdon Hall) built in 1928. **Heritage Calgary** advises they were not aware of this proposed loss of an inventoried heritage building in West Calgary. It is a well-used community asset, left in place during the East Springbank annexation and part of our existing Aspen Woods amenities.

In conclusion, we object to the 10 large, tall, buildings proposed on a small site that will not integrate at all with the surrounding single-family homes and our lovely, developed neighbourhood.

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Public Submission

CC 968 (R2026-04)

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First name [required]	Sharon
Last name [required]	Davies
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Land Use Change LOC2026-0022

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	LOC2026-0022 (Oct 2026)SGD comments).pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please refer to the attachment for the comments on behalf of The Owners: Condominium Plan No. 0010248 Thank you. S

Land Use Change – LOC2026-0022

Location: 7412 & 7480-17 Avenue SW

APPLICATION

- Site is 1 Hectare or 2.5 Acres of land (excluding Reserve Park area)
- Multi-Residential Development (10 Buildings)
- 3-Storeys (12 metres) in height; 63 Townhouses total

File Manager: Carolina Yepes-Castano carolina.yepes-castano@calgary.ca

We have major concerns about this proposed land use amendment as follows:

- Densification for densification sake is poor urban planning. Just look around the neighbourhood. This design is totally out of context.
- Propose 25 homes per acre (63 homes per acre) is unacceptable especially given the well development surrounding Aspen Estates neighbourhood of single family homes which were built within the perametres of the current ASP.
- The 10 building masses are overbuilt on the site given the 2.5 acre size. These buildings will cover the entire property with little consideration given to privacy and shadowing issues within the complex or the surrounding area especially Aspen Ridge Point SW to the west. One minute single family homes are proposed there, then in no time - let's slap up 62 townhouse right next to it. How does that square with good urban planning?
- Why are there no driveways? Everyone else in the neighbourhood has one. Lack of same will force complex parking for residents, visitors, service vehicles onto the surrounding roadway Aspen Height Drive SW.
- There appears to be inadequate planning for visitor, service and emergency vehicles with no allowance for a fire lane to boot to alleviate the above concern.
- Also, minimal space has been allotted for complex garbage, recycling, composting. This complex as is definitely could not handle a cart system.
- Plans to connect with the existing reserve area pathway plan, parks and vegetation is sorely lacking.
- The corner of 17th Ave SW and 73rd Street SW is a major choke point for traffic which generates many safety issues. The Aspen Woods neighbourhood have been complaining about this problem for years but their complaints have fallen on deaf ears. The Speed limit on 73rd Street SW needs to be reduced as many people use 14th Ave SW and 73rd Street SW as a cut through to 17th Ave SW. Reduce speed limits please.
- My understanding is that an old traffic study done 4 years ago was resurrected. A traffic study done before all the new development on 17th Ave SW to the west of 73rd Street SW and before the new 66 townhouse project at the North east corner of 17th Ave SW and 73rd St SW and this 62 unit new proposal were proposed. A mini update done in the Summer of 2026 at the intersection of 17th Ave SW and 73rd when school was out at Rundle Academy and Elementary Schools just cannot be justified. A full traffic study is required.
- Given Calgary's recent water trouble, the sewer and water infrastructure was designed to accommodate mostly single family homes will put further stress on the system.

- The recognized and historical building and grandfathered Cooper Hall (formally Willingdon Hall) is a recognized historical building in the former East Springbank area. Who has the authority to sell this historical building going through the proper channels and giving the community a say outside of this proposal?

- In closing, REASONABLE DENSIFICATION has gone out the window. The proposal does not meet this threshold and is therefore unacceptable for our community. The current townhouse complex (under construction) directly across 73rd St SW is more reasonable and is the reason our community did not object. The 66 townhomes (12 m height) on a 10 acre parcel is much more aligned with the overall look and feel of our community.

Thank you for your consideration,

Warmest Regards,

The Owners: Condominium Plan No. 0010248

Sharon Davies

President

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Warner
Last name [required]	Lee
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I feel ignored and frustrated. My family and I live on Aspen Ridge Place SW, in one of the cul-de-sacs right beside this site. Hundreds of neighbours spoke up and the plan barely moved, so I strongly oppose rezoning 7412 and 7480 17 Avenue SW.

Where this proposal fails:
• The neighbourhood plan sets 2 to 7 homes per hectare here. Up to 60 is more than 8 times that, which is unreasonable.
• If 7 can become 60 here, any large lot under this plan can cite this approval: a dangerous precedent.
• It crams in as many homes as possible, with no balance between adding homes and fitting in.
• All vehicle access is expected from Aspen Ridge Heights, a residential street, with about 134 stalls for up to 63 homes. That is a real traffic and safety worry.

Overbuilding this corner would wear down the feel of our whole community, and adding this much traffic beside three schools is dangerous.

Density was always our main worry. Residents asked for about 19 homes per hectare, but the applicant cut only 3, from 66 to 63, about 5 percent. After the open house, four buildings were turned sideways, with the same height and the same 63 homes, and our concerns were left aside. The accuracy of the applicant's material was raised again and again, yet Council's record stays uncorrected, which feels manipulative to me.

I cannot be there on November 9. Only this one of 6 applications from the October 8 Planning Commission meeting was moved up, the one with nearly 600 letters of opposition, which looks to me like a rush to sideline us. The notice was too short, and the date left the City's published schedule.

Residents offered houses facing existing homes on the north and west edges, with townhomes toward 17 Avenue and 73 Street. Council wrote that kind of transition into Augusta Villas in Springbank Hill in 2026. We got one evening, then silence, then a summary saying we were heard. We only want honest development, with truthful submissions and respect for those already here. Our Councillor is seeking a deferral, but for an application rushed like this, a delay falls short. Please deny it outright and hold the applicant accountable for its poor outreach and misleading submissions to the City.

Warner Lee
222 Aspen Ridge Pl SW, Calgary, AB T3H 0J6

Calgary

Public Submission

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First name [required]	Erin
Last name [required]	Peshke
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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[required] - max 75 characters	LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

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ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I spoke up and I wrote in, and not one thing residents asked for made it into this plan. My family and I live on Aspen Ridge Cres. SW, and I strongly oppose this application because it brushes aside the people who already call this corner home.

From the start, our biggest worry was how many homes would go here. Residents asked for about 19 homes per hectare, yet the applicant trimmed just 3, from 66 to 63, about 5 percent. After one open house the community was silenced, with no return visit from the applicant since June 16. Calling 60 homes per hectare a "mid-point" between its neighbours was deceptive when it is denser than the homes on both sides, and the real halfway point between 7 and 32 is about 19.

Why I oppose this application:
- About 7 homes are allowed here today, and jumping to up to 63 is irresponsible.
- It sets a dangerous precedent, since any other large lot under this plan could seek 60 homes per hectare and cite this approval.
- All traffic is expected to use Aspen Ridge Heights, a residential street, with about 134 parking stalls for up to 63 homes, a serious traffic and safety worry.
- The site sits directly north of Rundle College, Ernest Manning High School and Ambrose University, and the applicant's own Outreach Summary notes already significant congestion at 17 Avenue and 73 Street at school drop-off and pick-up.
- Rows of three-storey townhouses beside single-family homes are a poor fit for this corner and would wreck its character.

Put plainly, this would ruin the character of the neighbourhood we all share.

The hearing was moved off the City's published schedule with very little notice, so I cannot be there on November 9.

Our community put forward a genuine transition into the neighbourhood at roughly a third of the density proposed. I feel misrepresented and disrespected as someone who already lives here, and growth is welcome on our streets when it is honest and fits the homes around it. Please deny this application outright and make the applicant answer for its poor community outreach and misleading submissions to the City; at the very least, grant the deferral our Councillor is seeking because this file was rushed.

Erin Peshke
5 Aspen Ridge Cres. SW, Calgary, AB

Calgary

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First name [required]	Derrick
Last name [required]	Hosanna
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

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Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

From our home on Aspen Ridge Place SW, a short walk away, my family and I watched land meant for about 7 or 8 homes become a request for up to 63. Hundreds of neighbours weighed in, the plan barely shifted, and I strongly oppose it because we feel frustrated and gaslit.

Why this application does not work:
• Our plan says multi-family housing "should not be permitted" here, so up to 60 town-homes per hectare is no "mid-point."
• Allowing 60 where 7 is set creates a dangerous precedent that other large lots under our plan will cite.
• Packing a small parcel with every home it can hold is poor land use, with no balance between density and fit.
• Council repealed blanket rezoning on April 8, 2026, so density would fit its surround-ings, and this design does not.
• Directly north of Rundle College, Ernest Manning High School and Ambrose Univer-sity, the site sits by a corner the applicant's own Outreach Summary says already jams badly at 17 Avenue and 73 Street during school runs.

For our household, this ruins the character of the neighbourhood.

The outreach has worn us down. Misrepresenting what residents said, the Outreach Summary drops the request most of us made: homes facing homes at roughly 19 per hectare. More than 200 more letters of opposition followed the revision, because our voices were ignored. Deceptively, the final submission, filed after comments closed, calls 60 a cut from "the existing maximum density of 85 units per hectare" while admit-ting policy allows about 7 or 8 homes; residents find no source for 85 and ask the City planner to confirm it.

The hearing left the City's published schedule with little warning, so I cannot attend on November 9. Only this file, of 6 from the October 8 Planning Commission meeting, was pulled forward despite nearly 600 letters of opposition, which looks to us like a rush to sideline our community.

The applicant owes us honest dealing, and Council can require density that suits this street. Our Councillor seeks a deferral because this was unfairly hurried, but I ask Council to refuse it outright and hold the applicant accountable for weak outreach and misleading submissions to the City.

Derrick Hosanna
130 Aspen Ridge Pl SW, Calgary, AB T3H 0J6

Calgary

Public Submission

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First name [required]	Pratima
Last name [required]	Pandit
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Aspen rezoning

Calgary

Public Submission

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ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

Living on Aspen Ridge Heights SW with my family, I'm watching a site where about 7 homes are allowed today be proposed for up to 63. Residents asked for far fewer, about 19 per hectare, yet the count only dropped from 66 to 63. I strongly oppose this rezoning because our feedback changed so little.

The weaknesses of this proposal:
- The neighbourhood plan says multi-family housing "should not be permitted" here, so townhouses at up to 60 homes per hectare aren't a "mid-point."
- It packs the most homes it can onto a small parcel, with no balance between adding homes and fitting in.
- It's a dangerous precedent: if 7 per hectare can become 60 here, other large lots under this plan could ask for the same and cite this approval.
- Up to 60 homes per hectare against the plan's 2 to 7 is more than eight times what's allowed, and that's irresponsible densification.
- Rundle College, Ernest Manning High School and Ambrose University sit just south, and the applicant's own Outreach Summary already records significant congestion where 17 Avenue meets 73 Street at drop-off and pick-up.
- All vehicle access is expected off our residential street, with about 134 stalls for up to 63 homes, which worries me for traffic and safety.

Misleading outreach:
- Community voices were ignored when the summary listed six concerns from the April virtual session and left out density, though hundreds of April letters raised it.
- Calling the townhouses to the east "higher-density transit-oriented development" was deceptive; the City confirmed in writing they're capped at 32 homes per hectare, less than half the 60 proposed here.

How overbuilding affects our community:
- It would wipe away the community feel that brought families here.

With such short notice, and a date that doesn't follow the City's own published schedule, I can't be at the November 9 hearing.

I'm uneasy about how residents have been treated and worried about what comes next; we deserve an honest process and a plan shaped with us, not handed to us. Please hold the applicant to account for its weak outreach and the misleading material it gave the City, and deny this application: our Councillor wants a deferral because it was fast-tracked, but I'm asking you to refuse it outright.

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First name [required]	Majid
Last name [required]	Hoseini
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
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ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I feel frustrated and ignored. My family and I live on Aspen Glen Place SW West, about 400 metres away, and hundreds of us gave feedback that barely moved this plan. I strongly oppose the rezoning at 7412 and 7480 17 Avenue SW.

Why I oppose this application:
- The neighbourhood plan sets 2 to 7 homes per hectare here, so allowing up to 60 is more than 8 times that and unreasonable.
- It crams in the most homes it can on a small parcel, putting density ahead of any fit with its surroundings.
- Every car is expected to come and go by Aspen Ridge Heights, a quiet residential street. Roughly 134 parking stalls are planned for up to 63 homes, and that worries me for traffic and safety.
- With Rundle College, Ernest Manning High School and Ambrose University immediately to the south, even the applicant's Outreach Summary records heavy congestion at 17 Avenue and 73 Street when students are dropped off and picked up.
- Council repealed blanket rezoning on April 8, 2026, because density has to fit its neighbourhood, and this design does not.

Lip service, not outreach:
- The Outreach Summary misrepresents residents and omits our central ask of about 19 homes per hectare, with homes facing homes.
- Lip service: after the open house, four buildings were rotated, with the same townhouses, the same height and the same 63 homes.
- Manipulative: more than 8 times the plan's density is called "a modest land use change."

What it means for my neighbourhood:
- It ruins the character of the place I call home.

The hearing date moved off the City's published schedule on short notice, so I cannot be there on November 9.

Residents proposed a genuine transition into the neighbourhood at about a third of this density. We offered a fair compromise and deserve honest dealing and a design sized to its neighbours. My request is simple: refuse this application outright. The applicant must answer for outreach that failed this community and for submissions that misled the City. Our Councillor is seeking a deferral because this file was rushed, and that is the very least Council owes us.

Majid Hoseini
359 Aspen Gln Pl SW W, Calgary, AB T3H 0E9

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First name [required]	cheryl
Last name [required]	Irwin
How do you wish to attend?	
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Date of meeting [required]	Nov 9, 2026

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[required] - max 75 characters	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Calgary

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Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Farkas and Members of Council, My family and I live on Christie Briar Manor SW, and what happens on this land will shape our everyday life. I spoke up and wrote in, yet nothing residents asked for was taken up, and I strongly oppose this rezoning because it sets aside the plan our neighbourhood relies on. Why I oppose this application: - The neighbourhood plan says multi-family housing "should not be permitted" here, so townhouses at up to 60 homes per hectare are no "mid-point." - Letting 7 become 60 per hectare is a dangerous precedent that any other large lot under this plan could point to. - Pushing the most homes possible onto one small parcel is poor land use. - The site sits just north of Rundle College, Ernest Manning High School and Ambrose University, and the applicant's own Outreach Summary notes heavy congestion at 17 Avenue and 73 Street when students arrive and leave. - Good growth needs a balance between adding homes and designing for what is already here. - Up to 63 homes instead of about 7, or up to 60 per hectare where the plan allows 2 to 7, is more than eight times the plan and irresponsible densification. How residents have been treated worries me. The Outreach Summary misrepresents what we said and omits our central ask of about 19 homes per hectare, with houses across from houses. Residents were promised a September traffic study with schools in session, yet the City leans on October 2024 counts made before the 66 townhomes next door were complete, which leaves the community silenced. The original application also cited a zoning district for the land to the east that was repealed in 2008, which I see as manipulative. For my street, this would change the character of the neighbourhood permanently. The hearing was shifted on short notice, so I am unable to attend on November 9. Residents proposed houses facing the existing homes on the north and west edges, with townhomes toward 17 Avenue and 73 Street. I feel unheard and uneasy, because growth is welcome here when it is honest and fits the people already living beside it. Please make the applicant answer for its weak outreach and the misleading material it gave the City, and deny this application; our Councillor is asking for a deferral because it was fast-tracked, but I want it refused outright. Cheryl Irwin 7095 Christie Briar Manor SW, Calgary, AB

Calgary

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ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Farkas and Members of Council, Living on Aspen Ridge Heights SW with my family, I'm watching a site where about 7 homes are allowed today be proposed for up to 63. Residents asked for far fewer, about 19 per hectare, yet the count only dropped from 66 to 63. I strongly oppose this rezoning because our feedback changed so little. The weaknesses of this proposal: - The neighbourhood plan says multi-family housing "should not be permitted" here, so townhouses at up to 60 homes per hectare aren't a "mid-point." - It packs the most homes it can onto a small parcel, with no balance between adding homes and fitting in. - It's a dangerous precedent: if 7 per hectare can become 60 here, other large lots under this plan could ask for the same and cite this approval. - Up to 60 homes per hectare against the plan's 2 to 7 is more than eight times what's allowed, and that's irresponsible densification. - Rundle College, Ernest Manning High School and Ambrose University sit just south, and the applicant's own Outreach Summary already records significant congestion where 17 Avenue meets 73 Street at drop-off and pick-up. - All vehicle access is expected off our residential street, with about 134 stalls for up to 63 homes, which worries me for traffic and safety. Misleading outreach: - Community voices were ignored when the summary listed six concerns from the April virtual session and left out density, though hundreds of April letters raised it. - Calling the townhouses to the east "higher-density transit-oriented development" was deceptive; the City confirmed in writing they're capped at 32 homes per hectare, less than half the 60 proposed here. How overbuilding affects our community: - It would wipe away the community feel that brought families here. With such short notice, and a date that doesn't follow the City's own published schedule, I can't be at the November 9 hearing. I'm uneasy about how residents have been treated and worried about what comes next; we deserve an honest process and a plan shaped with us, not handed to us. Please hold the applicant to account for its weak outreach and the misleading material it gave the City, and deny this application: our Councillor wants a deferral because it was fast-tracked, but I'm asking you to refuse it outright.

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Mark
Last name [required]	Satre
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I live on Aspen Ridge Park Southwest. About 7 homes are allowed on this land today, and up to 63 are proposed. This affects my family. I spoke up and wrote in, yet nothing residents asked for was taken up, so I strongly oppose LOC2026-0022.

Density was always our main worry. Residents asked for about 19 homes per hectare, and the applicant trimmed 3 homes, 66 down to 63, roughly 5 percent. Residents counted far more people at the open house than the summary shows. Forms ran out, and many residents photographed asked for a written transition, which is lip service. After comments closed, the final submission called 60 a drop from "the existing maximum density of 85 units per hectare" while admitting policy allows about 7 or 8 homes. That is deceptive. Residents find no source for 85 and ask the City planner to confirm it. The pattern looks deliberate to me.

The weaknesses of this proposal:
- The plan says multi-family housing "should not be permitted" here, so 60 homes per hectare is no "mid-point."
- It is a dangerous precedent any large lot under this plan could cite.
- It crams in every home it can, with no regard for context.
- About 8 visitor stalls for up to 63 homes, no parking on 17 Avenue or 73 Street beside the site, and dead-end lanes without turnarounds mean overflow onto our streets and unsafe lanes.
- Council repealed blanket rezoning on April 8, 2026 so density fits its surroundings. This design does not.
- Up to 60 per hectare against 2 to 7 is more than eight times the plan. Irresponsible.

It does not fit this established neighbourhood.

The hearing was moved off the City's published schedule with little notice, so I cannot attend on November 9. Of 6 applications from the Oct 8 Planning Commission meeting, only this one, with nearly 600 letters of opposition, was moved up, which looks to me like a push to sideline us.

The community offered a real transition at about a third of this density. I feel gaslit and ignored, and we deserve an honest process with a plan built alongside us. Please hold the applicant responsible for its poor outreach and misleading filings with the City, and deny this application. Our Councillor is seeking a deferral since it was fast-tracked. I am asking for a refusal.

Mark Satre
14 Aspen Ridge Park Southwest, Calgary, AB

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Gobind
Last name [required]	Khiani
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	No
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Is This development sustainable

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

As President of our HOA and a neighbour on Aspen Ridge Place SW, I see land planned for about 7 homes now facing up to 63. Residents asked for far fewer, yet the applicant cut only from 66 to 63. This touches my family, and I strongly oppose a change that brushes aside what neighbours said.

The weaknesses of this proposal:
- Up to 60 homes per hectare where the neighbourhood plan sets 2 to 7 is over eight times that limit, which is unreasonable.
- It packs every home it can onto a small parcel, with no balance between density and fitting in.
- Jumping from about 7 homes to as many as 63 is irresponsible densification.
- About 8 visitor stalls, no parking beside the site on 17 Avenue or 73 Street, and dead-end lanes with no turnarounds mean cars on our streets and real safety risks.
- All traffic is expected on Aspen Ridge Heights, a residential street, with about 134 stalls for up to 63 homes.

The applicant's Outreach Summary misrepresents residents and drops our main request of about 19 homes per hectare with houses facing houses. Community voices were ignored after the open house: four townhouse buildings were turned sideways, with the same height and the same 63 homes. The first application was also misleading, citing a zoning district to the east that was repealed in 2008. Simply put, this does not suit the character of our established neighbourhood.

I plan to attend on November 9 and will ask to speak to Council.

The community offered a fair middle path of about 19 homes per hectare. I am uneasy and worried about how residents have been treated; we are owed honest dealing, and Council can insist on density that suits this street. As HOA President I want an improved and well thought review with neighbours, so while our Councillor seeks a deferral because this was unfairly expedited, I ask you to deny it outright and make the applicant answer for poor community outreach and misleading submissions to the City.

Gobind K
244 Aspen Ridge Place Sw, Calgary, AB

Calgary

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CC 968 (R2026-04)

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First name [required]	Rick
Last name [required]	McLeod
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Development Proposal for Aspen Woods (73 St and 17 Ave SW)

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I feel uneasy, and I want to tell you why. I live on Aspen Summit Green SW, and this would change daily life for my family. Residents spoke up and wrote in, yet nothing we asked for was taken up. I strongly oppose this rezoning because it shuts out the people who live here.

Why this application does not work:
- Calling townhouses at up to 60 homes per hectare a "mid-point" ignores a neighbourhood plan stating that multi-family housing "should not be permitted" on this land.
- It packs in every home it can on a small parcel.
- If 7 per hectare can become 60 here, every large lot under this plan could ask the same, a dangerous precedent.
- Up to 63 homes where roughly 7 fit today is more than eight times the plan, and irresponsible.
- Good land use weighs new housing against its surroundings, and this does not.
- Overflow cars will end up on our residential streets, since up to 63 homes would share roughly 8 visitor stalls and parking is not allowed on 17 Avenue or 73 Street beside the site. Several lanes inside also dead-end without turnarounds, which is unsafe.

Our central ask, roughly 19 homes per hectare with houses facing houses, is missing from the applicant's Outreach Summary, which also misrepresents what residents told it. After one open house, the community was silenced, with no return since June 16. Calling 60 a "mid-point" was misleading, since it is denser than the neighbours on both sides, and halfway between 7 and 32 is about 19. Simply put, this ruins the character of our neighbourhood.

I can't come on November 9. The notice was too short, and the date moved off the City's published schedule. Fast tracking projects to support developers against the wishes of a clear majority of the constituents in the neighbourhood is fundamentally wrong and unfair.

The community offered a real transition at about a third of the proposed density. There is room for improvement that would satisfy the neighbours. I want an honest process, a plan made with us, not dropped on us. You need to listen to the community. Our Councillor wants a deferral, but for something rushed like this that falls short: please refuse it, and make the applicant answer for shoddy outreach and for submissions that misled the City.

Rick McLeod
38 Aspen Summit Green SW, Calgary, AB

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Public Submission

CC 968 (R2026-04)

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First name [required]	Peter
Last name [required]	Kelava
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

We spoke up. We wrote in. Not one thing residents asked for was taken up. My family and I live on Aspen Ridge Gate SW, a few minutes' walk from this site, and I strongly oppose this rezoning because it is unfair and will destroy property values. We feel gaslit and misrepresented.

What is wrong with this proposal:
• Today about 7 homes are allowed here, and this would allow up to 63. That is irresponsible.
• It packs a small parcel to the limit and ignores its context for the sake of density.
• It sets a dangerous precedent: any large lot under this plan could seek 60 homes per hectare and point here.
• About 8 visitor stalls for up to 63 homes, with no street parking next to the site, will push cars onto our streets, and dead-end lanes with no turnarounds are unsafe.
• All vehicles are expected to enter from Aspen Ridge Heights, a residential street, to reach about 134 parking stalls. That is a real traffic and safety risk.
• It is overbuilt: rows of townhomes, no backyards, no driveways, and just 5 square metres of amenity space required per home.

The applicant's Outreach Summary is misleading. It drops our main ask, roughly 19 homes per hectare with houses across from houses, and twists what residents said. Residents were promised a September traffic study with schools in session. Instead, the City is using October 2024 counts taken before the 66 neighbouring townhomes were done, and community voices were ignored. The original application cited a zoning district for the land to the east that was repealed in 2008, which was manipulative. To me it looks deliberate.

Overbuilding this corner would erode the character of our whole community. Enough with the multi unit developments.

With such short notice and an unusual change from the City's published schedule, I cannot attend on November 9.

The blanket rezoning was repealed. Stop the madness. We are angry, yet we welcome growth that is honest, contextual and sensitive to the people already here. Our Councillor is seeking a deferral, but for an application rushed like this, that is not enough: refuse it outright, and make the applicant answer for weak community outreach and the misleading record it gave the City.

Peter Kelava
9 Aspen Ridge Gate SW, Calgary, AB T3H 5V4

Public Submission

CC 968 (R2026-04)

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First name [required]	Morley
Last name [required]	Chandler
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Aspen land development permi

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

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First name [required]	Natalija
Last name [required]	Reljic
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	I want comment about the development on 17 Ave -Aspen community .

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am against the 17 ave-Aspen community development

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Public Submission

CC 968 (R2026-04)

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First name [required]	Logan
Last name [required]	Kelava
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I live on Aspen Ridge Gate SW, roughly 300 metres from this land, and what happens there lands on my family. Residents asked for far fewer homes, yet the applicant trimmed its plan from 66 to just 63. I strongly oppose LOC2026-0022 because it is unfair and will destroy property values.

The way the community has been handled makes me angry. The applicant's Outreach Summary skips what residents wanted most, roughly 19 homes per hectare with homes facing homes, and gets our views wrong. After a single open house on June 16, the applicant went quiet and never came back, which leaves the community silenced. Worse, the "significant project revisions" it told the City grew out of community feedback were already printed on a postcard mailed ten days before that open house. To me that looks like a deliberate, manipulative move.

Where this proposal fails:
- About 7 homes fit on this land today, and allowing up to 63 is irresponsible.
- If 7 can turn into 60 per hectare here, every other big lot under this plan could cite this approval and ask the same, a dangerous precedent.
- Council repealed blanket rezoning on April 8, 2026, so new density would fit its surroundings, and this design ignores ours.
- The neighbourhood plan allows 2 to 7 homes per hectare, and up to 60 is more than eight times that, which is irresponsible densification.
- Every car is expected to use Aspen Ridge Heights, a residential street, with about 134 stalls for up to 63 homes, a real traffic and safety worry.

A block this crowded simply does not suit the character of an established neighbourhood like ours.

With so little notice and a date that strays from the City's published schedule, I am unable to be there on November 9.

Being told my input shaped this plan when it did not leaves me feeling gaslit and disrespected as someone who already lives here. We deserve an honest process and a plan made with us, not dropped on us. Please hold the applicant to account for its weak outreach and the misleading picture it gave the City, and deny this application. Our Councillor wants a deferral since it was rushed forward, but I am asking you to turn it down outright.

Logan Kelava
9 Aspen Ridge Gate SW, Calgary, AB T3H 5V4

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CC 968 (R2026-04)

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First name [required]	Catherine
Last name [required]	Beck
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC 2026-0022. 7412 & 7480 17 Ave SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Farkas and Members of Council, I live on Aspen Meadows Heath SW, #13 a short walk away, and I strongly oppose LOC2026-0022 because it crowds far too many homes onto one corner. My family will live with the result. I gave feedback. The applicant acted as if it heard us, then changed almost nothing. Homes were always the main issue. Residents asked for about 19 per hectare, and the applicant cut just 3, from 66 to 63, about 5 percent. More than 200 more letters of opposition followed the revision, which tells me the changes were lip service. The final submission, filed after public comments closed, calls 60 a drop from "the existing maximum density of 85 units per hectare," yet the same document says current policy allows about 7 or 8 homes. That is deceptive. Residents can find no source for 85 and ask the City planner to confirm it. The problems with this application: - Roughly 7 homes are allowed now; up to 63 is irresponsible. - It packs in every home it can, with no balance between growth and design that fits. - All cars are expected to enter from Aspen Ridge Heights, a residential street, via about 134 stalls, a real traffic and safety worry. - Rows with no backyards or driveways, and just 5 square metres of amenity space per home, are overbuilt. - About 8 visitor stalls for up to 63 homes, and nowhere to park next to the site on 17 Avenue or 73 Street, will push cars onto our streets, and dead-end lanes with no turn-arounds are unsafe. Overbuilding this corner would wear down the feel of our whole community. I cannot attend on November 9, since notice came late and the date shifted off the City's published schedule. Of 6 applications from the Oct 8 Planning Commission meeting, only this one, with nearly 600 letters of opposition, was moved up, which seems to me a push to hurry it past the community. I feel talked down to and frustrated, and this neighbourhood welcomes growth that is honest and fits its surroundings. Deny this application outright, require the applicant to account for its poor community outreach and misleading submissions to the City, and know that the deferral our Councillor requested because this was rushed is the least Council owes us. Catherine Beck 13 Aspen Meadows Heath SW, Calgary, AB T3H 5Z6

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Juliamai
Last name [required]	Giffen
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Aspen Woods Development Near Rundle College

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Farkas and Members of Council, I feel uneasy about how residents here have been treated and how little we have been heard. I live on Aspen Meadows Park SW with my family and took part in this process in good faith. I strongly oppose the rezoning of 7412 and 7480 17 Avenue SW because it is far too much for this corner. What is wrong with this proposal: - The neighbourhood plan sets 2 to 7 homes per hectare here, and up to 60 is more than 8 times that, which is unreasonable. - It packs a small parcel as tightly as it can, with no effort to weigh new housing against the design around it. - Every other big lot in this plan area could point to this approval and ask for the same, a dangerous precedent. - Up to 63 homes would replace the roughly 7 allowed today, which is irresponsible densification. - Most concerning is that the traffic in this area is already problematic during rush hour and in particular school drop off and pick up times. Anyone driving in this area today at those times would see that there is an unresolved issue and this development will ecaserbate those issues. - Rundle College, Ernest Manning High School and Ambrose University are right to the south, and the applicant's Outreach Summary itself records significant congestion at 17 Avenue and 73 Street during school drop-off and pick-up. Residents always said the number of homes mattered most and asked for about 19 per hectare, yet the applicant cut only 3, from 66 to 63, about 5 percent. To me the community was silenced: residents counted far more people at the open house than the summary shows, forms ran out, and many photographed forms asked for a transition in writing. The application also misleadingly called the townhouses to the east "higher-density transit-oriented development," though the City confirmed in writing they are capped at 32 homes per hectare, less than half of what is proposed here. Overbuilding this corner would wear down the character of our whole community. I cannot attend on November 9, since the notice came too late and the date was moved off the City's published schedule. Why was the hearing expedited when the community has raised so many concerns? The community put forward about 19 homes per hectare instead of up to 60. Residents deserve honest dealing from the applicant, and Council can require density that suits the neighborhood. Concerned Resident and Taxpayer.

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Public Submission

CC 968 (R2026-04)

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CC 968 (R2026-04)

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First name [required]	James
Last name [required]	Beck
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC 2026-0022 7412 & 7480 17 Ave SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I live on Aspen Meadows Heath SW, about 200-300 meters away, and I strongly oppose this rezoning because it would reshape the place my family calls home. The applicant acted as though it heard us, then kept its plan nearly as it was.

The weaknesses of this proposal:
- About 7 homes fit here today; allowing up to 63 is irresponsible.
- It sets a dangerous precedent: any large lot under this plan could seek 60 per hectare and cite this case.
- Packing in every home possible strikes no balance with its surroundings.
- Rows of townhomes without backyards or driveways, with just 5 square metres of amenity space per home, are overbuilt.
- Council repealed blanket rezoning on April 8, 2026, so density would fit its setting, and this design does not.
- Good land use weighs new homes against context, and this one does not.

Deceptive outreach, lip service and gaslighting:
- The Outreach Summary misrepresents us by dropping our main request, about 19 homes per hectare with houses facing houses.
- Listing six April concerns but leaving out density, the subject of hundreds of letters, is lip service.
- Flagged errors like "a modest land use change" and "mid-point" all favour the applicant and sit uncorrected in Council's record, which is misleading.

What it means for my neighbourhood:
- Overbuilding this corner would erode the character of our whole community.

I cannot be there on November 9 because the notice came too late and the date was moved off the City's published schedule. Of 6 files from the Oct 8 Planning Commission meeting, only this one, facing nearly 600 letters of opposition, was pulled forward, which to me looks like a push to rush it and sideline our community.

I am angry and feel disrespected as someone who already lives here; we are owed honest dealing, and Council can require density that suits this street. Our Councillor is seeking a deferral, but for a file rushed like this that falls short: please refuse it, and hold the applicant accountable for its poor community outreach and misleading submissions to the City.

James Beck
13 Aspen Meadows Heath SW, Calgary, AB T3H 5Z6

Public Submission

CC 968 (R2026-04)

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First name [required]	Adel
Last name [required]	Henniche
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I live on Aspen Ridge Place SW, just around the corner from land where the plan allows about 7 or 8 homes and this application seeks up to 63. This touches my family directly. I took part in good faith and was not heard. I strongly oppose LOC2026-0022 as irresponsible densification.

The weaknesses of this proposal:
• The neighbourhood plan sets 2 to 7 homes per hectare here. Up to 60 is more than 8 times that and unreasonable.
• Approval sets a dangerous precedent that every other large lot under this plan could cite.
• It crams in as many homes as possible on a small parcel, with no balance between density and context.
• About 8 visitor stalls serve up to 63 homes, the streets beside the site have no parking, overflow will reach residential roads, and dead-end lanes lack turnarounds.
• Three-storey townhouse rows beside single-family homes are poor design for this corner and would ruin its character.
• No backyards, no driveways and only 5 square metres of amenity space per home: it is overbuilt.

Lip service, not outreach:
• The Outreach Summary omits our main request, about 19 homes per hectare with houses facing houses, and misrepresents residents.
• Community voices were ignored. Six April concerns are listed, but not density, the subject of hundreds of letters.
• Calling the townhouses to the east "higher-density transit-oriented development" was misleading. The City confirmed in writing they are capped at 32 homes per hectare, under half of 60.

What it means for my neighbourhood:
• Overbuilding this corner would erode the feel of the entire community.

I will be at City Hall on November 9. Of 6 applications from the October 8 Planning Commission meeting, only this one, carrying nearly 600 letters of opposition, was moved up, which to me looks like a push to hurry it past us.

Being misrepresented this way leaves me feeling disrespected in my own neighbourhood. Growth is welcome when it is honest and fits its surroundings. Our Councillor is seeking a deferral because this hearing was unfairly expedited. I ask Council to go further, deny the application outright, and hold the applicant accountable for its poor community outreach and misleading submissions to the City.

Adel Henniche
125 Aspen Ridge Pl SW, Calgary, AB T3H 0J6

Calgary

Public Submission

CC 968 (R2026-04)

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Eleanor
Last name [required]	Gabriele
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

This neighbourhood is home, and I live on Aspen Ridge Square SW, about 300 metres from this site, so it touches my family. I spoke up and wrote in, yet nothing residents asked for was taken up, and I strongly oppose LOC2026-0022 for that reason.

The number of homes was always our biggest worry. Residents asked for about 19 per hectare, and the applicant trimmed just 3, going from 66 to 63, about 5 percent. That's the community silenced: residents saw a much bigger crowd at the open house than the summary admits, comment forms ran short, and plenty of the photographed ones requested a transition in writing. It's misleading, too, to call 60 per hectare a "mid-point" when it's denser than the neighbours on both sides, since halfway between 7 and 32 is about 19. It's living up to the image of developers: deceitful, disrespectful of those who live near this project.

Where this proposal fails:
- Up to 60 homes per hectare, where the plan allows 2 to 7, is more than 8 times the plan, and that's unreasonable.
- It's a dangerous precedent, since any large lot under this plan could ask for the same and point here.

This ruins the character of our neighbourhood. We don't say no; we ask for respect on density, parking, height, quality and green space: very low density, covered parking for 2 cars per unit, access by new roads, cement buildings, proper fencing with a large setback, and colour and finish consulted with the Aspen Homeowners' Association.

With so little notice, and a date that strays from the City's own published schedule, I can't be there on November 9.

Residents offered single-family homes and duplexes next to existing houses, stepping up to townhomes. Profit is good, greed is not! I'm angry and I feel gaslit, because we deserve an honest process and a plan shaped with us, not forced on us. Our Councillor is seeking a deferral because this hearing was unfairly rushed, but I'm asking you to deny it outright and hold the applicant accountable for its poor outreach to our community and the misleading material it gave the City.

Eleanor Gabriele
26 Aspen Ridge Square SW, Calgary, AB T3H 5V4

Calgary

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First name [required]	Na
Last name [required]	Luo
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

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ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I am angry, and I feel gaslit. My family and I live on Aspen Meadows Green SW, and we watched the applicant behave as though it was listening, then alter almost nothing. I strongly oppose LOC2026-0022 because it is an irresponsible use of this land.

Why I oppose this application:
- The neighbourhood plan sets 2 to 7 homes per hectare here, and allowing up to 60, more than 8 times the plan, is unreasonable.
- Turning 7 into 60 per hectare would set a dangerous precedent that every other large lot under this plan could cite.
- Packing the most homes possible onto a small parcel is poor land use that abandons any balance between densification and contextual design.
- Council repealed blanket rezoning on April 8, 2026, so that new density would fit its neighbourhood, and this design is neither contextual nor community-sensitive.
- Willingdon Hall (Cooper Memorial Hall) is listed as a City-Wide Historic Resource, yet the bylaw contains no rule to keep it, and a plaque is no substitute for a community hall.

From the start, the number of homes was the central concern. Residents asked for roughly 19 homes per hectare; the applicant removed just 3 homes, going from 66 to 63, about 5 percent. Community voices were ignored: after a single open house, the applicant has not returned since June 16. Residents questioned the accuracy of its material repeatedly, yet the record before Council stands uncorrected, which I find misleading and troubling.

This proposal would permanently alter the character of our neighbourhood.

Because notice was so short and the date strays from the City's own published schedule, I cannot attend on November 9. Of the 6 files heard at the Planning Commission on October 8, only this one, drawing nearly 600 letters of opposition, was advanced, which to me looks like an attempt to rush it through and marginalize our voice.

My outrage comes from being treated this way, and residents deserve an honest process, with a plan shaped alongside the community rather than imposed on it. I ask Council to deny this application outright and to make the applicant answer for its poor community outreach and misleading submissions to the City; our Councillor is seeking a deferral because this was rushed, and that is the very least Council can do.

Na Luo
27 Aspen Meadows Green SW, Calgary, AB

Calgary

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First name [required]	Pamela
Last name [required]	Yaworsky
How do you wish to attend?	
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Public Submission

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First name [required]	Blair
Last name [required]	Ward
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

My family and I live on Aspen Ridge Bay SW, and I strongly oppose this application because it would ruin the neighborhood we call home. Hundreds of neighbours told the applicant what was wrong. The plan barely moved. I feel disrespected as someone who already lives here, and frankly, gaslit.

My objections:
- Today about 7 homes are allowed here, and this would allow up to 63, which is irresponsible.
- Approval would set a dangerous precedent, since any other large lot under this neighbourhood plan could seek 60 homes per hectare and cite this decision.
- Packing in every home that fits on a small parcel ignores the balance between densification and design that suits its setting.
- Three-storey townhouse rows next to single-family houses are wrong for this corner and would destroy its character.
- Density pushed this far, with no regard for context, is simply poor land use.
- All vehicle access is expected from Aspen Ridge Heights, a quiet residential street, for up to 63 homes and about 134 parking stalls, a serious traffic and safety problem.

The outreach to this community:
- Density was always our main concern. Residents asked for about 19 homes per hectare, yet the applicant cut just 3 homes, from 66 to 63, about 5 percent.
- Community voices were ignored: after one open house, the applicant has not come back to us since June 16.
- Calling more than eight times the plan's density "a modest land use change" is deceptive.

How it affects me, my family and my neighbours:
- It would alter our neighbourhood's character permanently and drag down current house values and the tax base of the neighborhood.

With very little notice, November 9 replaced the date the City had published, and I cannot attend.

Residents offered a fair middle ground of about 19 homes per hectare instead of up to 60. I am angry that this plan is being imposed on us, when this community deserves an honest process and a plan shaped with the people who live here. Our Councillor is seeking a deferral, but for an application rushed through like this, delay is not enough. Please deny it outright, and hold the developer responsible for how poorly it engaged residents and for the misleading picture it gave the City.

Blair Ward
44 Aspen Ridge Bay SW, Calgary, AB

Calgary

Public Submission

CC 968 (R2026-04)

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Melanie
Last name [required]	Nearing
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 – 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	Aspen delevopment.pdf
ATTACHMENT_02_FILENAME	LOC2026-0022 – 7412 and 7480 17 Avenue SW.pdf
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

Re: Strong Opposition to LOC2026-0022 – 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

Our family lives on Aspen Ridge Place SW, directly within the community affected by this proposal. I am writing to express my strong opposition to the proposed rezoning of 7412 and 7480 17 Avenue SW.

I am deeply frustrated by a process that appears to have disregarded the very residents who will live with the consequences of this decision.

Council recently repealed Calgary's blanket rezoning, reaffirming the importance of appropriate land-use designations and neighbourhood context. Yet we are now being asked to accept a dramatic increase in density in an established, predominantly single-detached residential community.

Aspen Ridge was developed as a low-density residential neighbourhood. Families made substantial financial and personal investments in their homes based, in part, on the community's established character and surrounding planning framework.

While zoning can change, those expectations deserve meaningful consideration. They should not simply be dismissed to accommodate the maximum possible development density.

1. A fundamental departure from established planning principles

The East Springbank Area Structure Plan identifies this area for low-density development, with a range of approximately 2 to 7 homes per hectare.

The proposed density of up to 60 homes per hectare is more than eight times the upper end of that range.

This is not a modest adjustment. It is a fundamental departure from the planning framework under which this community developed.

Council's recent repeal of blanket rezoning makes this proposal particularly difficult to reconcile with the City's stated commitment to contextual planning.

Why should established homeowners be expected to accept such an extraordinary increase in density when the City's own planning framework supports a substantially different form of development?

2. Community consultation without meaningful consideration

Residents participated in good faith. We attended meetings, submitted written concerns and proposed reasonable alternatives.

Yet the fundamental elements of the proposal remain largely unchanged.

We were promised a September traffic study with schools operating at full capacity. Instead, the City has relied on October 2024 traffic counts collected before the neighbouring 66-townhome development was complete.

How can Council confidently assess cumulative traffic impacts using information that does not adequately reflect current development conditions?

The applicant's reliance on a zoning designation for neighbouring land that was repealed in 2008 also raises serious questions about the accuracy and transparency of the information presented.

Consultation should be more than a procedural requirement. Residents deserve evidence that their concerns were genuinely considered.

3. Significant traffic and safety concerns

This development is situated immediately north of Rundle College, Ernest Manning High School and Ambrose University.

The intersection of 17 Avenue and 73 Street already experiences significant congestion during school drop-off and pickup periods, as acknowledged in the applicant's own Outreach Summary.

Adding substantial residential density without a current, comprehensive assessment of cumulative traffic impacts is irresponsible.

The safety of students, pedestrians, families and existing residents must take precedence over maximizing the number of units on this parcel.

4. Permanent consequences for neighbourhood character

Our neighbourhood was designed around low-density residential living, with a distinct streetscape and established community character.

The proposed development would permanently alter that character.

This is not an objection to growth or additional housing. It is an objection to development that fails to respect its surroundings.

Residents proposed a compromise of approximately 19 homes per hectare, demonstrating a willingness to accommodate reasonable growth.

That proposal was substantially more generous than the existing planning framework, yet it was not meaningfully incorporated.

5. Heritage preservation must be meaningful

The City recognizes Willingdon Hall, also known as Cooper Memorial Hall, as a City-Wide Historic Resource.

Yet the proposed bylaw provides no enforceable requirement to retain the building.

A commemorative plaque is not a substitute for preserving an actual community landmark.

If Calgary is serious about protecting its heritage, those protections must be reflected in its planning decisions.

6. An expedited hearing undermines public confidence

The November 9 hearing date provides inadequate notice and falls outside the City's previously published schedule, preventing me from attending.

Of the six applications considered at the October 8 Planning Commission meeting, this application, which has generated nearly 600 letters of opposition, was the only one advanced.

Whether intentional or not, this creates the appearance of a process being expedited despite significant unresolved community concerns.

Residents deserve a fair opportunity to participate in decisions that will permanently affect their homes and neighbourhood.

My request to Council

I respectfully urge Council to reject Bylaws 129D2026 and 44P2026 and require any future proposal to demonstrate genuine compatibility with the East Springbank Area Structure Plan and the established residential community.

I also ask Council to require an updated traffic assessment, meaningful community consultation and a clear commitment to heritage preservation before considering any substantially revised application.

Our community has not opposed reasonable development. We have offered alternatives, participated constructively and asked for accountability.

What we have received instead is a proposal that prioritizes maximum density over neighbourhood compatibility, accompanied by a consultation process that has left residents feeling unheard.

Council's recent decision to repeal blanket rezoning recognized the importance of restoring meaningful consideration of neighbourhood context. I ask Council to apply that same principle here.

Our homes are not simply parcels on a planning map. They represent years of investment, commitment and community building.

We deserve a planning process that respects that investment and decisions that reflect the long-term interests of the people who live here.

Sincerely,

Melanie Nearing

Aspen Ridge Place SW, Calgary, Alberta

Re: Strong Opposition to LOC2026-0022 – 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

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I am deeply frustrated by a process that appears to have disregarded the very residents who will live with the consequences of this decision.

Council recently repealed Calgary's blanket rezoning, reaffirming the importance of appropriate land-use designations and neighbourhood context. Yet we are now being asked to accept a dramatic increase in density in an established, predominantly single-detached residential community.

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We deserve a planning process that respects that investment and decisions that reflect the long-term interests of the people who live here.

Sincerely,

Melanie Nearing

Aspen Ridge Place SW, Calgary, Alberta

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Mounira
Last name [required]	Henniche
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Farkas and Members of Council, I gave my feedback out loud and on paper, and none of what residents asked for was taken up. My family and I live on Aspen Ridge Place SW, a block from this land. I strongly oppose this rezoning because it brushes aside both us and our neighbourhood plan. Why I oppose this application: - About 7 homes fit here today. This allows up to 63. That's irresponsible. - It crams as many homes as it can onto a small parcel, with no balance between density and design that fits. - It's a dangerous precedent. Other large lots under this plan could cite it and ask for the same. - Up to 63 homes get about 8 visitor stalls and no street parking beside the site on 17 Avenue or 73 Street, so cars will spill onto our streets. Dead-end lanes inside with no turnarounds aren't safe. - Up to 60 homes per hectare against the plan's 2 to 7 is more than eight times the plan. That's irresponsible densification. - It's overbuilt: rows of townhomes, no backyards, no driveways, and just 5 square metres of amenity space per home. It would wipe out the community feel that brought families here. The number of homes was always our biggest worry. Residents asked for about 19 per hectare, and the applicant dropped just 3 homes, 66 to 63, about 5 percent. Residents were promised a September traffic study with schools in session. The City is leaning on October 2024 counts, done before the 66 townhomes next door were finished. That's our voices ignored. Residents also flagged errors, like "a modest land use change" and a "mid-point." Every one favours the applicant, and they still sit uncorrected in Council's record. That's misleading. I'll be at the November 9 hearing. The community offered a real transition at about a third of the proposed density. I'm frustrated and talked down to. We deserve honest outreach that changes the plan and growth that fits its surroundings. Hold the applicant to account for its outreach and misleading submissions, and deny this application. Our Councillor wants a deferral because it was fast-tracked, but I want it refused outright. Mounira Henniche 125 Aspen Ridge Pl SW, Calgary, AB T3H 0J6

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First name [required]	Shannon
Last name [required]	Ward
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Farkas and Members of Council, As a resident of Aspen Ridge Bay SW, I strongly oppose a change that affects me and my family. Why this application does not work: - The neighbourhood plan says multi-family housing "should not be permitted" here. Townhouses at up to 60 homes per hectare are no "mid-point." - This is a dangerous precedent: if 7 can become 60 per hectare here, other large lots under this plan can ask for the same and cite this approval. - It crams the most homes possible onto a small parcel, with no balance between density and fitting design. - Three schools sit south of the site, and the applicant's Outreach Summary records significant congestion at 17 Avenue and 73 Street at pick-up and drop-off. - Rows of three-storey townhouses beside single-family homes are poor design for this corner. - Willingdon Hall (Cooper Memorial Hall) is listed as a City-Wide Historic Resource, yet the bylaw has no rule to keep it. A plaque is not a hall. The outreach to this community: - Density was always the main concern. Residents asked for about 19 homes per hectare; the applicant cut only 3, from 66 to 63, about 5 percent. - The community was silenced: residents counted far more people at the open house than reported, forms ran out, and many photographed forms asked for a written transition. How overbuilding affects our community: - Overbuilding at this scale would ruin the neighbourhood's character. I cannot attend on November 9. The notice gave too little time, and the date no longer matches the City's published schedule. The community proposed single-family homes and duplexes beside existing homes, stepping up to townhomes. We deserve honest outreach that changes the plan, and density balanced with design that fits. Our Councillor is seeking a deferral, but delay is not enough for an application rushed like this: refuse it outright, and make the applicant answer for how it treated residents and what it told the City. Shannon Ward 44 Aspen Ridge Bay SW, Calgary, AB

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CC 968 (R2026-04)

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First name [required]	Dora
Last name [required]	Wang
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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[required] - max 75 characters	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Far

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

Our household on Aspen Ridge Crescent SW calls this neighbourhood home, and this decision touches my family directly. We asked for far fewer homes, yet the applicant trimmed only from 66 to 63, so I strongly oppose this rezoning and feel frustrated that our input changed so little.

Community voices ignored:
- Residents sought about 19 homes per hectare, but the applicant removed just 3, from 66 to 63, about 5 percent.
- It felt like lip service: the summary shows fewer attendees than residents counted, forms ran short, and many photographed forms requested a transition.
- Calling the eastern townhouses "higher-density transit-oriented development" was manipulative, since the City confirmed in writing they are capped at 32 homes per hectare, under half of 60.

The weaknesses of this proposal:
- The plan says multi-family housing "should not be permitted" here, so up to 60 homes per hectare is no "mid-point."
- Allowing 60 where 7 is the limit sets a dangerous precedent for every other large lot under this plan.
- Packing in the most homes possible ignores any balance with contextual design.
- Three-storey townhouse rows beside single-family homes would ruin this corner's character.
- All access is expected from Aspen Ridge Heights, with about 134 stalls for up to 63 homes, raising serious traffic and safety concerns.
- About 8 visitor stalls, no parking on 17 Avenue or 73 Street beside the site, and dead-end lanes without turnarounds mean overflow onto our streets and unsafe conditions.

How it affects me, my family and my neighbours:
- It does not fit our established neighbourhood.

The short notice and the unusual departure from the City's published schedule mean I cannot attend on November 9.

We feel gaslit, and our community deserves honest submissions to the City and development that respects those already living here. Please deny this application outright, hold the applicant responsible for weak outreach and misleading filings, and at minimum approve the deferral our Councillor seeks because this file was rushed.

Dora
45 Aspen Ridge Terr SW, Calgary, AB T3H 5J8

Calgary

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First name [required]	Jona
Last name [required]	Kelava
How do you wish to attend?	
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Calgary

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

Our household on Aspen Ridge Gate SW is a short walk from this site, and I strongly oppose LOC2026-0022 because it is unfair to the people who already live here. My family will feel it every day. We took part in good faith and were not heard.

Why I oppose this application:
- Up to 60 homes per hectare is more than 8 times the plan's 2 to 7, which is unreasonable.
- Filling a small parcel with every possible home ignores any balance of densification and contextual design.
- Turning 7 into 60 sets a dangerous precedent other large lots under this plan could cite.

It would erase the community feel that drew families here, and it will decrease property values. This prioritizes the economic benefit of the builders at the expense of the economic benefit of the community members, all of whom have worked incredibly hard to live in such a nice neighborhood.

Density was always our main concern. Residents asked for about 19 homes per hectare, yet the applicant trimmed just 3 homes, from 66 to 63, roughly 5 percent. Turning four buildings sideways after the open house, at the same height and with the same 63 homes, was lip service. Calling the townhouses to the east "higher-density transit-oriented development" was manipulative, since the City confirmed in writing they are capped at 32 homes per hectare, less than half of what is proposed here. To us, that looks deliberate.

The November 9 date was shifted from the City's published schedule with little warning, so I cannot attend.

Our community offered a genuine transition at roughly a third of this density. I am angry and feel disrespected as a resident, because we welcome honest growth designed to fit its neighbours. Deny this application outright and make the applicant account for its poor outreach and misleading submissions to the City; at the very least, grant the deferral our Councillor is seeking because this was rushed. This application was unfairly expedited, which is why our Councillor is seeking a deferral. But I want it denied outright, and I want the applicant held accountable for poor community outreach and misleading submissions to the City.

Jona Kelava
9 Aspen Ridge Gate SW, Calgary, AB T3H 5V4

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Alison
Last name [required]	Gabriele
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I live on Aspen Ridge Square SW, and this is our HOMES, mine and my family's. Today this land allows about 7 homes, and I strongly oppose changing it to allow up to 63. The applicant acted as if it heard us, then barely changed the plan. This is egregious, and I feel misrepresented and disrespected as someone who already lives here.

The applicant's Outreach Summary leaves out what the community actually wanted, roughly 19 homes per hectare with new homes facing existing ones, and twists what residents said. Listing six concerns from the April virtual session while dropping density, when hundreds of April letters were about exactly that, is lip service. Calling the townhouses to the east "higher-density transit-oriented development" was misleading: the City confirmed in writing they are capped at 32 homes per hectare, less than half the 60 proposed here.

My objections:
• Going from about 7 homes to up to 63 is irresponsible.
• It crams in every home it can on a small parcel and does nothing to make the added density fit what is around it.
• About 8 visitor stalls for up to 63 homes, no parking on 17 Avenue or 73 Street beside the site, and dead-end lanes with no turnarounds mean overflow on our streets and real danger.
• Rows of townhomes with no backyards or driveways and just 5 square metres of amenity space per home is overbuilt.

Boxes of cheap condos slapped beside a major road across from a school would erase the community feel that drew families here. The school at a major intersection is already a complete disaster with blocked lanes multiple times per day, and there is not enough infrastructure or community services as it is. With thousands of new developments around 85th, we don't need more.

With such short notice, and a hearing date that departs unusually from what the City published, I cannot attend on November 9.

This is OUR community, not a casino for a one-time pay-off, and I am angry. We deserve honest outreach that changes the plan, and added density that fits what is already here. Listen to us: deny this application outright, make the applicant account for its poor outreach and the misleading material it gave the City, and, as a bare minimum, approve the deferral our Councillor has requested because this file was rushed.

Alison Gabriele
26 Aspen Ridge Square SW, Calgary, AB

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Lorraine
Last name [required]	Lower
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

My family and I live on Aspen Meadows Place SW, where land meant for about 7 homes could now hold up to 63. The applicant acted as if it heard us, then changed almost nothing, so I strongly oppose this rezoning at 7412 and 7480 17 Avenue SW.

Why I oppose this application:
- Going from about 7 homes to up to 63 is irresponsible.
- It crams the most homes possible onto a small parcel, with no balance between density and fitting in.
- It sets a dangerous precedent that any big lot under this plan could cite.
- Up to 60 homes per hectare is more than eight times the 2 to 7 our neighbourhood plan sets.
- Council ended blanket rezoning on April 8, 2026, so density would suit its surroundings, and this design does not.
- All traffic is expected to use Aspen Ridge Heights, a residential street, with about 134 parking stalls for up to 63 homes, a serious safety worry.

Pushing the developers agenda through while ignoring those who live in Aspen is unacceptable.

The Outreach Summary drops our central ask, around 19 homes per hectare with houses across from houses, and misrepresents what residents said. The community was ignored again when the revision drew more than 200 more letters of opposition. I find it manipulative that the first application cited a zoning district next door that was repealed in 2008.

I cannot attend on November 9 because the notice gave too little time and the date strayed from the City's published schedule. This was the only one of 6 applications from the October 8 Planning Commission meeting moved up, and it has nearly 600 letters of opposition, which looks to me like a rush to shut our voices out.

Yet again, the financial gain of the developer is being prioritized over the voices of those who live in the neighbourhood, and I feel misrepresented and disrespected as someone who already lives here. The applicant owes us honest dealing, and Council can insist on density that suits this street. Our Councillor wants a deferral because this hearing was unfairly sped up, but I ask Council to refuse this application outright and hold the developer responsible for its weak outreach and misleading submissions to the City.

Lorraine Lower
167 Aspen Meadows Place SW, Calgary, AB

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Courtney
Last name [required]	Pavicic
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW My family and I live on Aspen Ridge Place SW, and I strongly oppose LOC2026-0022 because of what it would do to our community. Residents asked for far fewer homes, yet the applicant only trimmed its count from 66 to 63. I feel gaslit and misrepresented. The weaknesses of this proposal: - About 7 homes are allowed here today, so permitting up to 63 is irresponsible. - It crams a small parcel full with no regard for context. - Approving it would set a dangerous precedent, inviting every other large lot under this plan to ask for the same. - Three-storey townhouse rows beside single-family homes would ruin this corner's character. - Overflow will spill onto residential streets, since only about 8 visitor stalls would serve up to 63 homes and nobody can park on 17 Avenue or 73 Street beside the site, while several internal lanes dead-end without turnarounds. How it affects me, my family and my neighbours: - Traffic on 73rd and Aspen Ridge Heights is already at concerning levels, as my attached video shows, and creates extreme safety concerns and hazards for our children and citizens alike. - It would erase the community feel that drew families here. The outreach to this community: - The Outreach Summary misrepresents residents by omitting the request for about 19 homes per hectare with homes facing homes. - Listing six April concerns without density, the subject of hundreds of letters, is lip service. - Citing a zoning district for the land to the east that was repealed in 2008 was deceptive. I plan to be present at the hearing on November 9. Out of the 6 applications heard at the October 8 Planning Commission meeting, this file alone, the one drawing nearly 600 letters of opposition, was fast-tracked, and to me that appears to be an attempt to hurry it through and sideline our voices. The community proposed a real transition at roughly a third of this density. We are not opposed to development, only to the sheer number of homes. I am outraged, and honest, contextual growth is still welcome here. Our Councillor seeks a deferral because this hearing was unfairly expedited, but I urge Council to reject it outright and hold the applicant responsible for failed outreach and misleading filings with the City.

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Garth
Last name [required]	Anderson
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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[required] - max 75 characters	LOC2026-0022, 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Dear Mayor Farkas and Members of Council,

My family lives on Aspen Ridge Cres SW, and I strongly oppose this rezoning of 7412 and 7480 17 Avenue SW. I spoke up and wrote in, yet none of what residents asked for was taken up. We bought into an estate community, and now it is being densified far more than we anticipated.

What is wrong with this proposal:
• The neighbourhood plan says multi-family housing "should not be permitted" here, yet this seeks townhouses at up to 60 homes per hectare, which is no "mid-point."
• It packs in as many homes as possible on a small parcel, with no balance between adding homes and fitting in.
• If up to 7 per hectare can become 60 here, that is a dangerous precedent other large lots under this plan could lean on.
• Rows of three-storey townhouses next to single-family homes are a poor fit for this corner.
• It is overbuilt: no backyards, no driveways, and just 5 square metres of amenity space required for each home.

Community voices ignored:
• Residents asked for about 19 homes per hectare, but the applicant trimmed only 3 homes, from 66 to 63, about 5 percent.
• Leaving density off the six April concerns, despite hundreds of letters on it, silenced the community.
• Calling more than eight times the plan's density "a modest land use change" feels manipulative to me.

How overbuilding affects our community:
• It would ruin the character of the neighbourhood we chose, and estate communities are needed to attract the business leaders and executives who run the world-class companies we need here.

I cannot attend on November 9, since the notice was too short and the date moved off the City's published schedule. This was the lone file of 6 from the October 8 Planning Commission meeting brought forward, the one with nearly 600 letters of opposition, and to me it looks like a push to hurry it past residents.

Affordability is a noble pursuit, but you have to pick your spots. I am uneasy about how we have been treated, though honest growth that fits this street is welcome. Our Councillor is seeking a deferral, but a delay falls short for a file rushed like this; please refuse it outright, and make the applicant answer for its weak outreach and the misleading account it gave the City.

Garth Anderson
30 Aspen Ridge Cres SW, Calgary, AB

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	olivia
Last name [required]	chung
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I live on Aspen Meadows Place SW, a few minutes' walk from this site, and I strongly oppose this application because of what it means for my family and our area. I gave feedback. The applicant acted like it was listening, then changed almost nothing.

Where this proposal fails:
- The neighbourhood plan sets 2 to 7 homes per hectare here, and up to 60 is more than 8 times that, which is unreasonable.
- It packs in every home it can, with no balance between density and fitting in.
- The townhomes have no backyards or driveways, and the bylaw asks for only 5 square metres of amenity space per home.
- Council repealed blanket rezoning on April 8, 2026, so density would suit its surroundings, and this design doesn't.
- All vehicle access is expected off Aspen Ridge Heights, a residential street, and about 134 stalls for up to 63 homes worries me for traffic and safety.

The Outreach Summary misrepresents residents by dropping our main ask, about 19 homes per hectare with houses facing houses. The revision was lip service, and more than 200 more letters of opposition followed. Filed after comments closed, the final submission calls 60 a cut from "the existing maximum density of 85 units per hectare" while admitting policy allows about 7 or 8 homes. That feels manipulative to me. Residents can't find any source for 85 and ask the City planner to confirm it. Honestly, this would ruin our neighbourhood's character.

I can't attend on November 9 because the notice was too short and the date moved off the City's published schedule. Of 6 applications from the Oct 8 Planning Commission meeting, only this one, with nearly 600 letters of opposition, was moved up, and it looks like a rush that pushes our voice aside.

The community offered about 19 homes per hectare instead of up to 60. I'm worried and unheard, and I only want honest submissions and development that respects the people living here. Our Councillor is seeking a deferral, but that's not enough after a process this rushed: please deny it outright and hold the applicant accountable for its outreach and what it told the City.

Calgary

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CC 968 (R2026-04)

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First name [required]	Lindsay
Last name [required]	Hawco
How do you wish to attend?	
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CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I am outraged, and I feel disrespected as someone who already lives here. My family and I live on Aspen Meadows Place SW. Residents spoke up and wrote in, and none of it was taken up. I strongly oppose this rezoning because it creates a massive bottle-neck into the community that is unsafe.

The weaknesses of this proposal:
- The plan says multi-family housing "should not be permitted"; up to 60 homes per hectare is no "mid-point."
- Approval is a dangerous precedent that any large lot here can cite.
- Rows of townhomes, no backyards or driveways, 5 square metres of amenity space per home.
- Buildings up to 12 metres tall can sit 4 metres from family yards, with no step-down.

Misleading outreach:
- Residents sought about 19 homes per hectare; the applicant dropped 3, from 66 to 63, about 5 percent.
- Lip service: more than 200 more letters of opposition followed.
- Deceptive: the eastern townhouses, called "higher-density transit-oriented development," are capped at 32 homes per hectare, the City confirmed in writing.

How it affects me, my family and my neighbours:
- It would erase the community feel that drew families here.
- Parents use our entrance for the school across the street. There is no alternative to this.
- Driving anywhere already takes 3 times as long.
- People move out of the city for privacy, not density that boosts developer profit.

Short notice and an unusual change to the City's published schedule mean I cannot attend on November 9. Of 6 October 8 Planning Commission applications, only this one, with nearly 600 letters of opposition, moved up, which looks like a rush to marginalize our voice.

Residents offered single-family homes and duplexes beside existing homes, stepping up to townhomes. I feel misrepresented; we deserve honest outreach and density with fitting design. Deny this outright and make the applicant account for its poor outreach and misleading submissions to the City; a deferral, which our Councillor seeks because it was rushed, is the minimum. I know our Councillor is seeking a deferral, because this file was unfairly fast-tracked. My ask goes further: deny this application outright, and hold the applicant accountable for its poor community outreach and its misleading submissions to the City.

Lindsay Hawco
260 Aspen Meadows Place SW, Calgary, AB

Calgary

Public Submission

CC 968 (R2026-04)

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Ghasem
Last name [required]	Oloumi
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Far

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I live on Aspen Ridge Bay SW, and I strongly oppose this application because it crowds far too many homes onto land meant for a few. It affects my family and me. I gave my feedback. The applicant acted like it was listening, then changed almost nothing.

The problems with this application:
• Today about 7 homes are allowed here, and this would allow up to 63. That is irresponsible.
• It packs in every home it can on a small parcel, with no balance between growth and design that suits its setting.
• Rundle College, Ernest Manning High School and Ambrose University sit just south, and the applicant's own Outreach Summary records significant congestion at 17 Avenue and 73 Street at school drop-off and pick-up.
• Up to 60 homes per hectare against the plan's 2 to 7 is more than eight times the plan, which is irresponsible densification.
• It is overbuilt: rows of townhomes with no backyards or driveways, and only 5 square metres of amenity space required per home.

Density was always our biggest worry. Residents asked for about 19 homes per hectare, yet the developer trimmed just 3, from 66 to 63, roughly 5 percent. Its April summary lists six concerns and drops density, though hundreds of April letters raised it. That is lip service. Its "significant project revisions," credited to community feedback, were already on its postcard mailed ten days before the June 16 open house, which is misleading.

This does not fit the character of our established neighbourhood.

I cannot be there on November 9. The notice came too late, and the date was shifted off the City's published schedule.

The community offered a genuine transition at about a third of the proposed density. I feel worried and uneasy about how residents have been treated, and I ask for honest submissions to the City and building that respects those already living here. Please hold the applicant responsible for its weak outreach and misleading submissions, and deny this application. Our Councillor seeks a deferral because it was fast-tracked; I want it refused outright.

Ghasem Oloumi
4 Aspen Ridge Bay SW, Calgary, AB

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Jackie
Last name [required]	Pascal
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	loc 2026-0022

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I am angry, and frankly disgusted with City Hall over the hundreds of letters we sent against this development. My family and I live on Aspen Meadows Green SW. Neighbours asked for far fewer homes, about 19 per hectare, yet the applicant only went from 66 to 63, so I strongly oppose LOC2026-0022.

What is wrong with this proposal:
- The neighbourhood plan allows 2 to 7 homes per hectare here, and up to 60 is more than eight times that, which is unreasonable.
- Approving it would be a dangerous precedent, since every other big lot under this plan could ask for 60 and point right back here.
- It crams as many homes as it can onto a small parcel, with no balance between adding homes and fitting in.
- About 8 visitor stalls for up to 63 homes, no parking on 17 Avenue or 73 Street beside the site, and dead-end lanes with no turnarounds mean overflow on our streets and real safety risks.
- Buildings up to 12 metres tall can sit 4 metres from family homes, with no step-down, looking straight into yards and windows.
- Going from about 7 homes to up to 63 is irresponsible densification.

The applicant's Outreach Summary twists what residents said and skips the community's central ask: homes facing homes, at roughly 19 per hectare. Its six concerns from the April virtual session leave out density, ignoring the hundreds of April letters about exactly that. Worse, a final submission filed after public comments closed calls 60 a cut from "the existing maximum density of 85 units per hectare," while admitting current policy allows about 7 or 8 homes, which feels manipulative to me. Residents can find no source for 85 and ask the City planner to confirm it.

This would change the character of our neighbourhood forever, and I feel disrespected as someone who already lives here, and misrepresented.

The hearing date was shifted off the City's published schedule with hardly any notice, so I can't be there on November 9.

We welcome growth here when it is honest and designed to fit the homes around it. A deferral, which our Councillor is seeking, falls short for an application pushed this hard: please refuse it outright and make the applicant accountable for its poor outreach to residents and the misleading things it told the City.

Jackie Pascal
36 Aspen Meadows Green SW, Calgary, AB

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First name [required]	Divya
Last name [required]	Patel
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

My family and I live on Aspen Ridge Court SW, where the plan for this land allows about 7 or 8 homes, not up to 63. I gave my feedback. The applicant seemed to listen, then changed almost nothing. I strongly oppose this application because it ignores the people already here.

Lip service, not outreach:
- The number of homes was always our main worry; the community sought roughly 19 per hectare, yet the count fell by only 3, from 66 to 63, about 5 percent.
- Ignoring us, its main revision turned four buildings sideways: same height, same 63 homes.
- Calling over eight times the plan's density "a modest land use change" is deceptive.

Where this proposal fails:
- Allowing up to 60 homes per hectare where the neighbourhood plan sets 2 to 7 is more than 8 times the limit, and unreasonable.
- The design crams in as many units as the parcel can hold, with no effort to balance density against its surroundings.
- Other large lots under this plan could cite it, a dangerous precedent.
- Buildings up to 12 metres tall can stand just 4 metres from neighbouring single-family lots, with no lower edge, peering into backyards and windows.
- Up to 63 homes would share only about 8 visitor stalls, and with no street parking beside the site, cars will spill onto residential streets. Dead-end lanes lack turnarounds, which is unsafe.
- Rows of three-storey townhouses are a poor fit for this corner and would spoil the neighbourhood's character next to single-family homes.

What it means for my neighbourhood:
- The community feel that drew families here would be erased.

With so little notice, and the hearing moved off the City's published schedule in an unusual way, I am unable to attend on November 9.

The community proposed a gradual transition: single-family homes and duplexes next to current houses, rising to townhomes. Being unheard leaves me feeling disrespected as someone who already lives here, yet growth is welcome when it is honest and fits. Our Councillor is seeking a deferral, which is too little for an application pushed through this quickly. Please refuse it outright, and require the applicant to answer for how poorly it engaged residents and for the misleading picture it gave the City.

Divya Patel
33 Aspen Ridge Ct SW, Calgary, AB T3H 0P2

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CC 968 (R2026-04)

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First name [required]	Shemin
Last name [required]	Chatur
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Farkas and Members of Council, As a neighbour on Aspen Ridge Park SW, I have watched land meant for about 7 homes become a request for up to 63. This touches my family and every household near me. I took part in good faith and was not heard, so I strongly oppose LOC2026-0022 and ask you to turn it down. Why this application does not work: - Going from about 7 homes to up to 63 is an irresponsible leap. - It crams in every unit it can on a small lot, with nothing balancing density against the homes around it. - The site sits directly north of three schools, and the Outreach Summary itself admits heavy pick-up and drop-off congestion where 17 Avenue meets 73 Street. I pick up my kids daily, and the congestion of cars is not safe. There are speed and pedestrian concerns. - Every car is expected to use Aspen Ridge Heights, a quiet residential street, to reach roughly 134 stalls, which raises real traffic and safety worries. - Up to 60 homes per hectare, where the neighbourhood plan allows 2 to 7, is more than eight times the plan. The outreach to this community: - Residents asked for about 19 homes per hectare, yet the applicant trimmed just 3 homes, from 66 to 63, about 5 percent. - Residents saw a much bigger open house crowd than reported, forms ran out, and many photographed forms asked for a written transition. - The feedback wasn't actioned to a noticeable degree. As a concerned resident in the area, our voices aren't being heard. I would challenge you to spend the time to actually see this intersection and the safety and speeding issues that already exist. This development will exasperate this and put residents much higher safety risk. Residents offered single-family homes and duplexes next to existing houses, stepping up to townhomes. This development needs a thorough review, we're not saying no but there are many items that need to be addressed before it should go ahead.

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First name [required]	Ollie
Last name [required]	Winsor
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

Our household on Aspen Summit View SW joined many neighbours in asking for far fewer homes here, and the applicant trimmed 66 to 63. This affects me and my family, and I strongly oppose this rezoning because more density beside a school puts safety at risk, and roads connecting this development are already beyond max capacity!

The problems with this application:
- About 7 homes are allowed here today, and allowing up to 63 is irresponsible.
- Approving it sets a dangerous precedent that other large lots under this plan could cite.
- It packs in every home it can, with no balance between densification and fitting in.
- All vehicles are expected to use Aspen Ridge Heights, a residential street, with about 134 stalls for up to 63 homes, a real traffic and safety worry for us.
- Up to 60 homes per hectare against the plan's 2 to 7 is more than eight times what our plan allows.
- With only about 8 visitor stalls, no parking on 17 Avenue or 73 Street beside the site, and dead-end lanes without turnarounds, overflow will reach our streets.

Density was always our main concern. Residents asked for about 19 homes per hectare, yet only 3 homes were cut, about 5 percent. In what feels like lip service, the summary lists six concerns from the April virtual session and leaves out density, though hundreds of April letters raised it. Calling 60 homes per hectare a "mid-point" was deceptive, since it is denser than the neighbours on both sides and halfway between 7 and 32 is about 19.

Near a school, traffic is already beyond what the roads can handle, and this would change our neighbourhood's character for good.

I cannot attend on November 9, because notice came too late and the date was shifted off the City's published schedule. Of 6 files at the October 8 Planning Commission, only this one, with nearly 600 letters of opposition, was moved ahead, which looks like a rush to sideline our voice.

The community proposed a real transition at roughly a third of this density. We feel ignored and gaslit, and after offering a fair compromise we deserve honest dealing and a design scaled to its neighbours. Please make the applicant answer for its weak outreach and misleading submissions to the City and deny this outright; our Councillor seeks a deferral over the fast-tracking, but I ask you to refuse it.

Ollie Winsor
107 Aspen Summit View SW, Calgary, AB T3H 3Z8

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Steve
Last name [required]	Pascal
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Loc 2026-0022

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

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What is wrong with this proposal:
- The neighbourhood plan allows 2 to 7 homes per hectare here, and up to 60 is more than eight times that, which is unreasonable.
- Approving it would be a dangerous precedent, since every other big lot under this plan could ask for 60 and point right back here.
- It crams as many homes as it can onto a small parcel, with no balance between adding homes and fitting in.
- About 8 visitor stalls for up to 63 homes, no parking on 17 Avenue or 73 Street beside the site, and dead-end lanes with no turnarounds mean overflow on our streets and real safety risks.
- Buildings up to 12 metres tall can sit 4 metres from family homes, with no step-down, looking straight into yards and windows.
- Going from about 7 homes to up to 63 is irresponsible densification.

The applicant's Outreach Summary twists what residents said and skips the community's central ask: homes facing homes, at roughly 19 per hectare. Its six concerns from the April virtual session leave out density, ignoring the hundreds of April letters about exactly that. Worse, a final submission filed after public comments closed calls 60 a cut from "the existing maximum density of 85 units per hectare," while admitting current policy allows about 7 or 8 homes, which feels manipulative to me. Residents can find no source for 85 and ask the City planner to confirm it.

This would change the character of our neighbourhood forever, and I feel disrespected as someone who already lives here, and misrepresented.

The hearing date was shifted off the City's published schedule with hardly any notice, so I can't be there on November 9.

We welcome growth here when it is honest and designed to fit the homes around it. A deferral, which our Councillor is seeking, falls short for an application pushed this hard: please refuse it outright and make the applicant accountable for its poor outreach to residents and the misleading things it told the City.

Steve Pascal
36 Aspen Meadows Green SW, Calgary, AB

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First name [required]	Trista
Last name [required]	Geddes
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

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Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Farkas and Members of Council, Our family lives on Aspen Ridge Cove Southwest, and this land shapes our daily lives. We took part in good faith and were not heard, which is why I strongly oppose LOC2026-0022. I am incredibly disappointed by the high density moving in our mountain viewing community. Where this proposal fails: - Roughly 7 homes fit here today, yet up to 63 could follow, which is irresponsible. - Approval would set a dangerous precedent, letting any large lot under this plan cite it to reach 60 homes per hectare. - It crams every possible home onto a small parcel, with no balance between growth and thoughtful design. - Buildings up to 12 metres high could stand 4 metres from single-family lots, with no step-down, peering into yards and homes. - Up to 60 homes per hectare against the plan's 2 to 7 is more than eight times the plan and irresponsible densification. The applicant's Outreach Summary misrepresents residents by omitting our central ask of about 19 homes per hectare, with houses facing houses. Silencing the community, the revision answered so little that more than 200 more letters of opposition followed. Calling more than eight times the plan's density "a modest land use change" is misleading, and to us it looks deliberate. This scale does not belong in our established neighbourhood. I am unable to attend on November 9. Just 1 of 6 applications from the Planning Commission's October 8 session was moved up, the one facing nearly 600 letters of opposition, which looks like an attempt to rush it past our voice. The notice gave us too little time, and the date was shifted off the City's published schedule. Residents offered single-family homes and duplexes beside existing houses, stepping up to townhomes. We feel disrespected as people who already live here, and gaslit; we deserve honest submissions to the City and development that respects us. Our Councillor is seeking a deferral because this hearing was unfairly expedited, but our household asks for more: deny this application outright, and hold the applicant responsible for weak community outreach and the misleading picture it gave the City. CONCERNED Neighbour 25 Aspen Ridge Cove Southwest, Calgary, AB

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Matt
Last name [required]	Stevens
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Farkas and Members of Council, I live on Aspen Ridge Way SW, and my feedback, like that of hundreds of my neighbours, made almost no difference to this plan. The outcome affects me and my family directly. I strongly oppose this application because it disregards both the neighbourhood plan and the people who took part. Community voices ignored: • Residents asked chiefly for roughly 19 homes per hectare, with houses facing houses. The Outreach Summary leaves that out and misrepresents their views. • Ignoring residents, the summary reports far fewer attendees than they counted. Forms ran out, and many photographed forms requested a written transition. Why I oppose this application: • Under the neighbourhood plan, multi-family housing "should not be permitted" on this land, so up to 60 homes per hectare is no "mid-point." • It crowds the maximum number of homes onto a small parcel, without balancing density against contextual design. • Structures as tall as 12 metres could rise only 4 metres from single-family lots, with no step-down, looking into neighbouring yards and homes. • Rows of townhomes lack backyards and driveways, and the bylaw requires only 5 square metres of amenity space per home. What it means for my neighbourhood: • Overbuilding this corner would erode the character of the entire community. I am unable to attend on November 9: notice was short and we are out of town, and the date does not follow the City's own published schedule. Of 6 files the Planning Commission reviewed on October 8, this alone was moved ahead, and it carries nearly 600 letters of opposition; in my view, that suggests a push to hurry it past residents. The community put forward a genuine transition at about a third of the density sought. I feel disrespected and denied procedural fairness. This neighbourhood welcomes growth that is honest and designed with care for those already here. I ask Council to refuse this application outright and hold the applicant accountable for weak community outreach and the misleading material it gave the City; the deferral our Councillor is pursuing because this file was rushed is the very least Council should grant. Matt Stevens

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First name [required]	Rod
Last name [required]	Hume
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Farkas and Members of Council, I live on Aspen Ridge Lane SW, and this decision will shape daily life for my family and me. Hundreds of neighbours gave feedback, yet the plan barely shifted. I strongly oppose this application because it overlooks the people already here, and I feel unheard and worried. The weaknesses of this proposal: • The existing neighbourhood plan sets 2 to 7 homes per hectare here; up to 60 is more than eight times and is unreasonable. • Approval would set a dangerous precedent that other large lots under this plan could cite. • Council repealed blanket rezoning on April 8, 2026, so density would fit its setting; this design is not contextual or community-sensitive. • Up to 63 homes where about 7 are permitted today is irresponsible densification. The applicant's Outreach Summary omits the community's main request, roughly 19 homes per hectare with houses across from houses, which misrepresents residents. Residents were promised a September traffic study with schools in session, yet the City relies on October 2024 counts taken before the 66 neighbouring townhomes were complete, leaving community voices ignored. Calling 60 homes per hectare a "mid-point" is misleading when it is denser than both neighbours; halfway between 7 and 32 is about 19. I agree with densification, especially near public transit hubs, but it must be done responsibly, respecting existing residences and communities. Transition zones would help preserve the neighbourly feel of where we live. This proposal would erase the community feel that drew families here. Given the short notice and the unusual departure from the City's published schedule, I am unable to attend on November 9. What is before the City should be revised to address the concerns of many Aspen Woods residents. The applicant owes us honest dealing, and Council can require density that suits this street. The applicant must answer for its weak outreach and misleading material given to the City, and this application should be denied: our Councillor seeks a deferral because it was rushed, but I urge Council to reject it outright. Rod Hume 7 Aspen Ridge Lane SW, Calgary, AB

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First name [required]	David
Last name [required]	Leung
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I feel unheard, and uneasy about how residents have been treated. I live on Aspen Ridge Place SW, less than 200 metres from this site, and this affects my family. The applicant acted as if it heard us, then changed almost nothing, so I strongly oppose LOC2026-0022 again. I am not opposed to development here. After more than 30 years developing assets, I know a well-structured project. This is not one. The problems with this application: - The plan sets 2 to 7 homes per hectare. This permits up to 60, more than eight times that. Unreasonable. - It packs in every possible home, with no balance between growth and fitting design. - A dangerous precedent: any large lot under this plan could seek the same and cite this approval. - Willingdon Hall (Cooper Memorial Hall) is listed as a City-Wide Historic Resource, yet nothing in the bylaw keeps it. A plaque is not a hall. - Up to 63 homes where about 7 are permitted now, some up to 12 metres tall and 4 metres from neighbouring lots, is irresponsible densification. My family loses privacy, with high floors looking down and sight-lines impaired. More traffic would make quiet roads with kids playing unsafe. It ruins the character residents relied on when they invested here. The engagement has not been genuine. The applicant's Outreach Summary misrepresents residents by dropping the community's central ask, roughly 19 homes per hectare with houses across from houses. Listing six April concerns but not density, the subject of hundreds of letters, is lip service. Crediting "significant project revisions" to feedback when they were already on a postcard mailed ten days before the June 16 open house is manipulative, and to me it looks deliberate. I cannot be there on November 9. The notice came too late, and the date moved off the City's published schedule. I want an honest process and a plan shaped with this community, not forced on it. Our Councillor is seeking a deferral, but a rushed application deserves more: refuse it outright, and hold the applicant accountable for its poor outreach and misleading submissions to the City.

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First name [required]	Sandra
Last name [required]	Lueders
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

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Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

My family and I live on Aspen Ridge Manor SW, and this decision will shape our home in a negative way. Residents spoke up and wrote in, yet none of our requests was taken up, so I strongly oppose this rezoning at 7412 and 7480 17 Avenue SW.

The weaknesses of this proposal:
• The neighbourhood plan says multi-family housing "should not be permitted" here, so townhouses at up to 60 homes per hectare are no "mid-point."
• Cramming in every possible home on a small parcel abandons contextual design.
• Speeding and traffic concerns are already a serious problem.
• Turning 7 into 60 per hectare is a dangerous precedent other large lots under this plan would cite.
• Rows of townhomes without backyards or driveways, needing only 5 square metres of amenity space each, are overbuilt.
• Buildings up to 12 metres tall can sit 4 metres from single-family lots, with no step-down, overlooking yards and homes.
• Three-storey rows beside single-family homes are poor design for this corner and would ruin its character.

How overbuilding affects our community:
• This neighbourhood's character would be altered permanently.

Deceptive outreach, lip service and gaslighting:
• Residents sought about 19 homes per hectare, yet the applicant cut just 3 homes, 66 to 63, about 5 percent, and called it listening, which is gaslighting.
• One open house, then silence since June 16, is lip service.
• Calling the eastern townhouses "higher-density transit-oriented development" was deceptive: the City confirmed in writing they are capped at 32 homes per hectare, under half of 60.

I cannot attend on November 9 because notice was too short and the date departed from the City's published schedule. Of 6 applications from the October 8 Planning Commission meeting, this one alone, facing nearly 600 letters of opposition, was moved up, which looks like a push to rush it and sideline residents.

The community proposed a genuine transition at roughly a third of this density. I am angry and disrespected as someone already living here, and we deserve honest development where outreach changes the plan and growth respects context. The applicant must answer for its outreach and misleading submissions, and while our Councillor seeks a deferral over the fast-tracking, I ask Council to deny this application outright.

Sandra Lueders
36 Aspen Ridge Manor S W, Calgary, AB T3H OT4

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Public Submission

CC 968 (R2026-04)

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CC 968 (R2026-04)

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First name [required]	Tania
Last name [required]	Simister
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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[required] - max 75 characters	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Far

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Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

Living on Aspen Ridge Way SW, I value this neighbourhood as home for my family and me. I took part in the applicant's process in good faith and wasn't heard. I strongly oppose LOC2026-0022 because it brushes aside what this community said, and I feel ignored and gaslit.

Misleading outreach:
- Our biggest worry was always the number of homes: residents asked for about 19 per hectare, yet the applicant trimmed just 3, from 66 to 63, about 5 percent.
- Community voices were ignored: the summary shows far fewer attendees than residents counted, forms ran out, and many photographed forms asked for a written transition.
- It's deceptive to call 60 homes per hectare a "mid-point" when it's denser than the neighbours on both sides; halfway between 7 and 32 is about 19.

Why this application does not work:
- About 7 homes are allowed here today, and allowing up to 63 is irresponsible.
- Packing every possible home onto a small parcel ignores the balance between densification and contextual design.
- It sets a dangerous precedent: if 7 can become 60 per hectare here, other large lots under this plan can ask for the same.
- Up to 60 homes per hectare against the 2 to 7 the neighbourhood plan allows is more than eight times the plan.
- It's overbuilt, with rows of townhomes lacking backyards or driveways and only 5 square metres of amenity space required per home.
- Good land use needs balance, and this has none.

How it affects me, my family and my neighbours:
- It would permanently change this neighbourhood's character.

The City moved the hearing off its published schedule with very little notice, so I can't attend on November 9.

The community offered a fair middle ground of about 19 homes per hectare instead of up to 60. I'm tired of being talked past, and we deserve an honest process with a plan built with us, not imposed on us. Our Councillor is seeking a deferral because this hearing was unfairly expedited, but I'm asking you to go further: deny this application outright and hold the applicant accountable for its poor outreach and the misleading picture it gave the City.

Tania Simister
42 Aspen Ridge Way SW, Calgary, AB

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First name [required]	Rob
Last name [required]	Kay
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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[required] - max 75 characters	Opposition to Aspen Rezoning

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Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	Opposition to Aspen Rezoning.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

My family and I live on Aspen Meadows Heath SW, and this proposal would change the place we call home. Hundreds of neighbours gave feedback, yet the plan has hardly budged. I strongly oppose LOC2026-0022 because it's far too dense for this corner.

Density was always our biggest worry. Residents asked for about 19 homes per hectare, but the applicant dropped just 3 homes, from 66 to 63, about 5 percent. Its summary of the April virtual session lists six concerns and skips density, even though hundreds of April letters were about it. That silenced the community. After public comments closed, its final submission called 60 a cut from "the existing maximum density of 85 units per hectare," while admitting current policy allows about 7 or 8 homes here. That's manipulative. We can't find any source for 85, and we ask the City planner to confirm where it comes from. It's the same misleading pattern, right up to the latest filing.

Why this application does not work:
- The neighbourhood plan says multi-family housing "should not be permitted" here, so townhouses at up to 60 homes per hectare aren't a "mid-point."
- It's a dangerous precedent: if 7 can become 60 per hectare here, other large lots under this plan can point to it and ask for the same.
- Buildings up to 12 metres tall can sit 4 metres from single-family lots, with no step-down, looking into yards and homes.
- Rundle College, Ernest Manning High School and Ambrose University are directly south, and the applicant's own Outreach Summary notes significant congestion at 17 Avenue and 73 Street at school pick-up and drop-off.
- Rows of three-storey townhouses beside single-family homes are a poor fit for this corner and would ruin its character.

This just doesn't fit our established neighbourhood.

With such short notice and an unusual change from the City's published schedule, I can't make it to the November 9 hearing.

I'm worried, and I feel unheard. The applicant owes us honest dealing, and Council can insist on density that suits this street. Our Councillor is asking for a deferral because this hearing was unfairly rushed, but I'm asking for more: deny this application outright, and hold the applicant to account for weak outreach to our community and for misleading the City in its

submissions.

Rob Kay
34 Aspen Meadows Heath SW, Calgary, AB

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First name [required]	Satnam
Last name [required]	Dhah
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Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

My family and I live on Aspen Ridge Place SW, about 250 metres away, and I strongly oppose this rezoning as irresponsible densification. I took part in good faith and was not heard. As someone who already lives here, I feel disrespected.

What is wrong with this proposal:
• The plan says multi-family housing "should not be permitted" here, and 60 homes per hectare is no "mid-point."
• It packs the most homes possible onto a small parcel and ignores contextual design.
• It is a dangerous precedent: if 7 per hectare becomes 60, any large lot under this plan can ask the same.
• Three-storey townhouse rows pressed against single-family houses suit this corner badly and would wreck its character.
• With no step-down at the edge, walls up to 12 metres high could stand just 4 metres from the single-family lots next door, peering into yards and homes.
• Council ended blanket rezoning on April 8, 2026, so new density must suit its surroundings, and this does not.

An unfair process for the people who live here:
• It is a misrepresentation: the Outreach Summary drops our central ask, about 19 homes per hectare with houses facing houses.
• Community voices ignored: after the open house, the big change was rotating four townhouse buildings, leaving their height and the 63-home count untouched.

How it affects me, my family and my neighbours:
• It would ruin the character of our neighbourhood.

The November 9 date moved off the published schedule with little notice, so I cannot attend. Of the 6 applications the Planning Commission heard on October 8, the lone file pulled forward was the one that drew nearly 600 letters of opposition, and to me that looks like an effort to hurry it past us and push our voices aside.

What the community put forward was simple: new houses fronting the existing ones along the north and west edges, and townhomes placed toward 17 Avenue and 73 Street. I am outraged to be misrepresented, and we deserve honest outreach that changes the plan and density that fits. The applicant's poor community outreach and the misleading material it filed with the City deserve consequences, so please reject this application. Our Councillor is pressing for a deferral since the file was fast-tracked, but I ask Council to deny it outright.

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Mary
Last name [required]	Floreani
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	I oppose LOC2026-0022, 7412 and 7480 17 Avenue SW

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Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	My family and I live on Aspen Ridge Hts SW, and I strongly oppose this rezoning of 7412 and 7480 17 Avenue SW. Hundreds of neighbours gave feedback, yet the plan hardly shifted, and that leaves our household worried and uneasy about how residents have been treated. Where this proposal fails: - About 7 homes are allowed here today, and going to up to 63 is irresponsible. - It is a dangerous precedent: other large lots under this neighbourhood plan could seek 60 per hectare and cite this approval. - Rows of three-storey townhouses next to our single-family homes would ruin the character of this corner. - Packing a small parcel this tightly ignores the balance we need between densification and contextual design. The outreach to this community: - The number of homes was always our biggest worry: residents asked for about 19 per hectare, but the applicant cut only 3, from 66 to 63, about 5 percent. - It felt like lip service when residents were promised a September traffic study with schools in session, yet the City relies on October 2024 counts taken before the 66 townhomes next door were finished. How it affects me, my family and my neighbours: - Overbuilding this corner would slowly erode the feel of our entire community. The short notice and the unusual departure from the City's published schedule mean I am unable to attend on November 9. Of the 6 files heard at the Planning Commission on October 8, only this one, with nearly 600 letters of opposition, was brought forward early, which looks to me like a push to hurry it through and sideline our community's voice. Our community offered a workable middle ground of about 19 homes per hectare rather than up to 60. We welcome growth that is honest and designed with care for the people already here, and it troubles us that this process has felt otherwise. Please hold the applicant to account for its poor outreach to our community and its misleading submissions to the City, and refuse this application: our Councillor is seeking a deferral because it was fast-tracked, but I ask Council to deny it outright.

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First name [required]	Tania
Last name [required]	Simister
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Far

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Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Farkas and Members of Council, Living on Aspen Ridge Way SW, I value this neighbourhood as home for my family and me. I took part in the applicant's process in good faith and wasn't heard. I strongly oppose LOC2026-0022 because it brushes aside what this community said, and I feel ignored and gaslit. Misleading outreach: - Our biggest worry was always the number of homes: residents asked for about 19 per hectare, yet the applicant trimmed just 3, from 66 to 63, about 5 percent. - Community voices were ignored: the summary shows far fewer attendees than residents counted, forms ran out, and many photographed forms asked for a written transition. - It's deceptive to call 60 homes per hectare a "mid-point" when it's denser than the neighbours on both sides; halfway between 7 and 32 is about 19. Why this application does not work: - About 7 homes are allowed here today, and allowing up to 63 is irresponsible. - Packing every possible home onto a small parcel ignores the balance between densification and contextual design. - It sets a dangerous precedent: if 7 can become 60 per hectare here, other large lots under this plan can ask for the same. - Up to 60 homes per hectare against the 2 to 7 the neighbourhood plan allows is more than eight times the plan. - It's overbuilt, with rows of townhomes lacking backyards or driveways and only 5 square metres of amenity space required per home. - Good land use needs balance, and this has none. How it affects me, my family and my neighbours: - It would permanently change this neighbourhood's character. The City moved the hearing off its published schedule with very little notice, so I can't attend on November 9. The community offered a fair middle ground of about 19 homes per hectare instead of up to 60. I'm tired of being talked past, and we deserve an honest process with a plan built with us, not imposed on us. Our Councillor is seeking a deferral because this hearing was unfairly expedited, but I'm asking you to go further: deny this application outright and hold the applicant accountable for its poor outreach and the misleading

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First name [required]	Michael
Last name [required]	Mak
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

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Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Farkas and Members of Council, I gave the applicant my feedback in good faith, and it nodded along, then changed almost nothing. My home on Aspen Meadows Manor SW is a short walk from this site, this affects my family, and I strongly oppose a rezoning that has left me feeling disrespected and misrepresented. The number of homes was always our main concern. Residents asked for about 19 homes per hectare, yet the applicant trimmed just 3, going from 66 to 63, about 5 percent. Its open house summary amounts to lip service: residents saw far bigger crowds than it reports, comment forms ran out, and many forms residents photographed asked in writing for a transition. It was misleading to call the townhouses to the east "higher-density transit-oriented development," since the City confirmed in writing that those are limited to 32 homes per hectare, under half the 60 sought here. The problems with this application: - The neighbourhood plan says multi-family housing "should not be permitted" here, so townhouses at up to 60 homes per hectare are no "mid-point." - Every possible home is crammed onto a small parcel, with no balance between densification and contextual design. - The site is overbuilt, with rows of townhomes lacking backyards or driveways and a bylaw requiring only 5 square metres of amenity space per home. - All vehicle access is expected from Aspen Ridge Heights, a quiet residential street, serving about 134 parking stalls for up to 63 homes, which raises real traffic and safety concerns. Simply put, this project does not suit the character of our established neighbourhood. With such short notice, and a date that departs from the City's own published schedule, I cannot attend on November 9. Residents offered a fair alternative: single-family homes and duplexes beside existing houses, stepping up to townhomes. I feel disrespected, and this community deserves honest outreach that truly reshapes a plan, with densification balanced by contextual design. Hold the applicant to account for its poor community outreach and misleading submissions to the City, and deny this application outright; our Councillor is seeking a deferral because it was fast-tracked, but I am asking Council to refuse it. Michael Mak 15 Aspen Meadows Manor SW, Calgary, AB T3H 5Z7

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First name [required]	Joe
Last name [required]	Vetrone
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Land Rezoning in Aspen Woods, LOC2026-0022 ad bylaw 129D2026

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I live on Aspen Ridge Place SW, within a block of the site, and this decision affects my family. I strongly oppose this application because it disregards what residents asked for. We asked for far fewer homes. The applicant trimmed a token amount. I feel misrepresented and denied procedural fairness.

What is wrong with this proposal:
- The neighbourhood plan sets 2 to 7 homes per hectare here. This allows up to 60, more than 8 times that. That is unreasonable.
- It crams the most homes possible onto a small parcel, with no balance between growth and context.
- All vehicle access is expected from Aspen Ridge Heights, a residential street. Roughly 134 stalls would serve up to 63 homes, raising serious traffic and safety concerns.
- It is overbuilt: rows of townhomes, no backyards, no driveways, and only 5 square metres of amenity space required per home.
- Rundle College, Ernest Manning High School and Ambrose University sit directly south. The applicant's own Outreach Summary records that 17 Avenue and 73 Street is already significantly congested when students arrive and leave.

What the applicant calls outreach:
- Density was always the central issue. Residents sought about 19 homes per hectare. The applicant removed just 3 homes, from 66 to 63, roughly 5 percent.
- The community has been silenced. There was one open house, and nothing from the applicant since June 16.
- The record before Council remains uncorrected, despite repeated concerns about its accuracy. I regard that as deceptive.

How overbuilding affects our community:
- It would destroy the character of this neighbourhood.

I will be at the November 9 hearing, and I ask to be registered as a speaker.

Growth is welcome here when it is honest, fits its surroundings and respects the people who already live here. Our Councillor is seeking a deferral, but for an application pushed through this way, delay is not enough. I ask Council to refuse it outright and to hold the applicant to account for how it treated residents and for the misleading material it gave the City.

Joe Vetrone
117 Aspen Ridge Pl SW, Calgary, AB T3H 0J7

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First name [required]	teresa
Last name [required]	forchione
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

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CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

My home is on Aspen Ridge Cres. SW, and I strongly oppose LOC2026-0022 because it threatens the area where my family lives. Along with our neighbors, we asked for far fewer homes, yet the applicant trimmed its count from 66 to just 63. I feel frustrated and ignored.

The problems with this application:
- Where the neighborhood plan allows 2 to 7 homes per hectare, this permits up to 60, more than 8 times the plan, which is unreasonable.
- Squeezing the maximum number of townhomes onto a small parcel strikes no balance between adding density and fitting in.
- Approving 60 per hectare on land meant for 7 would set a dangerous precedent that other large lots under this plan could point to.
- Council ended blanket rezoning on April 8, 2026, so new density suits its setting, and this design does not.

Community voices ignored:
- The number of homes was always our main worry, yet against requests for about 19 per hectare, just 3 were cut, from 66 to 63, about 5 percent.
- After one open house on June 16, the applicant never came back, which was lip service.
- Misleadingly, the applicant told the City its "significant project revisions" came from community feedback, but they were printed on a postcard it mailed ten days ahead of that open house.

How overbuilding affects our community:
- It would permanently change our neighborhood's character.

November 9 does not work for me: I was given too little notice, and the date no longer matches the City's published schedule. This file was fast-tracked as the only 1 of 6 October 8 Planning Commission applications brought forward, and the one with nearly 600 letters of opposition, which to me looks like a push to rush it through and sideline our community. The date change clearly favours the developer, who also misrepresented our community's resistance.

We showed up and wrote in, and none of it mattered; we deserve honest submissions and development that respects those already living here. I ask Council to refuse this application outright and to make the developer answer for its poor outreach to residents and its misleading account to the City. At the very least, Council should grant the deferral our Councillor is seeking because this file was rushed.

Teresa Forchione

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First name [required]	Pamela
Last name [required]	Yaworsky
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
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Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

Living on Aspen Ridge Green SW, my family and I share a neighbourhood where about 7 homes are allowed on this land today, and the applicant now wants up to 63. Residents asked for far fewer homes, yet the count only slipped from 66 to 63. I strongly oppose LOC2026-0022 because it ignores the people who already live here.

My objections:
- Allowing up to 63 homes where about 7 are permitted today is irresponsible.
- The design crams in every home it can, with no balance between adding density and fitting its surroundings.
- At up to 60 homes per hectare, it is more than eight times the neighbourhood plan's range of 2 to 7.
- Every car is expected to use Aspen Ridge Heights, a residential street, and about 134 parking stalls for up to 63 homes leaves me worried about traffic and safety.
- Rows of townhomes with no backyards or driveways, and a bylaw requiring only 5 square metres of amenity space per home, add up to an overbuilt site.

The applicant's Outreach Summary misrepresents what residents said and leaves out what the community most wanted: roughly 19 homes per hectare, with houses across from houses. Residents counted far more people at the open house than the summary reports. The comment forms ran out, and many forms residents photographed asked in writing for a transition, and those voices were ignored. The original application also pointed to a zoning district for the land to the east that was repealed in 2008, which strikes me as manipulative. None of this fits the character of the established neighbourhood I call home.

The short notice and the unexpected change to the City's published schedule leave me unable to be there on November 9.

I am uneasy about how residents have been treated, and I am worried for our streets. We offered a fair compromise, and we are owed honesty in return and a design scaled to its neighbours. Our Councillor is seeking a deferral because this hearing was unfairly rushed, but I ask Council to go further and deny this application outright, and to make the applicant answer for its poor community outreach and misleading submissions to the City.

Pamela Yaworsky
57 Aspen Ridge Green SW, Calgary, AB T3H 5M2

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First name [required]	Darren
Last name [required]	Yaworsky
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ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

Aspen Woods is home to my family and me, and Aspen Ridge Green SW is our street. I have shared my views more than once, yet every request residents made was set aside. I strongly oppose this land use change because it ignores the people who live here, and I feel frustrated and ignored.

What is wrong with this proposal:
• The neighbourhood plan permits 2 to 7 homes per hectare here; up to 60 is more than 8 times higher, which is unreasonable.
• It packs the greatest number of homes onto a modest parcel, leaving density and context out of balance.
• It is overbuilt: no backyards, no driveways, and the bylaw requires only 5 square metres of amenity space per home.
• Every vehicle is expected to use Aspen Ridge Heights, a residential street, and roughly 134 stalls serving up to 63 homes creates significant traffic and safety concerns.
• Council ended blanket rezoning on April 8, 2026, so density would fit its setting; this design is neither contextual nor sensitive to the community.

It would erase the community feel that drew families to Aspen Woods.

The number of homes has always been the central issue. Residents sought about 19 homes per hectare, but the applicant trimmed just 3, from 66 to 63, about 5 percent. More than 200 more letters of opposition followed that revision, and the community feels silenced. In my view, calling its "significant project revisions" a response to feedback was manipulative, since its own postcard showed them ten days ahead of the June 16 open house.

The hearing was shifted off the published schedule with very little notice, so I cannot attend on November 9. Only 1 of 6 applications from the October 8 Planning Commission meeting was fast-tracked, the one with nearly 600 letters of opposition, which appears to me an effort to hurry it through and sideline residents.

Residents proposed about 19 homes per hectare rather than up to 60. We ask only for honest submissions to the City and development that respects those already here. Please deny this application outright and hold the applicant to account for poor community outreach and misleading submissions; the deferral our Councillor is seeking because this was rushed is the very least Council can do.

Darren Yaworsky
57 Aspen Ridge Green SW, Calgary, AB T3H 5M2

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Paula
Last name [required]	Elgar
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I feel disrespected as someone who already lives here. My home on Aspen Ridge Hts SW is a 2 min walk, approximately 500m, from this site. I have three children. The applicant acted as if it heard us, then changed almost nothing, so I strongly oppose this rezoning.

Density, and as it relates to safety, was always our core worry. Residents asked for about 19 homes per hectare, and the applicant trimmed just 3 homes, from 66 to 63, about 5 percent. More than 200 more letters of opposition followed, and the community was silenced again. Calling more than eight times the plan's density "a modest land use change" is deceptive.

What is wrong with this proposal:
- About 7 homes fit here today. Up to 63 is irresponsible.
- It sets a dangerous precedent that any large lot under this plan could cite to reach 60 per hectare.
- Roughly 8 visitor stalls for up to 63 homes, no parking on 17 Avenue or 73 Street beside the site, and dead-end lanes without turnarounds are unsafe.
- All vehicle access is expected from Aspen Ridge Heights, a residential street, serving about 134 stalls.

Overbuilding this corner would erode the feel of our whole community and will create safety concerns. My eldest walks to her bus stop on the south side of 17th Avenue. Traffic on 73 St and 17 Ave at school drop off and pick up is already incredibly busy, and more will make that walk unsafe. My youngest is planning to attend Rundle College, and I am very concerned for her walking there. The row townhouses do not fit the neighbourhood, will shadow the homes planned directly behind them and leave it lacking a backyard, and will cause parking overflow.

I will be at the November 9 hearing. Of 6 files from the Oct 8 Planning Commission meeting, only this one, carrying nearly 600 letters of opposition, was pulled forward, which looks like a rush to sideline residents.

Neighbours offered single-family homes and duplexes next to existing houses, stepping up to townhomes. I am angry, yet growth is welcome here when it is honest and designed to fit. Our Councillor is seeking a deferral, but that falls short for an application hurried like this one: please refuse it, and require the applicant to answer for how it treated residents and what it told the City.

Paula Elgar
97 Aspen Ridge Hts SW, Calgary, AB

--
Paula Elgar
[redacted]

Calgary

Public Submission

CC 968 (R2026-04)

[redacted]

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Abdul Waris
Last name [required]	Saeed
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 11, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

Our family lives on Aspen Ridge Crescent SW, and this decision reaches our household directly. Hundreds of neighbours gave feedback, yet the plan hardly shifted. I strongly oppose this application because it disregards both our neighbourhood plan and what we asked for.

Why this application does not work:
- Our plan says multi-family housing "should not be permitted" here, yet this seeks townhouses at up to 60 homes per hectare, which is no "mid-point."
- It packs the most homes it can onto a small parcel.
- Good land use balances added density with design that suits its surroundings, and this skips that.
- The rows of townhomes have no backyards or driveways, and the bylaw asks for only 5 square metres of amenity space per home.
- The City lists Willingdon Hall, also called Cooper Memorial Hall, as a City-Wide Historic Resource, but the bylaw has no rule to keep it, and a plaque is no substitute for a community hall.

None of this fits the character of the established streets we call home.

The number of homes was always our community's main worry. Residents asked for about 19 homes per hectare, and the applicant cut just 3, from 66 to 63, about 5 percent. After the open house, the main revision turned four townhouse buildings sideways, with the same townhouses, the same height and the same 63 homes, which to us is lip service. Calling more than eight times the plan's density "a modest land use change" strikes us as manipulative.

I cannot be there on November 9 because the notice came too late and the date was moved off the City's published schedule. Of the 6 applications from the October 8 Planning Commission meeting, only this one, with nearly 600 letters of opposition, was moved up, and to us that looks like an attempt to rush it through and sideline our community's voice.

Our community proposed single-family homes and duplexes beside existing houses, stepping up to townhomes. Growth is welcome here when it is honest and fits its surroundings, and being talked down to throughout has left us frustrated. Please deny this application outright and make the applicant answer for its poor community outreach and misleading submissions to the City. At the very least, grant the deferral our Councillor is seeking because this file was rushed.

Abdul Waris Saeed
6 Aspen ridge Crescent Sw, Calgary, AB

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Kelly
Last name [required]	Hume
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

Our household on 7 Aspen Ridge Lane SW is part of Aspen Woods, and I strongly oppose this application because it affects my family and because the applicant seemed to hear our feedback, then changed almost nothing.

The problems with this application:
• About 7 homes are permitted here now, and allowing up to 63 would be irresponsible.
• Approving this would create a dangerous precedent, letting every other large parcel under this plan point to it and ask for 60 per hectare too.
• Placing rows of three-storey townhouses next to single-family houses is a poor fit for this corner and would ruin its character.
• Only about 8 visitor stalls would serve up to 63 homes, and neither road beside the site allows street parking, so extra cars will end up on our residential streets, while several internal lanes end with nowhere to turn around, which is unsafe.
• At the edge, structures up to 12 metres high can stand just 4 metres from neighbouring single-family lots, with no step-down, overlooking their yards and windows.

Density was always our core concern. The community asked for about 19 homes per hectare, and the applicant trimmed only 3, from 66 to 63, about 5 percent. There was one open house, and since June 16 the applicant has not returned, leaving the community silenced. Describing the townhouses to the east as "higher-density transit-oriented development" was manipulative, as the City has confirmed in writing that those homes cannot exceed 32 per hectare, less than half the 60 proposed. This would change our neighbourhood's character for good.

I am unable to attend on November 9, since notice came too late and the date was shifted away from the City's published schedule.

Our community proposed single-family homes and duplexes next to existing houses, rising gradually to townhomes. We feel shut out of a fair process and treated unfairly, and we deserve honest development built on truthful submissions and respect for those already living here. We ask Council to reject this application entirely and to hold the developer responsible for outreach that fell short and for submissions to the City that misled. At the very least, Council should grant the deferral our Councillor is seeking because this file was rushed.

KELLY HUME
2000, 350 7th AVE. SW, Calgary, AB

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Brij
Last name [required]	Chadga
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Aspen reasoning

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Brenda
Last name [required]	Vetrone
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Approval of LOC2026-0811 and bylaw 129D2026 in Aspen Woods

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	B E Vetrone Nov 8 Bylaw 129D2026 LOC2026-0022.pdf
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I took part in this process in good faith, and nobody listened. My home is on Aspen Ridge Place SW, less than a block away, so my family and I will live with whatever Council decides. I strongly oppose LOC2026-0022 because it is far too much housing for this land.

Why I oppose this application:
• Roughly 7 homes are permitted on this land now, and this asks for up to 63. That is irresponsible.
• Poor land use: the goal is the most homes a small parcel can hold, and design that fits the area loses out.
• It is overbuilt: rows of townhomes, no backyards, no driveways, and a bylaw requiring only 5 square metres of amenity space for each home.
• The neighbourhood plan sets 2 to 7 homes per hectare. This would allow up to 60, more than eight times that. That is irresponsible densification.
• Rundle College, Ernest Manning High School and Ambrose University are directly south of the site. Even the applicant's Outreach Summary admits 17 Avenue and 73 Street already see significant congestion during school pick-up and drop-off.

An unfair process for the people who live here:
• Density was always the main issue. The community wanted about 19 homes per hectare. The applicant cut only 3 homes, 66 down to 63, about 5 percent.
• It is lip service: the summary lists six concerns from the April virtual session and drops density, even though hundreds of April letters were about it.
• It is misleading to call more than eight times the plan's density "a modest land use change."

How it affects me, my family and my neighbours:
• This neighbourhood's character would be altered permanently.

I will be there on November 9, and I am asking to speak to Council.

The community offered a fair middle ground: about 19 homes per hectare, not up to 60. I feel misrepresented and gaslit, and this applicant owes us honest dealing. Council can insist on density that suits this street. Please deny this application outright and hold the applicant accountable for how poorly it reached out to residents and for the misleading material it gave the City. If Council will not do that, the deferral our Councillor is seeking over this rushed timeline is the minimum residents deserve.

Brenda Vetrone
Aspen Ridge Place SW, Calgary, AB

Brenda Vetrone
117 Aspen Ridge Place SW
Calgary, AB T3H 0J6

October 22, 2026

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
Calgary, AB T2P 2M5

RE : Public Hearing Submission – Opposition to Land Use Amendment LOC2026-0022 (7480 17 Ave SW) and Bylaw 129D2026

Dear Mayor and Members of City Council,

I am a resident of Aspen Woods and would like to formally register my strong opposition to the proposed Land Use Re-designation application, file LOC2026-0022, which seeks to transition the parcel of land at 7480 17 Ave SW from a DC Residential (R-1) to an DC Multi Residential at grade (M-G) district. I would prefer this area to remain as is, however, I understand and support the city's broader goals for housing diversity and increased density along transit lines. The intensity and design layout requested under this specific application present severe contextual and logistical challenges that have not been resolved. Our neighbours in Aspen Woods support our City Council and trust that the repeal of blanket rezoning will lead to densification that meets the city's needs but also takes into account our communities and appropriate densification solutions.

My primary concerns regarding this application focus on the following planning grounds:

1. **Traffic and Pedestrian Safety**: The current design directs vehicle traffic from the high-density townhome development directly onto a school drop-off zone. This creates an immediate safety risk for children walking to school. Furthermore, relaying on a single entrance and exit onto a minor residential street is insufficient for a multi-unit development of this scale and creates bottlenecks.
2. **Increasing congestion in a school drop-off zone that is already a real concern**: I travel through this area at least three times a day walking my dog and several times in my car. It is common to have grid lock on 73 St SW during school drop off and pick up times. Parents are dropping off and picking up students along 73 St, traffic is trying to get through to turn left or right at 17 Ave and other parents are lined up on 73 and 17Ave trying to drop students off inside the school property. I have seen some cars double parked on 73 St. and children are stepping out from between cars along 73 St. and Aspen Ridge Heights. I feel like it is a disaster waiting to happen and I am very worried that another 62 units and spill over parking will make things that much worse.

3 **Lack of Contextual Transition**: The strict adherence to 3-storey townhomes across the property fails to provide a respectful transition zone to the neighbouring single family homes. A step-down layout that has been suggested by current residents would be much more contextually appropriate for this specific parcel interface.

4 **Inadequate infrastructure and access:** The proposed dead-end lanes lack adequate turning radiuses for emergency vehicles, posing a public safety risk. Additionally, the lack of sufficient on-site visitor parking will inevitably cause parking overflow to spill into surrounding corners, reducing visibility at pedestrian crosswalks.

5 **Finally, the public outreach summary submitted to the City does not accurately reflect the community feedback provided during the open house**. Concerns raised regarding density, street congestion, a lack of a transition to single family homes and most importantly safety of pedestrians, especially school children being dropped off and picked up. Enormous increases in densification in Aspen and Springbank Hill are already approved and we have no real data yet to make traffic study assessments with confidence. We already have severe congestion on 73 St SW and 17 Ave SW around Rundle as mentioned previously.

The city's planning process was altered to bring this application to City Council on November 9 instead of the December meeting that was in the city's planning procedure. Residents had much less time to prepare and arrange for their presence at City Council. Remote participation is never as effective as being there in person.

We are not against densification. It already exists in our community. There is a large densification picture already across from the 69 St. Station. The Seventeen Hundred development of 6- townhomes across from this application was not challenged by the community. (It represents a much lower density with a green space separation between established single family homes. The Springbank Hill Development is approved and within walking distance. Coincidently Springbank Hill development has a transitional plan of higher density to lower density.

For the reasons above, I strongly urge City Council to reject LOC2026-0022 (Bylaw 129D2026) in its current form or defer a decision until the applicant revises the scope to address these critical infrastructure and safety gaps.

Thank you for your time, for repealing blanket rezoning and for considering the feedback of the community.

Sincerely,

[redacted]

Brenda Vetrone

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Carrie
Last name [required]	Stainthorpe
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOCO2026-0022 (CPC2026-0811 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

My family and I live on Aspen Ridge Place SW, and this neighbourhood matters to us. I gave feedback. The applicant acted as if it was listening, then changed almost nothing. I strongly oppose this rezoning because our streets already cannot cope.

Why this application does not work:
- The plan says multi-family housing "should not be permitted" here. Up to 60 homes per hectare is no "mid-point."
- It crams in every home it can, with no regard for fit.
- It sets a dangerous precedent other large lots could cite.
- About 8 visitor stalls for up to 63 homes, no parking beside the site on 17 Avenue or 73 Street, and dead-end lanes with no turnarounds. Unsafe.
- Up to 63 homes where about 7 are allowed is more than eight times the plan. This is irresponsible.

Density was always our main concern. Residents asked for about 19 homes per hectare, yet the applicant cut just 3 homes, from 66 to 63, about 5 percent. Its April summary lists six concerns and omits density, despite hundreds of letters about it. That is lip service. Calling the townhouses to the east "higher-density transit-oriented development" was manipulative; the City confirmed they are capped at 32 homes per hectare.

Traffic is already a nightmare at peak hours. Rundle College vehicles in a hurry cause chaos most days. I have waited on 73rd to turn right onto 17th for over 15 mins. Adding more cars to this mix is reckless which will happen once the other townhomes are filled on the East side of 73rd. Someone is going to get hurt. It would also erase the community feel that drew families here.

The short notice and the change to the City's schedule mean I cannot attend November 9. Only 1 of 6 applications from the Oct 8 Planning Commission meeting was moved up, the one with nearly 600 letters of opposition, which looks like a rush to sideline us.

Honest growth that fits is welcome. Our Councillor seeks a deferral, but that is not enough. Deny this outright, and hold the applicant accountable for its poor outreach and misleading submissions to the City.

CARRIE STAINTHORPE
203 Aspen Ridge Place SW, Calgary, AB

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Zoe
Last name [required]	Lueders
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

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Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I took part in this process in good faith from my home on Aspen Ridge Manor South West, and my family and I weren't heard. I strongly oppose LOC2026-0022 because it ignores the plan our neighbourhood was built on, and I'm angry at how residents have been misrepresented.

The weaknesses of this proposal:
- The neighbourhood plan sets 2 to 7 homes per hectare here, but this allows up to 60, more than 8 times that, which is unreasonable.
- It's a dangerous precedent: if 7 can turn into 60 here, other large lots under this plan can point to this approval and ask for the same.
- Every vehicle is expected to use Aspen Ridge Heights, a residential street, with about 134 stalls for up to 63 homes, a real traffic and safety problem.
- It's overbuilt: rows of townhomes, no backyards, no driveways, and a bylaw asking for just 5 square metres of amenity space a home.
- Buildings up to 12 metres tall can stand 4 metres from single-family lots with no step-down, peering into yards and homes.

This would ruin the character of our neighbourhood.

The number of homes was always our biggest worry. The community asked for about 19 homes per hectare, and the applicant trimmed just 3, from 66 to 63, about 5 percent. When the revision didn't answer us, more than 200 more letters of opposition followed, and it feels like we're being silenced. Calling more than eight times the plan's density "a modest land use change" is deceptive.

I can't attend on November 9 because the notice came too late and the date was shifted off the City's published schedule. Just 1 of the 6 applications from the Oct 8 Planning Commission meeting was moved up, the one facing nearly 600 letters of opposition, and it looks to me like a push to hurry this through and sideline residents.

Residents offered single-family homes and duplexes next to existing houses, stepping up to townhomes. I feel misrepresented, and growth is welcome here when it's honest and designed to fit the community around it. The applicant must answer for its outreach and the misleading things it told the City, and this application should be denied. Our Councillor is seeking a deferral over how quickly it was pushed forward, but I'm asking Council to turn it down outright.

Zoe Lueders
Aspen Ridge Manor South West, Calgary, AB

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Last name [required]	lazic
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[required] - max 75 characters	LOC2026-0022(CPC2026-0811)7412 and 7480

Calgary

Public Submission

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I live on Aspen Ridge Lane SW, and this affects my family directly. We understand the need for more housing but it should occur in planned developments. Hundreds of us gave feedback, yet the plan barely shifted. I strongly oppose this rezoning. It would significantly alter the character of our well established neighbourhood, and I feel gaslit and misrepresented. Mayor Farkas voted to rescind blanket rezoning, arguing it would increase density in established neighbourhoods without adequate support. This is precisely our situation.

The outreach to this community:
- Our chief worry was always the number of homes: residents asked for about 19 per hectare, and the applicant trimmed just 3, from 66 to 63, roughly 5 percent.
- One open house on June 16, then nothing since: lip service.
- Calling more than eight times the plan's density "a modest land use change" is misleading.

Where this proposal fails:
- About 7 homes are allowed here today. Up to 63 is irresponsible.
- A dangerous precedent: any large lot under this plan could cite it.
- It crams in all it can, with no balance between densification and fitting design.
- Rows of townhomes, no backyards or driveways, and just 5 square metres of amenity space per home.
- Buildings up to 12 metres tall can stand 4 metres from single-family lots, with no step-down, looking into yards and homes.

How it affects me, my family and my neighbours:
- Our neighbourhood is a neighbourhood. We live in it. We have street parties and visit each other. This would dissect our neighbourhood with a busy street that cannot accommodate the increased traffic.

New housing belongs in planned places, like the development at 17th Ave and 85th street meant for over 2,000 units, with ample parking and recreation. It should not be plopped into well established neighbourhoods whose small roads cannot take the traffic.

I will attend the November 9 hearing. Residents put forward about 19 homes per hectare instead of up to 60. This precious neighbourhood deserves honest outreach that truly changes plans. Our Councillor is seeking a deferral, but that falls short for something pushed through like this: please refuse it, and hold the applicant to account for how it treated residents and what it told the City.

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First name [required]	David
Last name [required]	Leung
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Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Re: Opposition to LOC2026-0022 – Aspen Woods Direct Control Rezoning To the Mayor and Members of Council, I live in Aspen Woods at 231 Aspen Ridge Place SW, less than 200 meters from the subject site, and I am writing to formally oppose LOC2026-0022. My earlier submissions do not carry forward, so I am placing my opposition on the record again for the November 9 hearing. I am not opposed to development on this site. I have spent more than 30 years developing assets and negotiating with governments, and I understand that well-structured projects create value for everyone involved. This application is not that. It would take a site with a current maximum of 7 homes to as many as 63, a density of 60 units per hectare against an area plan that contemplates 2 to 7, with buildings up to 12 metres tall set 4 metres from neighbouring lots. That is not incremental intensification. It is a wholesale departure from the plan residents relied on when they chose to invest in this community. This affects my family directly interns of privacy(high floors looking down, impaired sight-lines, increase in traffic making the quite roads with kids playing unsafe. The engagement has not been genuine. The applicant held a single open house and has since told the City its plan was substantially revised. The density has not moved. Community feedback has been acknowledged, not incorporated. The process has been unfair. The hearing was advanced from December 8 to November 9, the only one of six applications on the October 8 Planning Commission agenda to be moved, and the only one carrying significant opposition: 591 letters. The development permit was made public on October 29, four days before the submission deadline. Residents lost four weeks to review the plans, prepare a counter-proposal, and meet with members of Council beyond Ward 6. Because a Direct Control approval carries no appeal, compressing the community's window is a material fairness issue, not a scheduling detail. Finally, this sets a precedent. If this site can move from 7 to 63 homes, every remaining large parcel and open space in Aspen, including the 10+ acres on 73 Street, will use this approval as its starting point. The future of the area plan should be decided deliberately, not through a site-specific exception. I respectfully ask Council to refuse LOC2026-0022. At minimum, the hearing should return to December 8 to restore the time the original schedule gave residents, and the applicant should bring forward a

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First name [required]	Maya
Last name [required]	Lueders
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[required] - max 75 characters	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I spoke up and wrote in, and nothing residents asked for was taken up. As a neighbour on Aspen Ridge Manor SW, I strongly oppose this rezoning because of what it means for my family and our street.

The problems with this application:
- The neighbourhood plan says multi-family housing "should not be permitted" here, yet this seeks townhouses at up to 60 homes per hectare, which is no "mid-point."
- If 7 can become 60 per hectare here, every large lot under the plan can cite it, a dangerous precedent.
- It packs as many homes as possible onto a small parcel, with no balance between density and fitting in.
- Buildings up to 12 metres tall can sit 4 metres from family lots with no step-down, looking into yards and homes.
- The schools and university sit just south, and the applicant's own Outreach Summary notes significant congestion at 17 Avenue and 73 Street at pick-up and drop-off.
- All vehicles are expected to use Aspen Ridge Heights, a residential street, with about 134 stalls for up to 63 homes, a real traffic and safety worry. And speeding worry.

How it affects me, my family and my neighbours:
- It does not fit our established neighbourhood.

Deceptive outreach, lip service and gaslighting:
- Residents asked for about 19 homes per hectare; the applicant cut just 3, from 66 to 63, about 5 percent.
- The main change after the open house, four buildings turned sideways with the same height and 63 homes, was lip service.
- Calling it a "mid-point" is manipulative when it is denser than the neighbours on both sides; halfway between 7 and 32 is about 19.

I cannot attend on November 9, as the notice was too short and the date moved off the City's published schedule. Of 6 applications from the October 8 Planning Commission meeting, only this one, with nearly 600 letters of opposition, was pulled forward, which looks to me like a push to rush it past us.

I feel frustrated and talked down to; the applicant owes us honesty, and Council can insist on density that suits this street. Deny this outright and hold the applicant to account for its poor outreach and misleading submissions to the City. Our Councillor is seeking a deferral because this was rushed, and that is the least Council can do.

Maya Lueders
Aspen Ridge Manor South West, Calgary, AB

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First name [required]	Alex
Last name [required]	Danzinger
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[required] - max 75 characters	Application: LOC2026-0022, Properties: 7412 and 7480 17 Avenue SW

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ATTACHMENT_01_FILENAME	
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am writing in regards to the proposed rezoning of 7412 and 7480 17 Avenue SW. During the last municipal election, my understanding was that many residents expressed support for thoughtful, context-sensitive densification rather than blanket rezoning. I share that position. I am not opposed to townhouses on this site. In fact, I consider a location along a major road such as 17 Avenue SW more appropriate for additional housing than locations deep within established single-family neighbourhoods. However, supporting redevelopment does not mean supporting any level of density. My concern is that the current proposal places too many homes on this site without an appropriate transition to the surrounding neighbourhood. Neighbours have advised me that its proposed density is more than three times that of the existing townhouse development across 73 Street SW. Please confirm the densities of both developments, calculated on a comparable basis, so residents and Council can assess that difference accurately. Thoughtful densification should consider not only the number of homes a site can accommodate, but also building scale, spacing, landscaping, parking, access, and the relationship to neighbouring properties. In my view, the current proposal does not strike the right balance. I was disappointed to learn that the Calgary Planning Commission unanimously supported the application on October 8 despite the concerns raised by surrounding residents. I recognize that community opposition alone should not determine a planning decision. Nevertheless, residents deserve a clear explanation of how their substantive concerns have been addressed and why the proposed intensity is considered appropriate. I ask that Council not approve the application in its current form and instead seek a revised, lower-density proposal. My preferred compromise would be approximately six to seven homes per acre, subject to confirmation of the comparable density across 73 Street SW, together with a design that provides an appropriate transition to adjacent homes. This is not a request to prevent redevelopment. It is a request to accommodate additional housing at a scale that respects the site and its surroundings. Carolina, please clarify the proposed maximum density and how it compares with the neighbouring townhouse development.

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Last name [required]	Lueders
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

Aspen Woods is home. My family and I live on Aspen Ridge Manor South West, and this change would land on all of us. Hundreds of neighbours gave feedback, yet the plan barely moved. I strongly oppose LOC2026-0022 because it brushes aside everything we asked for.

Where this proposal fails:
- Today about 7 homes are allowed here. This would permit up to 63. That is irresponsible.
- It sets a dangerous precedent: any large lot under this plan could cite this approval to jump from 7 to 60 homes per hectare.
- It is overbuilt: rows of townhomes, no backyards, no driveways, and a mere 5 square metres of amenity space required for each home.
- Buildings up to 12 metres tall can stand 4 metres from single-family lots, with no step-down, looking straight into yards and homes.
- Up to 63 homes and about 134 parking stalls are expected to rely on Aspen Ridge Heights, a residential street, for all vehicle access. That is a serious traffic and safety risk.

The outreach to this community:
- The applicant's Outreach Summary misrepresents what residents said and drops their core request: roughly 19 homes per hectare, with houses facing houses.
- Community voices ignored: residents were promised a September traffic study with the schools in session. The City is instead relying on October 2024 counts, taken before the 66 townhomes next door were finished.
- Deceptive: the "significant project revisions" the applicant credited to community feedback were already printed on its own postcard, mailed ten days before the June 16 open house.

What it means for my neighbourhood:
- Our neighbourhood's character would be changed for good.

With such short notice, and a hearing date that departs from the City's published schedule, I cannot be there on November 9.

Our community offered a real transition into the neighbourhood at roughly a third of the proposed density. We feel disrespected as the people who already live here, and gaslit by an account that does not match what we said. We deserve an honest process and a plan built with us, not imposed on us. Deny this application outright, and require the applicant to account for weak outreach and misleading submissions to the City. At the very least, grant the deferral our Councillor is seeking because this file was rushed.

Pierre Lueders
Aspen Ridge Manor South West, Calgary, AB

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Last name [required]	Pooyan
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First name [required]	Michelle
Last name [required]	Tarjan
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I feel unheard, and not respected as someone who already lives here. My family's home is on Aspen Ridge Heights SW, roughly 400 metres away. I spoke up and wrote in, yet nothing residents asked for was taken up, so I strongly oppose this rezoning at 7412 and 7480 17 Avenue SW.

What is wrong with this proposal:
• The neighbourhood plan allows 2 to 7 homes per hectare; up to 60 is more than 8 times that. Unreasonable.
• It squeezes the most homes possible onto a small parcel.
• Rundle College, Ernest Manning High School and Ambrose University sit just south, and the applicant's own Outreach Summary notes 17 Avenue and 73 Street are already significantly congested at school pick-up and drop-off.
• Densification needs balance with contextual design. This has none.

The number of homes was always our main concern. Residents asked for about 19 per hectare; the applicant cut just 3, from 66 to 63, about 5 percent. Its summary of the April virtual session lists six concerns and ignores density, though hundreds of April letters raised it. Calling 60 per hectare a "mid-point" is manipulative: it is denser than the neighbours on both sides, and halfway between 7 and 32 is about 19.

We have children at Rundle College and are very concerned about the traffic. Walking to school, we have had several near misses with cars. Many high density projects are already nearby, and adding more on such a small area of space seems irresponsible. Overbuilding this corner would wear down the feel of our whole community.

With so little notice, on a date outside the City's published schedule, I cannot attend on November 9. Of 6 applications from the October 8 Planning Commission meeting, this one, carrying nearly 600 letters of opposition, alone was fast-tracked, which looks like an effort to rush it and sideline residents.

I trusted that showing up would count. Residents deserve honest submissions and development that respects us. Hold the applicant accountable for its poor outreach and misleading account to the City, and deny this. Our Councillor seeks a deferral given the rush; I ask you to refuse it outright.

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Cameron
Last name [required]	MacLean
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	See attached letter

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

Our household on Aspen Ridge Crescent SW gave feedback, and the applicant acted as if it heard us, then changed almost nothing. This touches my family directly, and I strongly oppose this rezoning because it breaks the neighbourhood plan we rely on.

Why this application does not work:
- The plan says multi-family housing "should not be permitted" here, and up to 60 homes per hectare is no "mid-point."
- Approval is a dangerous precedent: if 7 can become 60 per hectare, other large lots under this plan will cite it.
- All traffic is expected through Aspen Ridge Heights, a residential street, with about 134 stalls for up to 63 homes, a real safety worry.
- It is overbuilt, with rows of townhomes lacking backyards or driveways and a bylaw asking only 5 square metres of amenity space each.
- Three schools sit just south, and the applicant's own Outreach Summary notes significant congestion at 17 Avenue and 73 Street at school drop-off and pick-up.

It would erase the community feel that drew families like ours here. Density was always our core concern: residents asked for about 19 homes per hectare, yet only 3 were cut, from 66 to 63, about 5 percent. One open house, then nothing since June 16, is lip service. Calling 60 a "mid-point" was misleading when it exceeds the neighbours on both sides; halfway between 7 and 32 is about 19.

I cannot attend on November 9, since notice came late and the date left the City's published schedule. Of 6 applications from the October 8 Planning Commission meeting, only this one, with nearly 600 letters of opposition, was moved up, which looks to me like a push to rush it and sideline us.

Residents offered about 19 homes per hectare instead of up to 60. I am outraged that this has moved forward with seemingly no attention paid to the community's wishes; we feel misrepresented and gaslit, and our fair compromise deserves honest dealing and a design scaled to its neighbours. Our Councillor seeks a deferral, but delay is not enough for something this rushed: refuse it outright, and hold the developer responsible for its poor treatment of residents and the misleading account it gave the City.

Dr. Cameron MacLean
70, Aspen Ridge Crescent SW, Calgary, AB

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Gerry
Last name [required]	Vogt
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Loc2026-0022 - 7412 and 7480 17 Ave SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

Our family lives on Aspen Meadows Pl., and this decision will shape the streets we use every day. We gave feedback, the applicant acted as though it was listening, then changed almost nothing, so I strongly oppose LOC2026-0022 and feel worried and unheard.

Density was always what residents cared about most. The community asked for about 19 homes per hectare, yet the applicant trimmed just 3 homes, from 66 to 63, about 5 percent. That revision was lip service, and more than 200 more letters of opposition followed because it answered nothing. Calling the townhouses to the east "higher-density transit-oriented development" was deceptive: the City confirmed in writing they are capped at 32 homes per hectare, under half the 60 sought here.

Why this application does not work:
- Our neighbourhood plan sets 2 to 7 homes per hectare here, so up to 60 is more than 8 times that, which is unreasonable.
- Packing the most homes possible onto a small parcel is poor land use that ignores its setting.
- Rundle College, Ernest Manning High School and Ambrose University sit just south, and the applicant's own Outreach Summary notes heavy congestion at 17 Avenue and 73 Street at school pick-up and drop-off.
- Rows of townhomes without backyards or driveways, needing only 5 square metres of amenity space each, are overbuilt.
- Roughly 8 visitor stalls for up to 63 homes, and no street parking on 17 Avenue or 73 Street beside the site, will push cars onto our residential streets, and dead-end lanes inside lack turnarounds, which is unsafe.

We worry this would ruin the character of our neighbourhood.

The hearing was moved off the City's published schedule with very little notice, so I cannot attend on November 9.

Residents offered a workable middle ground of about 19 homes per hectare instead of up to 60. We feel worried and unheard, and we ask for honest outreach that truly changes a plan, with density balanced by design that fits its surroundings. A deferral, which our Councillor is seeking, falls short for an application hurried along like this: please refuse it outright, and make the applicant answer for its poor community outreach and misleading submissions to the City.

Gerry Vogt
135 , Aspen Meadows Pl., SW, Calgary, AB

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Jeffrey
Last name [required]	Smith
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Farkas and Members of Council, As a neighbour on Aspen Ridge Square SW, just around the corner from the site, I strongly oppose LOC2026-0022 because it threatens my family and my street. I took part in good faith. I was not heard. I am sick and tired of dealing with this. Density was always our main concern. Residents asked for about 19 homes per hectare. The applicant trimmed just 3 homes, from 66 to 63, roughly 5 percent. One open house was followed by silence after June 16, which is lip service. Calling more than eight times the plan's density "a modest land use change" is deceptive. In my view, this looks deliberate. The weaknesses of this proposal: - The neighbourhood plan allows 2 to 7 homes per hectare. Up to 60 is more than 8 times that and unreasonable. - Approval would set a dangerous precedent for every other large lot under this plan. - It crams in every possible home with no regard for context. - Up to 63 homes share about 8 visitor stalls, 17 Avenue and 73 Street offer no parking beside the site, overflow will hit our streets, and dead-end lanes without turnarounds are unsafe. - All vehicles are expected to use Aspen Ridge Heights, so about 134 stalls will feed one residential street. - Council repealed blanket rezoning on April 8, 2026, so density would fit the neighbourhood. This design does not. Overbuilding this corner would erode the character of the entire community. An out-of-town developer will build and wave goodbye, leaving us to deal with the fallout. I cannot attend on November 9. The notice was too short, and the date departs from the City's published schedule. Of 6 applications from the October 8 Planning Commission meeting, only the one facing nearly 600 letters of opposition was moved up, which looks like an attempt to rush it and marginalize residents. I do not understand why the City keeps listening to a developer focused only on profit. I feel disrespected and misrepresented. Residents are owed honest dealing, and Council can require density that suits this street. Our Councillor is seeking a deferral, but for a file rushed like this, that falls short. Deny it outright, and require the applicant to account for how it treated residents and what it told the City. Jeffrey Smith 66 Aspen Ridge Square SW, Calgary, AB T3H 1T2

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Raju
Last name [required]	Wani
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Farkas and Members of Council, Our home is on Aspen Ridge Heights SW, roughly 400 metres away, so this decision lands squarely on my family. Hundreds of us responded to the applicant, yet the plan hardly shifted. I strongly oppose rezoning this land, and I am angry at how our community has been treated. Why this application does not work: • Our neighbourhood plan sets this land at 2 to 7 homes per hectare, so allowing up to 60 is an unreasonable leap of more than eight times. • Approval would set a dangerous precedent, letting any other large lot under this plan cite this case and seek the same. • Packing in as many homes as possible on a small parcel is poor land use with no balance between densification and fitting design. • The project is overbuilt: rows of townhomes without backyards or driveways, and a bylaw requiring only 5 square metres of amenity space per home. • Maximizing unit count on a parcel this size ignores the need to weigh density against context. • Council repealed blanket rezoning on April 8, 2026, because new density must fit its neighbourhood, and this design is neither contextual nor community-sensitive. Built this way, it would ruin the character of the neighbourhood we call home. The number of homes was always our main concern; the community asked for about 19 homes per hectare, and the applicant cut only 3, from 66 to 63, roughly 5 percent. After one open house, the community was silenced: the applicant has not returned since June 16. Residents flagged errors such as calling this "a modest land use change" and a "mid-point," each tilted toward the applicant, and it is deceptive that they remain uncorrected in the record before Council. The hearing was moved from the City's published schedule on short notice, so I am unable to be there on November 9. Our community offered a genuine transition into the neighbourhood at roughly a third of the proposed density. We feel gaslit; the applicant owes residents honesty, and Council can insist on density that suits our street. Our Councillor is seeking a deferral, but for an application rushed like this a delay is not enough: please refuse it outright and hold the applicant responsible for outreach that failed residents and the misleading material it gave the City.

Calgary

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CC 968 (R2026-04)

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First name [required]	Raj
Last name [required]	Misra
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

Our household on Aspen Ridge Place SW sits less than 100 metres from this land, and I strongly oppose LOC2026-0022 because of what it would do to my family and our street. Hundreds of neighbours gave feedback, yet the plan hardly shifted. We feel misrepresented and treated unfairly.

The weaknesses of this proposal:
- Up to 60 homes per hectare where the neighbourhood plan allows 2 to 7 is more than eight times the plan, which is unreasonable.
- Every possible home is crammed onto a small parcel, with no balance between densification and context.
- It sets a dangerous precedent: other large lots under this plan could cite this approval to go from 7 to 60 per hectare.
- Rundle College, Ernest Manning High School and Ambrose University lie immediately south, and the applicant's own Outreach Summary notes heavy congestion already at 17 Avenue and 73 Street when students arrive and leave.
- Council repealed blanket rezoning on April 8, 2026, so that new density would fit its neighbourhood, and this design is neither contextual nor sensitive to our community.
- Allowing up to 63 homes where about 7 are permitted today is irresponsible densification.

From the start, our main concern was the number of homes. Residents asked for about 19 per hectare, and the applicant cut just 3 homes, from 66 to 63, about 5 percent. That revision was lip service, which is why more than 200 more letters of opposition arrived afterward. The applicant's account is also misleading. Residents flagged errors such as calling this "a modest land use change" and a "mid-point." Each one tilts toward the applicant, and none has been corrected in the record before Council.

For us, this ruins the character of the neighbourhood we live in.

The City moved the hearing off its published schedule on short notice, so I am unable to attend on November 9.

Taking part in good faith only to be misrepresented has been deeply unfair to us. The applicant owes residents honest dealing, and Council can require density that suits this street. Our Councillor is asking for a deferral, but that falls short for an application pushed through this way. I ask Council to refuse it outright and to hold the applicant to account for how it treated residents and for what it told the City.

Raj Misra
115 Aspen Ridge Pl SW, Calgary, AB T3H 0J6

Calgary

Public Submission

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First name [required]	Chander
Last name [required]	Bal
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

My family and I live on Aspen Ridge Crescent SW, and I strongly oppose the rezoning at 7412 and 7480 17 Avenue SW. I spoke up and wrote in, yet nothing residents asked for was taken up. I feel unheard and not respected as someone who already lives here.

My objections:
- About 7 homes are allowed here today. This would allow up to 63, which is irresponsible.
- It crams as many homes as it can onto a small parcel and doesn't weigh density against good design.
- The site sits right north of Rundle College, Ernest Manning High School and Ambrose University. The applicant's own Outreach Summary admits significant congestion where 17 Avenue meets 73 Street during school drop-off and pick-up.
- It's overbuilt, with rows of townhomes, no backyards and no driveways. The bylaw requires just 5 square metres of amenity space per home.
- Council repealed blanket rezoning on April 8, 2026, because density has to fit, and this design doesn't.

If it goes ahead, our neighbourhood's character changes for good.

The Outreach Summary never mentions what we most wanted, roughly 19 homes per hectare with new houses facing existing ones, and it gets what residents said wrong. That's misrepresentation. The revision was lip service. It didn't answer us, so more than 200 more letters of opposition came in. Calling more than eight times the plan's density "a modest land use change" is deceptive.

The November 9 date was moved off the City's published schedule with little warning, so I can't be there. Of 6 applications from the October 8 Planning Commission meeting, only 1 was moved up: the one with nearly 600 letters of opposition. To me, it looks like a rush to push our voices aside.

Residents offered a middle ground: houses facing ours on the north and west sides, and townhomes closer to 17 Avenue and 73 Street. I'm disappointed, because all we want are honest submissions to the City and development that respects the people already here. Please hold the applicant responsible for its weak outreach and misleading filings and deny this application. Our Councillor is asking for a deferral because it was fast-tracked, but I'm asking you to refuse it outright.

Chander Bal
74 Aspen Ridge Crescent SW, Calgary, AB

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Kat
Last name [required]	Lowry
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

Like my neighbours, I asked for far fewer homes, and the applicant's answer was to go from 66 to 63. My home is roughly 200 metres away, and this affects my family. I strongly oppose this rezoning because I am very concerned about the density being added to our community.

Lip service, not outreach:
- Residents asked for about 19 homes per hectare, yet only 3 homes were cut, 66 to 63, about 5 percent.
- Community voices were ignored: six concerns from the April virtual session are listed without density, though hundreds of April letters raised it.
- In a manipulative move, a submission filed after comments closed calls 60 a reduction from "the existing maximum density of 85 units per hectare," while admitting policy allows about 7 or 8 homes; residents find no source for 85 and ask the City planner to confirm one.

Why this application does not work:
- Allowing up to 63 homes where about 7 are allowed today is irresponsible.
- It sets a dangerous precedent any large lot under this plan could cite.
- It is overbuilt: rows of townhomes, no backyards or driveways, and only 5 square metres of amenity space per home.
- The site faces Rundle College, Ernest Manning High School and Ambrose University to the south, where the applicant's own summary notes significant school-hour congestion at 17 Avenue and 73 Street.

How it affects the use and enjoyment of my property:
- The quiet street I once had for my child to ride his bike will become an overflow parking lot for the development.

The short notice and the unusual change to the City's published schedule means I cannot attend on November 9. Of 6 applications from the October 8 Planning Commission meeting, only this one, with nearly 600 letters of opposition, was brought forward early, which seems to be an effort to hurry it past the community.

The community offered about 19 homes per hectare instead of up to 60. The changes in the last submission are offensive, and I feel misrepresented and shut out of a fair process. I want the City to defend our community through an honest process and a plan built with us, not imposed on us. Our Councillor wants a deferral, but I ask Council to deny this outright and require the applicant to answer for its poor outreach and misleading submissions to the City.

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Marianne
Last name [required]	Delaney
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

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Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

Aspen Woods is where my family and I live our everyday lives, here on 73 St SW. I took part in this process in good faith and was simply not heard. I strongly oppose this land use change because it sets aside both our neighbourhood plan and the people who live here.

Why I oppose this application:
- Our neighbourhood plan says multi-family housing "should not be permitted" here, yet this asks for townhouses at up to 60 homes per hectare, which is no "mid-point."
- It squeezes as many homes as possible onto a small parcel, with no balance between added density and design that suits its setting.
- Council repealed blanket rezoning on April 8, 2026, because new density must fit its neighbourhood, and this design does not.
- Three schools, Rundle College, Ernest Manning High School and Ambrose University, sit just south, and the applicant's own Outreach Summary notes heavy traffic already at the 17 Avenue and 73 Street corner when students arrive and leave.
- Up to 63 homes could go where about 7 are allowed today, more than eight times the plan, which is irresponsible densification.

What it means for my neighbourhood:
- Overbuilding this one corner would slowly erode the character of all of Aspen Woods.

Community voices ignored:
- Residents always said the number of homes mattered most and asked for about 19 per hectare, but the applicant cut only 3, from 66 to 63, about 5 percent.
- The community was effectively silenced: the main revision after the open house turned four buildings sideways, with the same height and the same 63 homes.
- Errors residents flagged, such as "a modest land use change" and "mid-point," all favour the applicant, which feels manipulative to me, and they remain uncorrected in the record before you.

I cannot be there on November 9, since the notice was too short and the date was moved off the City's published schedule.

I feel gaslit and ignored, yet growth is welcome here when it is honest and designed with care for the community around it. Please hold the applicant responsible for its weak outreach and the misleading material it gave the City, and deny this application outright; our Councillor is seeking a deferral given how quickly it was pushed forward, but I am asking you to refuse it.

Marianne Delaney
1295 73 St SW, Calgary, AB

Public Submission

CC 968 (R2026-04)

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First name [required]	Zvonko
Last name [required]	Pavicic
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	No
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Farkas and Members of Council, Aspen Woods is home to me and my family, and my cul-de-sac on Aspen Ridge Place SW sits right beside this site. I took part in good faith and was not heard, which is why I strongly oppose rezoning 7412 and 7480 17 Avenue SW. The weaknesses of this proposal: • About 7 homes are allowed here today, and allowing up to 63 is irresponsible. • It packs in the most homes it can on a small parcel, with no balance between added density and design that suits its surroundings. • Buildings reaching 12 metres could sit just 4 metres from neighbouring single-family lots, with no step-down, looking into yards and homes. • Up to 60 homes per hectare against the neighbourhood plan's 2 to 7 is more than eight times the plan and irresponsible densification. • With about 8 visitor stalls for up to 63 homes and no parking on 17 Avenue or 73 Street beside the site, cars will spill onto our streets, and dead-end lanes with no turn-arounds are unsafe. Put simply, this does not fit the character of an established neighbourhood like ours. The number of homes was always the community's main concern. Residents asked for about 19 homes per hectare, yet the applicant cut only 3, from 66 to 63, about 5 per-cent. Community voices were ignored: after one open house, the applicant has not returned since June 16. The application was also misleading, calling the townhouses to the east "higher-density transit-oriented development," though the City confirmed in writing they are capped at 32 homes per hectare, less than half the 60 proposed here. I will be at the November 9 hearing and ask to be added as a speaker. Of 6 applica-tions from the October 8 Planning Commission meeting, just this one, the file with nearly 600 letters of opposition, was brought forward early; to me that looks like an effort to hurry it through and push our voices aside. I am angry, and I feel gaslit and disrespected as someone who already lives here; we deserve honest submissions to the City and development that respects its residents. Our Councillor is asking for a deferral, but for an application hurried along like this, delay is not enough: please refuse it outright and hold the applicant to account for its poor community outreach and the misleading submissions it made to the City.

Calgary

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First name [required]	Jane
Last name [required]	Smith
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

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Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Farkas and Members of Council, I live on Aspen Ridge Square SW, around the corner from this site, and I strongly oppose LOC2026-0022 because it is totally inappropriate in this housing neighbourhood. This change would affect my family and me directly. I took part in good faith and was not heard, and I feel disrespected as someone who already lives here. The outreach to this community: - The applicant's Outreach Summary omits what residents asked for most, roughly 19 homes per hectare with houses across from houses, and misrepresents what they said. - Community voices ignored: it names six concerns from the April virtual session and drops density, the subject of hundreds of April letters. I do not understand why this process has continued despite clear objection from the nearby community. Where this proposal fails: - About 7 homes are allowed here today, and this would allow up to 63, which is irresponsible. - It would set a dangerous precedent, since any other large lot under this plan could seek the same and cite this approval. - Squeezing the most homes possible onto a small piece of land is poor land use that abandons the balance between densification and design that fits its context. - The neighbourhood plan allows 2 to 7 homes per hectare, and this asks for up to 60, more than eight times the plan. There is already ample multifamily development in the area. How it affects the use and enjoyment of my property: - It does not fit the character of this established neighbourhood. In my view, this developer has no interest in maintaining the integrity of this neighbourhood. It is proceeding aggressively to meet its own goals and leaving the community to deal with the consequences after it is done and gone. I will be at the November 9 hearing. Residents proposed homes facing the existing houses along the north and west sides, with townhomes placed closer to 17 Avenue and 73 Street. I am outraged and feel misrepresented. Residents are owed honest dealing, and Council can insist on density that suits this street. Please hold the applicant to account for its weak outreach and the misleading record it gave the City, and deny this application. Our Councillor is pursuing a deferral given how quickly this file was pushed forward, but I am asking that it be refused outright. Jane Smith

Calgary

Public Submission

CC 968 (R2026-04)

66 Aspen Ridge Square SW, Calgary, AB T3H 1T2

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Matt
Last name [required]	van Remmen
How do you wish to attend?	
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Public Submission

CC 968 (R2026-04)

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I'm a neighbour on Aspen Meadows Place SW, a few minutes' walk away, and I strongly oppose LOC2026-0022 because it's far too much for this corner. It affects me and my family. Hundreds of us gave feedback, yet the plan barely moved, and I feel let down and unheard.

Where this proposal fails:
• The neighbourhood plan sets 2 to 7 homes per hectare here, and this allows up to 60, more than 8 times that. That's unreasonable.
• It's a dangerous precedent, since other large lots under this plan could cite this approval and ask for the same.
• Rows of three-storey townhouses next to single-family homes are a poor fit here and would ruin the neighbourhood's character.
• Council repealed blanket rezoning on April 8, 2026, so new density would fit its surroundings, and this design doesn't.

Density was always our main worry. Residents asked for about 19 homes per hectare, but the applicant cut just 3 homes, from 66 to 63, about 5 percent. The community was silenced when the April virtual session summary listed six concerns and left out density, though hundreds of April letters were about it. It's misleading that the application called the townhouses to the east "higher-density transit-oriented development," when the City confirmed in writing they're limited to 32 homes per hectare, less than half the 60 proposed here. Overbuilding this corner would wear down the feel of our whole community.

With such short notice and an unusual change from the City's published schedule, I can't attend on November 9. Of 6 applications from the Oct 8 Planning Commission meeting, only this one, with nearly 600 letters of opposition, was moved up, which looks to me like an attempt to rush it through and sideline our voice.

Residents offered a fair middle ground of about 19 homes per hectare instead of up to 60. I'm disappointed, and I only want honest outreach that truly shapes the plan, with density balanced by thoughtful design. Please deny this application outright and make the applicant answer for its poor community outreach and misleading submissions to the City. At the very least, grant the deferral our Councillor is seeking because this was rushed.

Matt van Remmen
107 Aspen Meadows Pl SW, Calgary, AB T3H 4T2

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First name [required]	Payton
Last name [required]	Nadeau
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

Our household on 73 St SW looks at land that holds about 7 homes today, and the applicant wants up to 63. This touches me and my family directly. We took part in good faith and were never heard, so I strongly oppose this rezoning and feel denied procedural fairness.

The weaknesses of this proposal:
- Going from roughly 7 homes to as many as 63 on this land is irresponsible.
- Approving this sets a dangerous precedent: every other large lot under this plan could ask for 60 per hectare and cite this decision.
- The design crams in every home it can, with no balance between adding density and fitting the setting.
- Council ended blanket rezoning on April 8, 2026, so that new density would suit its neighbourhood, and this design does not.
- All cars are expected to use Aspen Ridge Heights, a residential street, and roughly 134 parking stalls for up to 63 homes raise real traffic and safety worries.
- Up to 60 homes per hectare against the 2 to 7 our neighbourhood plan allows is more than eight times the plan.

How overbuilding affects our community:
- It simply does not match the character of our established neighbourhood.

The outreach to this community:
- Community voices ignored: the revision answered so little that more than 200 more letters of opposition followed it.
- Deceptive: the first application relied on a zoning district for the land to the east that was repealed in 2008.

I will not be able to attend on November 9, because the notice was short and the date was shifted off the City's published schedule. Of the 6 applications from the October 8 Planning Commission meeting, only this one, carrying nearly 600 letters of opposition, was pulled forward, and to us that reads as a push to rush it past the community.

Residents proposed single-family homes and duplexes next to existing houses, rising to townhomes further in. We feel disrespected, and we are asking for an honest process with a plan shaped alongside us rather than handed down. The applicant must answer for its weak outreach and the misleading material it gave the City, and this application should be denied outright. Our Councillor is seeking a deferral because the file was fast-tracked, but I ask Council to refuse it.

Payton nadeau
73 St SW, Calgary, AB

Calgary

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First name [required]	Matea
Last name [required]	Nadeau
How do you wish to attend?	
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I took part in this process in good faith, and I came away feeling ignored and frustrated. As a neighbour on 73 St, I care what gets built here for my family and everyone around us. I strongly oppose LOC2026-0022 because the main thing residents raised was brushed aside.

Why this application does not work:
- Our neighbourhood plan says multi-family housing "should not be permitted" here, so townhouses at up to 60 homes per hectare cannot be called a "mid-point."
- Letting 7 become 60 per hectare sets a dangerous precedent other large lots under this plan could cite.
- About 8 visitor stalls for up to 63 homes, with no street parking beside the site, will push cars onto our residential roads, and dead-end lanes inside lack turnarounds, which is unsafe.
- Squeezing in the most homes possible wastes this land; growth has to be weighed against design that respects its setting.
- Three-storey townhouse rows pressed against single-family houses are wrong for this corner and would wreck the feel of the area.

From the start, the number of homes was what residents cared about most. The community asked for roughly 19 homes per hectare, yet the applicant removed just 3, going from 66 to 63, about 5 percent. Community voices were ignored: the main revision after the open house rotated four townhouse buildings, leaving the same townhouses, the same height and the same 63 homes. Calling more than eight times the plan's density "a modest land use change" strikes me as deceptive. Built this way, the project would alter our neighbourhood's character permanently.

The notice was short and the date shifted from what the City first listed, so I won't be able to be there on November 9.

Residents proposed a reasonable middle ground: houses facing existing homes on the north and west sides, with townhomes placed nearer 17 Avenue and 73 Street. I am tired of showing up only to be ignored; after offering a fair compromise, we deserve an honest answer and a design sized for the homes next to it. Our Councillor wants a deferral because this hearing was unfairly rushed, but I ask Council to go further, refuse this application entirely, and make the applicant answer for weak outreach and misleading submissions to the City.

Matea Nadeau
1295 73 St, Calgary, AB

Calgary

Public Submission

CC 968 (R2026-04)

COLLECTION NOTICE:
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First name [required]	Jason
Last name [required]	Johnson
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

Aspen Ridge Place SW is where my family and I have made our home, a short walk from this site. We gave our feedback, and the applicant acted as though it was listening, then changed almost nothing. I strongly oppose rezoning 7412 and 7480 17 Avenue SW for that reason and many others.

What the applicant calls outreach:
- Its Outreach Summary misrepresents residents and omits our main request: about 19 homes per hectare, with houses facing houses.
- Listing six concerns from the April virtual session while dropping density, the subject of hundreds of April letters, is lip service.

Why this application does not work:
- Our neighbourhood plan says multi-family housing "should not be permitted" here, and up to 60 townhomes per hectare is no "mid-point."
- It crams the most homes possible onto a small parcel, without balancing density against design that fits.
- Turning 7 homes per hectare into 60 sets a dangerous precedent that every other large lot under this plan can cite.
- Council repealed blanket rezoning on April 8, 2026, because new density must suit its neighbourhood, and this design does not.
- Roughly 8 visitor stalls for up to 63 homes, and no parking beside the site, will push cars onto our streets, while dead-end lanes inside lack turnarounds.
- Rundle College, Ernest Manning High School and Ambrose University are directly south, and the applicant's own summary records significant school-hour congestion at 17 Avenue and 73 Street.

How it affects me, my family and my neighbours:
- This would ruin the character of our neighbourhood.

The hearing date was moved off the City's published schedule with very little notice, so I cannot attend on November 9.

The community proposed about 19 homes per hectare instead of up to 60, yet the applicant cut only 3 homes, from 66 to 63. We feel talked down to and frustrated, and we deserve honest submissions to the City and development that respects the people who already live here. Please deny this application outright and hold the applicant responsible for its poor community outreach and the misleading material it gave the City. At the very least, grant the deferral our Councillor is seeking because this file was rushed.

Jason Johnson
223 Aspen Ridge Pl SW, Calgary, AB T3H 0J6

Calgary

Public Submission

CC 968 (R2026-04)

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Robert
Last name [required]	Chisholm
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC 26 0022

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I object to the rezoning application on the grounds of density, traffic safety and development is contrary to the area development plan

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Zora
Last name [required]	Lazic
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022(CPC2026-0811), 7412 and 7480 17 avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I live on Aspen Ridge Lane SW, and this affects my family directly. We understand the need for more housing but it should occur in planned developments. Hundreds of us gave feedback, yet the plan barely shifted. I strongly oppose this rezoning. It would significantly alter the character of our well established neighbourhood, and I feel gaslit and misrepresented. Mayor Farkas voted to rescind blanket rezoning, arguing it would increase density in established neighbourhoods without adequate support. This is precisely our situation.

The outreach to this community:
- Our chief worry was always the number of homes: residents asked for about 19 per hectare, and the applicant trimmed just 3, from 66 to 63, roughly 5 percent.
- One open house on June 16, then nothing since: lip service.
- Calling more than eight times the plan's density "a modest land use change" is misleading.

Where this proposal fails:
- About 7 homes are allowed here today. Up to 63 is irresponsible.
- A dangerous precedent: any large lot under this plan could cite it.
- It crams in all it can, with no balance between densification and fitting design.
- Rows of townhomes, no backyards or driveways, and just 5 square metres of amenity space per home.
- Buildings up to 12 metres tall can stand 4 metres from single-family lots, with no step-down, looking into yards and homes.

How it affects me, my family and my neighbours:
- Our neighbourhood is a neighbourhood. We live in it. We have street parties and visit each other. This would dissect our neighbourhood with a busy street that cannot accommodate the increased traffic.

New housing belongs in planned places, like the development at 17th Ave and 85th street meant for over 2,000 units, with ample parking and recreation. It should not be plopped into well established neighbourhoods whose small roads cannot take the traffic.

I will attend the November 9 hearing. Residents put forward about 19 homes per hectare instead of up to 60. This precious neighbourhood deserves honest outreach that truly changes plans. Our Councillor is seeking a deferral, but that falls short for something pushed through like this: please refuse it, and hold the applicant to account for how it treated residents and what it told the City.

zora lazic
15 Aspen Ridge Lane SW, Calgary, AB

Calgary

Public Submission

CC 968 (R2026-04)

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Gurinder
Last name [required]	Dhah
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I feel disrespected and gaslit as someone who already lives on Aspen Ridge Place SW, a short walk from this site, where my family makes our home. Hundreds of neighbours gave feedback and the plan barely moved, so I strongly oppose this rezoning at 7412 and 7480 17 Avenue SW.

Misleading outreach:
• Density was the community's central worry from day one; residents sought roughly 19 homes per hectare, yet the applicant removed just 3 homes, 66 to 63, about 5 percent.
• Ignoring our voices, the April virtual session summary names six concerns and omits density, though hundreds of April letters focused on it.
• Deceptively, in my view, the applicant's record before Council stays uncorrected despite repeated warnings about its accuracy.

Why this application does not work:
• About 7 homes are allowed here today; permitting up to 63 is irresponsible.
• It crams the most homes possible onto a small parcel, with density and fitting design thrown out of balance.
• It sets a dangerous precedent: any large lot under this plan could seek 60 homes per hectare and cite this approval.
• Buildings up to 12 metres high can stand 4 metres from single-family lots, with no step-down, overlooking yards and homes.
• Council repealed blanket rezoning on April 8, 2026, so new density would suit its surroundings, and this design does not.
• It is overbuilt: rows of townhomes without backyards or driveways, and just 5 square metres of amenity space required per home.

How it affects me, my family and my neighbours:
• This would ruin the character of the neighbourhood we live in.

I will be at the November 9 hearing. Of 6 applications from the Oct 8 Planning Commission meeting, only the one facing nearly 600 letters of opposition was moved up, which looks like an attempt to rush it through and push our community aside.

Residents proposed a real transition into the neighbourhood at roughly a third of this density. I am angry, and I ask for honest submissions to the City and development that respects those of us already here. Our Councillor is seeking a deferral because this hearing was unfairly expedited, but I ask Council to go further, deny this application outright, and require the applicant to account for its poor community outreach and misleading submissions to the City.

Calgary

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CC 968 (R2026-04)

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First name [required]	Justyna
Last name [required]	Kos-Fairless
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC 2026-0022(CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

Aspen Ridge Crescent SW is home to my family, and this neighbourhood matters to us. Residents asked for far fewer homes. The applicant went from 66 to 63. I strongly oppose this application, because I feel let down and not respected as someone who already lives here.

Why this application does not work:
- The neighbourhood plan says multi-family housing "should not be permitted" here, so up to 60 townhomes per hectare is no "mid-point."
- Turning 7 into 60 per hectare is a dangerous precedent any other large lot under this plan could cite.
- It packs the most homes possible onto a small parcel, with no thought for fit.
- All traffic is expected on Aspen Ridge Heights, a residential street, with about 134 stalls for up to 63 homes. That raises serious safety concerns.

This would erase the community feel that drew families here. Some densification is needed. It does not have to be everywhere. This kind of development suits a down-town area. Our infrastructure, including water usage, won't be able to support it.

The outreach was a misrepresentation: the Outreach Summary omits our main request, about 19 homes per hectare with houses facing houses. It silenced us by list-ing six April concerns without density, though hundreds of April letters raised it. It was misleading: a late filing calls 60 a cut from "the existing maximum density of 85 units per hectare," while admitting current policy allows about 7 or 8 homes. Residents ask the City planner to confirm any source for 85.

The hearing date moved with little notice, so I cannot attend on November 9. This was the only one of 6 applications from the Planning Commission's October 8 meeting moved up, despite nearly 600 letters of opposition. It looks like a rush to sideline us.

The community offered a real transition at roughly a third of the proposed density. NOBODY in this neighborhood wants this kind of development, and we are owed hon-esty and a design scaled to its neighbours. Our Councillor is seeking a deferral; I ask Council to deny this outright and hold the applicant to account for its poor outreach and misleading submissions.

Justyna Kos-Fairless
37 Aspen Ridge Crescent SW, Calgary, AB T3H 5J8

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Payal/Dimple
Last name [required]	Joshi
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Stop Aspen Rezoning team

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Farkas and Members of Council, I live on Aspen Ridge Gate SW, and I have raised my concerns in person and in writing, only to see none of the community's requests taken up. This touches my family and me directly, and I strongly oppose a proposal that disregards both our plan and our voices. The applicant's Outreach Summary omits our main request, about 19 homes per hectare with houses facing houses, and misrepresents what residents said. The revision was lip service: more than 200 more letters of opposition followed because it did not answer us. It is misleading and troubling that the record before Council remains uncorrected despite repeated concerns about its accuracy. What is wrong with this proposal: - The neighbourhood plan sets 2 to 7 homes per hectare here; up to 60 is more than 8 times that, which is unreasonable. - It crowds the most homes possible onto a small parcel, with no balance between density and fitting design. - Willingdon Hall (Cooper Memorial Hall) is a listed City-Wide Historic Resource, yet the bylaw has no rule to keep it, and a plaque is no substitute for a hall. - The land sits directly north of three campuses, Rundle College, Ernest Manning High School and Ambrose University, and the applicant's own summary records significant congestion at 17 Avenue and 73 Street during school traffic. - All vehicle access is expected from Aspen Ridge Heights, a residential street, with about 134 stalls for up to 63 homes, raising significant traffic and safety concerns. For those of us living here, this would alter the character of our neighbourhood permanently. I plan to be at City Hall for the November 9 hearing. I am frustrated and feel talked down to, and this community deserves honest submissions to the City and development that respects the people already here. Our Councillor is seeking a deferral because this hearing was unfairly expedited, but I ask Council to go further: deny this application outright and require the applicant to answer for its weak community outreach and misleading submissions to the City. Payal Joshi 22 Aspen Ridge Gate SW, Calgary, AB

Calgary

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CC 968 (R2026-04)

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First name [required]	Karim
Last name [required]	Mavani
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I feel misrepresented, and I'm angry about it. I live on Aspen Summit Heath SW with my family. Like my neighbours, I asked for far fewer homes on this land, and the applicant trimmed only a token few. I strongly oppose LOC2026-0022 because it ignores what we said.

My objections:
- The neighbourhood plan allows 2 to 7 homes per hectare here. This allows up to 60. That's more than eight times the plan, and it's unreasonable.
- It sets a dangerous precedent. If 7 can become 60 here, any other large lot under this plan can ask for the same and point to this approval.
- It's overbuilt: rows of townhomes, no backyards, no driveways, and the bylaw requires just 5 square metres of amenity space per home.
- Rundle College, Ernest Manning High School and Ambrose University sit right to the south. The applicant's own Outreach Summary admits there's already significant congestion at 17 Avenue and 73 Street at school pick-up and drop-off.
- Up to 63 homes where about 7 are allowed today is irresponsible densification.

It simply doesn't fit the character of this established neighbourhood.

The applicant held one open house on June 16 and hasn't come back since. That silenced the community. Residents were made to feel heard, then the Outreach Summary misrepresented their concerns. That's unfair. The accuracy of its material was raised again and again, yet the record before Council is still uncorrected. To me, that's deceptive, and it looks deliberate.

I'll be at the November 9 hearing, and I'll ask to speak.

Residents put forward a real transition into the neighbourhood at roughly a third of the density proposed. I feel denied procedural fairness: we offered a fair compromise, and we're owed honest dealing and a design scaled to its neighbours. Our Councillor is seeking a deferral, but for an application rushed like this one that isn't enough. Please deny it outright, and make the applicant answer for how poorly it engaged residents and for the misleading material it gave the City.

Karim Mavani
236 Aspen Summit Heath SW, Calgary, AB T3H 0T5

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Christopher
Last name [required]	Davis
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC 2026-0022 (Aspen Woods) - CPC2016-0811 - Amendments to ASP Bylaw 13P97

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	Neither
ATTACHMENT_01_FILENAME	2026 November 2 - C Davis let -Aspen LOC adjournment ver 3.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	This is an adjournment request for Item LOC2026-0022 (Aspen Woods) to be adjournment from November 9 to the following public hearing on December 8, 2026 (see attached letter to Council).

CHRISTOPHER DAVIS LAW
Defining Development for Albertans

CHRISTOPHER S. DAVIS, B.COMM., LL.B.
Barrister & Solicitor
Cell 403.701.2775
Email chris@chrisdavislaw.ca
My file: 26.020
Your file:

November 2, 2026 DELIVERY via City online submission to City Clerks portal

City of Calgary
Historic City Hall
800 Macleod Trail Southeast
Calgary, Alberta T2G 2M3 Attention: Mayor & Councillors

Your Worship Mayor Farkas and Council Members:

Re: Public Hearing (Monday November 9, 2026)
7480 – 17th Avenue SW, Calgary (CPC2026-0811)

(1) LOC 2026-0022 (Aspen Woods)
Proposed Land Use amendment: From R-G (Residential – Low Density Mixed Housing) to M-1d70) (Multi-Residential – Low Profile) and S-SPR (Special Purpose – school, park and community reserve)
(2) Consequential requested Amendments to the East Springbank Area Structure Plan (Bylaw 13P97)

I act for Dr. Fatima Jivraj, a resident affected by the above two applications. She is also a spokesperson for the Aspen Ridge Place Homeowner Association (HOA), who have submitted a response to this application.

On my client's behalf and that of her HOA, I respectfully request that these applications be postponed from Monday November 9, 2026 to Tuesday December 8, 2026. This modest delay will restore the hearing date of December 8, 2026 originally indicated in the City's published schedule and on which the community had relied.

The applications pose a significant shift from the current **R-1 district** (with associated 2.5 uph to 7.4 uph density) to the proposed **DC (M-1 base district**; with associated minimum 35 uph to maximum 60 uph density). This is an important application for the HOA and other current residents of the Aspen Woods community.

The Applicant's request to move this matter forward to the Monday November 9th public hearing was both unexpected and challenging for the HOA owing to:

- The tight time frame for submissions for the November 9th hearing (due no later than Noon Monday November 2nd)
- The HOA's spokesperson being out of the country on November 9th
- Shortening the window for any further meaningful engagements with the Developer (Annesley Homes) and / or its Applicant (O2 Planning and Design)

- Only recently – on October 29th - securing access to the DP materials through the City's DMAP portal (DP2026-05811)

At a public engagement on June 16th, the Applicant and Developer proposed a site design with 11 townhome buildings comprising 63 dwellings (53.4 uph). 12 units backed directly onto the adjacent R-1 district to the west, with minimal setbacks (as little as 1.2 m).

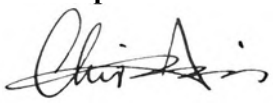
The latest design iteration by the Applicant and Developer (CPC Att 4; DP submission) has been modestly adjusted to 10 townhome buildings, comprising 61 dwellings (51.7 uph). 4 dwellings now remain directly adjacent to the R-1 district to the west, with a minimum setback of 4.0 m.

Subsequent to the October 8th CPC hearing, the HOA engaged a designer to prepare an alternative design rendering that addresses residents' concerns, respects Aspen Ridge's existing scale and character, and explores what the HOA believes to be a responsible increase in density. The HOA has endeavoured to incorporate the Applicant and Developer's current design and goals into this rendering. The requested adjournment to December 8th would allow that further work to be completed and discussed meaningfully with the Applicant, the Developer and City staff before Council considers the applications at a public hearing. My client will continue to advance this discussion during the course of the requested adjournment.

Thankyou for considering this adjournment request. We have asked Ward 6 Councillor Pantazopoulos to support this adjournment request and to assist the HOA in further engagement with the Applicant and Developer. We hope that all members of Council will support this requested short adjournment.

Sincerely,

Christopher Davis Law



Per: CHRISTOPHER S. DAVIS
B.Comm. LL.B.
Barrister & Solicitor

Copies:
Ward 6 Office
Client
City of Calgary Planning and Development (Attention: Carolina Yepes-Castano)
O2 Planning and Design (Attention: Brian Horton)

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Tasnim
Last name [required]	Mavani
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

My feedback, like that of hundreds of neighbours, was given in good faith and moved the plan almost nowhere. I live on Aspen Summit Heath SW, and this decision affects my family directly. I strongly oppose LOC2026-0022 because it disregards both the neighbourhood plan and the people who already live here.

The problems with this application:
• The neighbourhood plan sets 2 to 7 homes per hectare here. This application allows up to 60, more than 8 times that. It is unreasonable.
• It packs the maximum number of homes onto a small parcel. Densification and contextual design are not balanced.
• Up to 63 homes share only about 8 visitor stalls. No parking is allowed on 17 Avenue or 73 Street beside the site, so overflow will reach residential streets. Several internal lanes dead-end with no turnaround. That is unsafe.
• Density requires balance with context. Squeezing a small site to its limit is poor land use.
• It is overbuilt: rows of townhomes, no backyards, no driveways, and only 5 square metres of amenity space required per home.

What it means for my neighbourhood:
• It does not fit the character of this established neighbourhood.

The outreach to this community:
• Residents had one open house. The applicant has not returned since June 16. The community has been silenced.
• The application called the townhouses to the east "higher-density transit-oriented development." The City confirmed in writing that they are limited to 32 homes per hectare, under half the 60 proposed. Labelling them that way is manipulative.

I will be at the November 9 hearing and ask to be registered as a speaker. Of 6 applications from the October 8 Planning Commission meeting, only this one, carrying nearly 600 letters of opposition, was scheduled early; to me, that looks like an effort to hurry it through and push our voice aside.

I have been denied procedural fairness and disrespected. This community expects honest submissions to the City and development that respects those who already live here. Deny this application outright, and hold the developer responsible for its weak outreach to residents and the misleading material it filed with the City. Our Councillor is seeking a deferral because this file was rushed; that is the minimum Council owes us.

Tasnim Mavani
236 Aspen Summit Heath SW, Calgary, AB T3H 0T5

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Fouad
Last name [required]	Mavani
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

Aspen Woods is the community my family and I call home, and Aspen Ridge Way SW is our street. Through my feedback and my letters I made my views known, and the applicant took up nothing residents requested. I strongly oppose this rezoning because it disregards the plan this neighbourhood was built on.

My objections:
- Under the neighbourhood plan, multi-family housing "should not be permitted" here, so townhouses at up to 60 homes per hectare cannot be called a "mid-point."
- The design packs the maximum number of homes onto a small parcel with no regard for its context.
- Willingdon Hall (Cooper Memorial Hall) is on the City-Wide Historic Resource list, but the bylaw does not require its retention, and a plaque cannot replace a community hall.
- About 7 homes are allowed today, while this would permit up to 63. That is up to 60 homes per hectare where the plan sets 2 to 7, more than eight times the plan, and it is irresponsible densification.
- Every vehicle is expected to use Aspen Ridge Heights, a residential street, and roughly 134 parking stalls for up to 63 homes create significant traffic and safety concerns.

What it means for my neighbourhood:
- Overbuilding this corner would erode the character of all of Aspen Woods.

An unfair process for the people who live here:
- Density was always the community's main concern. Residents asked for about 19 homes per hectare, and the applicant cut only 3 homes, from 66 to 63, about 5 percent.
- Community voices were ignored: after one open house, the applicant has stayed silent since June 16.

I intend to attend the November 9 hearing and will ask to address Council.

I feel denied procedural fairness and disrespected. Residents put forward a fair compromise, and what we are owed in return is honesty and a design that matches the homes around it. The applicant must be held to account for its outreach and its misleading submissions to the City, and this application must be denied. Our Councillor is asking for a deferral because the file was fast-tracked, but I want it refused outright.

Fouad Mavani
70 Aspen Ridge Way SW, Calgary, AB T3H 5M2

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Valerie
Last name [required]	Medvedic
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Aspen development

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

My family and I live on Aspen Ridge Green SW, where the neighbourhood plan expects about 7 or 8 homes on this land, not the up to 63 now proposed. I raised my concerns and put them in writing, yet none of the changes residents requested were adopted, which is why I strongly oppose LOC2026-0022.

What is wrong with this proposal:
• The plan allows 2 to 7 homes per hectare here, so permitting up to 60 is more than eight times that and unreasonable.
• It crams the most homes possible onto a small parcel, with no balance between added density and design that respects its setting.
• It would set a dangerous precedent, since any other large lot under this plan could seek the same and cite this approval.
• Council repealed blanket rezoning on April 8, 2026, so new density would suit its surroundings, and this design does not.

Density was always the community's central worry. Residents asked for about 19 homes per hectare, yet the applicant removed only 3, from 66 to 63, roughly 5 percent. Community voices were ignored: residents tallied a far larger open house turnout than the summary shows, forms ran out, and many that residents photographed asked for a written transition. The original application was also deceptive, citing a zoning district for the land to the east that was repealed in 2008. To me, this project does not fit the character of our established neighbourhood.

The November 9 date was moved from the City's published schedule with little warning, and I am unable to attend. Of 6 applications from the October 8 Planning Commission meeting, only this one, with nearly 600 letters of opposition, was moved up, which looks to me like an effort to hurry it through and push the community's voice aside.

I am worried and uneasy about how residents have been treated, and we deserve an honest process and a plan shaped with us, not imposed on us. A deferral, which our Councillor has requested, falls short for an application pushed ahead this quickly; I urge Council to refuse it outright and to hold the applicant responsible for its poor community outreach and the misleading submissions it gave the City.

Valerie Medvedic
17 Aspen Ridge Green SW, Calgary, AB

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Saleel
Last name [required]	Jivraj
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

My family and I have made our life on Aspen Ridge Place SW, under 100 metres from this land. Residents pushed for far fewer homes, and the applicant trimmed 66 to just 63. I strongly oppose a rezoning that treats our input that way.

Where this proposal fails:
- Up to 60 townhouses per hectare, where the neighbourhood plan says multi-family housing "should not be permitted," is no "mid-point."
- It packs the most units possible onto a small parcel and ignores whether they fit.
- If 7 homes per hectare can jump to 60 here, every other large lot under this plan will cite it. That is a dangerous precedent.
- Willingdon Hall (Cooper Memorial Hall) is listed as a City-Wide Historic Resource, but the bylaw does nothing to keep it. A plaque is not a hall.
- Every car is expected to use Aspen Ridge Heights, a residential street, with roughly 134 stalls for up to 63 homes. That is a serious traffic and safety risk.
- Walls up to 12 metres high can go 4 metres from single-family backyards, no step-down, staring into windows.

How overbuilding affects our community:
- It simply does not belong in this established neighbourhood.

Misleading outreach:
- The applicant's Outreach Summary misrepresents residents by omitting the community's key ask: roughly 19 homes per hectare, new houses facing existing ones.
- Hundreds of April letters were about density, yet the April virtual session summary lists six concerns and drops density, silencing the community.

I will be at the November 9 hearing, and I am asking to speak. This was the lone application of six from the October 8 Planning Commission meeting to be moved up, the one facing nearly 600 letters of opposition, and to me it looks like an effort to hurry it past us and shut out our voice.

Residents offered a fair layout: houses fronting existing homes along the north and west edges, townhomes toward 17 Ave and 73 St. I feel misrepresented and gaslit. Growth is welcome here when it is honest and designed around the people already living beside it. Hold the applicant to account for its outreach and for the misleading record it handed the City, and refuse this application. Our Councillor wants a deferral because it was fast-tracked; I am asking Council to deny it outright.

Saleel Jivraj
102 Aspen Ridge Pl SW, Calgary, AB T3H 0J6

Calgary

Public Submission

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First name [required]	Gurinder
Last name [required]	Dhah
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	NO
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Rezoning Application LOC2026-0022 7412 & 7480 17 Ave SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	We are the immediate neighbours to the west - the rezoning application has already severely effected us and the homes we had planned and still building in Aspen Point

Calgary

Public Submission

CC 968 (R2026-04)

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I have read and understand the above statement.

The City of Calgary is committed to providing a respectful and safe environment for public participation in Council and committee proceedings. It is expected that all participants will engage respectfully, treat others with dignity, and refrain from discriminatory, abusive, or harassing comments or conduct. These expectations support fair and productive dialogue for all attendees. Comments that are disrespectful or do not contain required information may not be included.

First name [required]	Fatima
Last name [required]	Jivraj
How do you wish to attend?	Remotely
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	HOA Submission - Signed.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	The Aspen Ridge Place Homeowner Association, on behalf of the greater Aspen community, strongly opposes LOC2026-0022 (Bylaws 44P2026 and 129D2026) and urges Council to refuse it. The applicant seeks 60 units per hectare where the current East Springbank Area Structure Plan allows 2 to 7, about 9x, and advertised the project as a “midpoint” when it is 3x the true midpoint. It called a 2% reduction “substantially revised,” and its own bylaw blocks the transition zone our community asked for. Our community brought these errors to the City’s attention in writing in April and September, and the record was never corrected. This was the only 1 of 6 applications heard on October 8 to be fast-tracked, despite 591 letters of opposition. If Council does not refuse it, we ask that the decision be deferred until it has been shown there was no bias, and at the very least returned to December 8, with mediated discussions led by Councillor Pantazopoulos. Our full submission and exhibits are attached.

ASPEN RIDGE PLACE HOMEOWNER ASSOCIATION

Serving The Aspen Community

November 2, 2026

Mayor Jeromy Farkas and Members of City Council
Office of the City Clerk
City of Calgary
P.O. Box 2100, Station M
Calgary, AB T2P 2M5

cc: Councillor John Pantazopoulos, Ward 6
Carolina Yepes-Castano, File Manager, City of Calgary Planning & Development

Re: LOC2026-0022 (CPC2026-0811), Bylaws 44P2026 and 129D2026
7412 and 7480 17 Avenue SW, Aspen Woods. Public Hearing of November 9, 2026
Submission of the Aspen Ridge Place Homeowner Association, in opposition

Mayor Farkas and Members of Council,

This application seeks about 9x the units currently permitted, rests on inaccurate claims our community brought to the City's attention in writing but the City never corrected, and was then fast-tracked ahead of the City's published schedule. Council should refuse Bylaws 44P2026 and 129D2026.

Who we are. The Aspen Ridge Place Homeowner Association represents the homes directly beside this site, and has led the entire Aspen community's response to this application from the start. The local Community Association, the Strathcona, Christie and Aspen Community Association, stepped back so that our Association could lead the community's response. The City's planning office recognizes our Association as the community's formal party of record on this application. The City's file manager personally includes our Association on every submission on this application, and has confirmed that our letters form part of the community's submission. Our September 16 submission is attached to the City's own report to the Planning Commission (Attachment 7). Our submissions have been part of the record at every step of the way. **We speak for the greater Aspen community, alongside the 591 letters of opposition the City has received.**

The developer, Annesley Homes, represented by O2 Planning & Design, seeks rezoning for 7412 and 7480 17 Avenue SW in Aspen Woods. The application seeks 60 units per hectare and plans 61 townhomes on a site where the current East Springbank Area Structure Plan (the City's statutory plan for this area, adopted in 1997) allows about 7 or 8 houses. The City's planners recommended approval. **The Calgary Planning Commission voted 7 to 0 to recommend it to Council, despite 591 letters of opposition and not one letter of support in the City's record.**

In brief

1. The current East Springbank Area Structure Plan allows 2 to 7 units per hectare, but the applicant asks Council for **60 units per hectare, about 9x the upper limit**. The applicant calls this *"a modest land use change"*.
2. The applicant advertised its development to the community as a midpoint between the developments to the east and west. It is not: at 60 units per hectare it exceeds both neighbours' limits, 32 to the east and 7 to the west, and is about **3x the true midpoint** of about 19 units per hectare.
3. The applicant told the City its application was *"substantially revised"* in response to feedback. Its own plans show 62 townhomes in the original application and 61 in the development permit plans, **a decrease of about 2%**. There were no other meaningful changes to what it plans to build. Worse, after the applicant's June open

house, despite substantial community feedback, the density, height, housing type and setbacks did not change at all.

4. The applicant claimed its revisions *"demonstrate the important role that community feedback has played in shaping the proposed application."* In fact, the applicant went out of its way and did the opposite: it blocked our community's core request in its own Direct Control bylaw. The bylaw requires every building to hold at least 3 units, so **the single-family homes and duplexes our community asked for along the edges, the transition zone, cannot legally be built**. Asked at the Planning Commission whether single homes could be allowed at the edge, the applicant answered: *"No. No. Not really."* (Section 8.1.)
5. The applicant left density off its April list of what it heard, **even though density was our community's principal objection**. That month, the City received 373 opposition letters and a 57-signature petition, and the City's own report to the Planning Commission lists density first among the community's concerns.
6. The applicant told the City that the local Community Association had not responded to attempts to meet, and **omitted the Community Association's April 16 written request for density aligned with neighbouring zoning**. The Community Association had handed the lead to our homeowners association and told the City's planner so directly. Our association answered each of the applicant's few attempts to meet: we met its team on June 15 and attended its June 16 open house, the only in-person outreach it held.
7. Our community brought these errors to the City's attention in writing in April and September, yet **the City's planners never corrected them and recommended approval**. The City's planning administration told the Planning Commission it was *"not able to really comment at all"*.
8. Of 6 applications heard on October 8, **the City fast-tracked only this one**, the one with 591 opposition letters, to November 9 instead of the scheduled December 8 hearing. A Commissioner said opponents *"probably don't even know where this is"*, although our homes face the site.
9. In good faith, our community is designing an alternative with 41 units, a 5-6x increase in what the current area plan allows instead of 9x, which we feel is **the maximum that can be safely and reasonably built before the community becomes collateral damage**. Our proposal has only 17% less built floor area than the developer's plan (Figure 10). It provides a transition beside existing homes and is designed for safer traffic and emergency access.
10. We ask Council to **refuse Bylaws 44P2026 and 129D2026**; otherwise, defer its final decision until it has been shown there was no bias; at minimum, return the hearing from November 9 to December 8, the date in the City's published schedule.

On April 8, Council voted 12 to 3 to repeal citywide rezoning. Mayor Farkas said: *"This vote was about restoring the voice in the community."* That same day, the applicant held its online information session for this proposal.

Our community took Council's decision as hope: hope for a fair and just process, one that honours communities and the people who have settled here and made this place their home.

On October 8, the Government of Alberta called for infill that is *"appropriately scaled"* and *"responsive to local conditions."* That same day, the Planning Commission recommended this application and forwarded it to an early Council hearing. Council and the Province both promised respect for existing neighbourhoods. If those promises mean anything, they must mean something here.

We are not against housing, and we are not against change. We are writing because we have done everything a community is supposed to do, and we have not been heard.

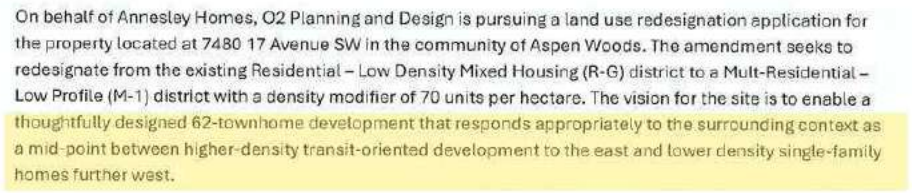
1. The applicant told the City 4 things that are not true

Many of the documents the applicant filed for this proposal contain errors and omissions, and every one of those errors makes this proposal look more reasonable than it is. As our community wrote to the City in April:

"One error in a planning submission is an honest mistake. Two errors is carelessness. What the record shows is not one or two errors, but a sustained pattern of material misrepresentations and omissions, all pointing in the same direction."

1.1 The applicant said the proposal represents a midpoint between its neighbours.

The applicant told the City: The applicant said the project would respond to its context *"as a mid-point between higher-density transit-oriented development to the east and lower density single-family homes further west"* (Figure 1).



On behalf of Annesley Homes, O2 Planning and Design is pursuing a land use redesignation application for the property located at 7480 17 Avenue SW in the community of Aspen Woods. The amendment seeks to redesignate from the existing Residential – Low Density Mixed Housing (R-G) district to a Mult-Residential – Low Profile (M-1) district with a density modifier of 70 units per hectare. The vision for the site is to enable a thoughtfully designed 62-townhome development that responds appropriately to the surrounding context as a mid-point between higher-density transit-oriented development to the east and lower density single-family homes further west.

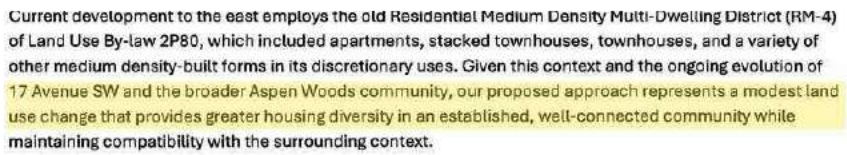
Figure 1. *The applicant's original application, page 1. Highlighting added.*

The facts: The neighbouring density limits are 7 units per hectare to the west and 32 to the east. The true midpoint is (7 + 32) ÷ 2 = 19.5 units per hectare. The applicant originally asked for 70 units per hectare and now seeks 60, nearly 2x the denser neighbour's limit and 3x the true midpoint.

A midpoint cannot be higher than both ends. (See Figure 2, the full-page map after section 1.3.) The applicant also described the eastern site by the old RM-4 district of Bylaw 2P80, repealed in 2008, instead of Direct Control Bylaw 81Z2006, which governs it and caps density at 32 units per hectare.

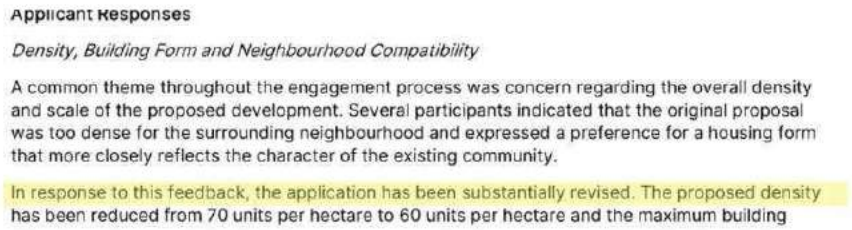
1.2 The applicant called a 9x increase "modest" and a 2% decrease "substantially revised."

The applicant told the City: The applicant called its proposal *"a modest land use change"* and later said the application was *"substantially revised"* in response to feedback.



Current development to the east employs the old Residential Medium Density Multi-Dwelling District (RM-4) of Land Use By-law 2P80, which included apartments, stacked townhouses, townhouses, and a variety of other medium density-built forms in its discretionary uses. Given this context and the ongoing evolution of 17 Avenue SW and the broader Aspen Woods community, our proposed approach represents a modest land use change that provides greater housing diversity in an established, well-connected community while maintaining compatibility with the surrounding context.

Figure 3. *The applicant's original application, page 3: "a modest land use change." Highlighting added.*



Applicant Responses

Density, Building Form and Neighbourhood Compatibility

A common theme throughout the engagement process was concern regarding the overall density and scale of the proposed development. Several participants indicated that the original proposal was too dense for the surrounding neighbourhood and expressed a preference for a housing form that more closely reflects the character of the existing community.

In response to this feedback, the application has been substantially revised. The proposed density has been reduced from 70 units per hectare to 60 units per hectare and the maximum building

Figure 4. *The applicant's Outreach Summary, August 12, 2026, page 2 (City report, Attachment 5): "substantially revised." Highlighting added.*

The facts: Going from the current area plan's upper limit of 7 units per hectare to 60 is an increase of roughly 800%. The applicant's original application showed 62 townhomes. Its development permit plans, filed October 14, show 61. After 591 letters of opposition, an open house and 10 months, that is a decrease of about 2%. Even in its

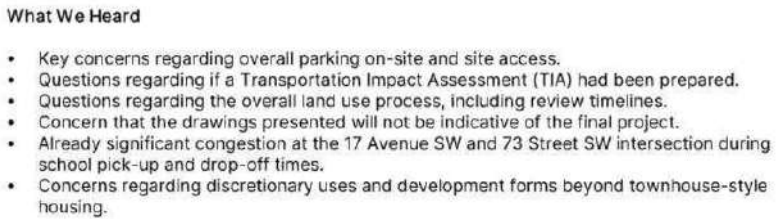
final submission on September 24, filed after public comments had closed, the applicant still called the change *"modest."*

A 9x increase is not modest, and a 2% decrease is not a substantial revision. Our community finds this misleading.

1.3 The applicant credited community feedback while leaving our principal objection unanswered.

The applicant told the City: The applicant said that *"feedback received from the community informed a number of significant project revisions"*.

The facts: Density was our community's principal objection in April, but the applicant omitted it from the April list of community feedback in its Outreach Summary. The applicant's June 16 feedback list reduced our central concern to one line, that the proposal is *"too dense,"* and then presented the *"original proposal"* as the problem, as though cutting 1 unit, about 2%, had satisfied our concern.



What We Heard

- Key concerns regarding overall parking on-site and site access.
- Questions regarding if a Transportation Impact Assessment (TIA) had been prepared.
- Questions regarding the overall land use process, including review timelines.
- Concern that the drawings presented will not be indicative of the final project.
- Already significant congestion at the 17 Avenue SW and 73 Street SW intersection during school pick-up and drop-off times.
- Concerns regarding discretionary uses and development forms beyond townhouse-style housing.

Figure 5. *The applicant's April 8 "What We Heard" list, Outreach Summary, August 12, 2026, page 2 (City report, Attachment 5).* **The community wrote over 300 letters, primarily about density, yet the applicant chose to leave density off its list of what it heard. Ignoring feedback, it seems, is easier than answering it.**

Cutting 1 unit, from 62 to 61, did not satisfy our concern. Density remains our #1 concern with the current proposal.



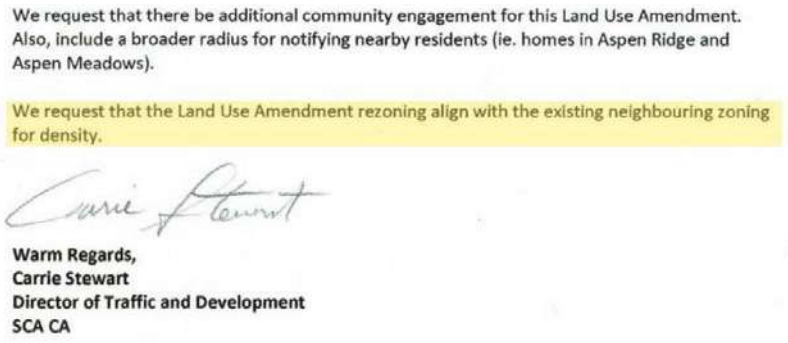
Figure 2. *The site and its neighbours, with each neighbour's density: 7.5 units per hectare to the north and west, 32 to the east. Annotated by our community.*

1.4 The applicant presented the Community Association as unresponsive while omitting its written position.

The applicant told the City: The applicant reported that *"several attempts were made to meet with the Strathcona Christie Aspen Community Association; however, no response was received"*.

The facts: The local Community Association had already opposed the application in writing on April 16 and asked for density aligned with neighbouring zoning. The applicant's Outreach Summary omitted that position and the compromise community members wrote on the applicant's own comment forms: about 19 units per hectare, with a transition beside existing homes.

The Community Association had also told the City's planner directly that our homeowners association would lead the community's response. Our association answered each of the applicant's few attempts to meet: we met its team on June 15 and attended its June 16 open house, the only in-person outreach it held.



We request that there be additional community engagement for this Land Use Amendment. Also, include a broader radius for notifying nearby residents (ie. homes in Aspen Ridge and Aspen Meadows).

We request that the Land Use Amendment rezoning align with the existing neighbouring zoning for density.

Warm Regards,
Carrie Stewart
Director of Traffic and Development
SCA CA

Figure 6. *The Community Association's letter of April 16, 2026, lower half (City report, Attachment 6). Highlighting added.*

For clarity, the existing neighbouring zoning densities are 7.5 units per hectare to the north and west and 32 to the east (Figure 2). **That is far, far less than the 60 units per hectare the applicant is proposing.**

On honesty and fair treatment alone, Council should refuse this application.

2. The City's report never corrected the record

2.1 Our community gave the City's planners the evidence, but the planners left the applicant's account uncorrected.

1. Our community alerted the City's planners to the applicant's inaccuracies in writing on April 22 and requested formal public corrections on April 28.
2. Our homeowners association again brought the inaccuracies to the City's attention in its September 16 submission and asked the planners to correct the record.
3. The City confirmed on April 24 that Direct Control Bylaw 81Z2006 caps the eastern site at 32 units per hectare. Yet the planners' report never states the neighbouring limits of 2 to 7 units per hectare to the west and 32 to the east.
4. The planners' report recorded our community's concerns about *"misinformation from the applicant"* without assessing whether the applicant's claims were accurate.
5. **The City attached the applicant's documents to its report without correcting them.**

6. The City's planning administration told the Commission it *"takes no position on that"* and was *"not able to really comment at all"*.
7. The City's planners recommended approval.
8. The City's planning administration requested a November 9 Council hearing instead of the scheduled December 8 hearing.

The missing density comparison was precisely what the Community Association requested when it asked that the rezoning *"align with the existing neighbouring zoning for density."*

Noting a concern is not the same as answering it, or correcting it.

To us, the bias began at the reporting stage. The City's planners recorded the community's evidence but refused to weigh it. Their report omitted the neighbouring densities, then recommended approval and an earlier hearing. To us, that is not a neutral report.

To us, that is turning a blind eye.

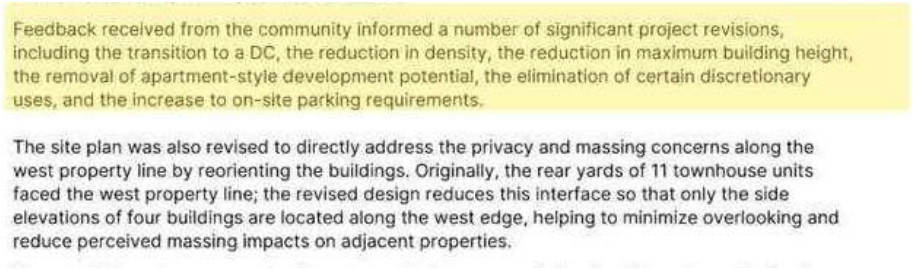
3. The Outreach Summary: how the applicant made engagement look complete

The Outreach Summary is the applicant's written account to the City of how it consulted the community. Council should compare that account with what our community actually said and what the applicant actually changed.

3.1 The applicant claimed "substantial" revisions for a 2% decrease.

The summary says: *"In response to this feedback, the application has been substantially revised."* From 62 townhomes in its original application to 61 in its development permit plans, the decrease is about 2%. The density ceiling is still 60 units per hectare.

Insultingly, after ignoring our feedback, the applicant told the City that *"feedback received from the community informed a number of significant project revisions"*.



Feedback received from the community informed a number of significant project revisions, including the transition to a DC, the reduction in density, the reduction in maximum building height, the removal of apartment-style development potential, the elimination of certain discretionary uses, and the increase to on-site parking requirements.

The site plan was also revised to directly address the privacy and massing concerns along the west property line by reorienting the buildings. Originally, the rear yards of 11 townhouse units faced the west property line; the revised design reduces this interface so that only the side elevations of four buildings are located along the west edge, helping to minimize overlooking and reduce perceived massing impacts on adjacent properties.

Figure 7. *The applicant's Outreach Summary, August 12, 2026, page 4 (City report, Attachment 5). Highlighting added.*



62 units

BEFORE: January 2026 application



61 units

AFTER: "substantially revised" plan

Figure 8. The applicant told the City its application was *"substantially revised."* **Councillors, I ask you: other than rotating some buildings, what has changed? Had we not labelled them before and after, could you tell which is which?**

The applicant's own list of *"significant project revisions"* (Outreach Summary, August 12, 2026):

- the transition to a DC (Direct Control) district
- the reduction in density
- the reduction in maximum building height
- the removal of apartment-style development potential
- the elimination of certain discretionary uses
- the increase to on-site parking requirements
- reorienting buildings along the west property line

Councillors, I ask you: is a reduction from 62 units to 61, about 2%, a meaningful change?

3.2 Side by side, the applicant's own plans show almost nothing changed.

Here is what the applicant showed our community at the June 16 open house, beside what it proposed in August.

Issue	At the June 16 open house	In the August proposal
Density ceiling	60 units per hectare	**Unchanged:** 60 units per hectare
Dead ends and emergency access; our community asked for no dead-end roads	Dead-end lanes with no turnaround and no through flow of traffic	**Unchanged: the dead ends remain.** Fire trucks and ambulances must still reverse out

Issue	At the June 16 open house	In the August proposal
Housing type	Townhouses throughout	**Unchanged:** townhouses throughout
Our community's desire to see a transition zone	Discussed at length by community members who attended the open house	**No mention whatsoever**
Building height	3-storey concept; 12-metre ceiling	**Unchanged**
Setbacks at key boundaries	3 metres	**Unchanged:** 3 metres
Everyday vehicle access	From Aspen Ridge Heights	**Unchanged:** from Aspen Ridge Heights
Parking per unit	2 stalls per unit	**Unchanged**
Visitor parking	8 stalls; our community asked for more	**Unchanged:** 8 stalls for 60 units with no driveways, about 1 stall for every 7 to 8 units
Number of units (original application, then development permit plans)	62	**61: 1 fewer, about 2%**
West edge	11 townhouses butted up tight against the west boundary	**The only real change:** some buildings rotated so the sides of 4 buildings face the west boundary
Traffic study during school hours	The applicant committed, in front of our community, to a new traffic study during school hours, while school was in session. **Our community captured this commitment on video at the open house and can provide it should the City require proof.**	**Not done as promised.** The applicant reported a Transportation Impact Assessment *"completed"* that relied on traffic counts from October 2024, before the 66 townhomes next door were occupied, and concluded no improvements were needed
Community outreach	The applicant's only in-person open house; our community asked for dimensioned drawings and follow-up	**Unchanged: no further outreach.** No drawings were sent and the applicant made no further contact with our community
Our community's alternative of about 19 units per hectare with a transition	Presented by our community	**Not mentioned**

The applicant changed nothing material. The density ceiling, our principal objection, did not move at all: it stayed at 60 units per hectare.

3.3 The applicant credited feedback from the June 16 open house for changes announced before it.

The applicant's postcard, mailed June 6, already announced the switch from M-1 to Direct Control zoning, the cap of 60 units per hectare, the 12-metre height limit and 2-car garages. That was 10 days before the June 16 open house (see Figure 7). **Yet the applicant credited feedback from that open house for changes it had already made.**

Those changes barely altered the plan: 62 units became 61. Presenting them as responses to the open house paints the applicant as responsive. It was not. **That impression rests entirely on what the summary leaves out, and on the order in which it tells the story.**

3.4 The applicant left out the alternative our community offered.

The summary never mentions our compromise of about 19 units per hectare, the midpoint the applicant originally claimed to seek, or our request for a transition. 12 of the 30 handwritten forms, 40%, asked for a transition to lower-density homes beside existing homes. (See Figure 9, the full-page image in section 3.7.)

Our compromise was in the spirit of what the applicant itself originally proposed and advertised for this project back in April: a midpoint.

3.5 The applicant reported the Community Association's silence but omitted its written position.

On April 16, the Strathcona, Christie and Aspen Community Association asked in writing that *"the Land Use Amendment rezoning align with the existing neighbouring zoning for density"* (Figure 6).

The Community Association is run by volunteers and had already answered in writing. If the applicant reported an unanswered call or email, it should also have reported what the Association actually requested.

The applicant reported the silence and left out the substance. That is not a fair or ethical account of what this community said.

3.6 The applicant knew our homeowners association was engaged, but did not return to discuss our alternative.

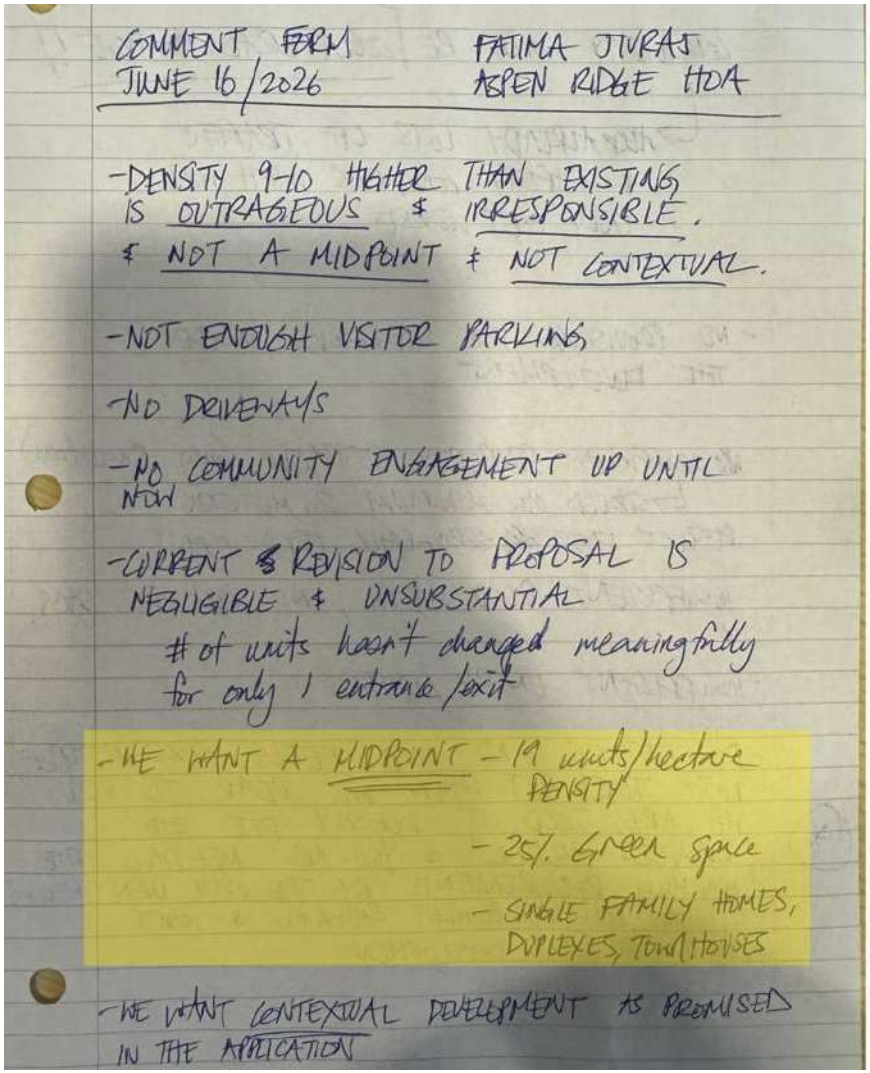
The applicant's open house display board listed an *"HOA & Councillor Meeting"* as an engagement milestone. HOA means our homeowners association. The applicant had met our association and collected community members' comment sheets.

After the June 16 open house, the contact stopped. The applicant did not return to our homeowners association or the directly affected neighbours to discuss our alternative. It did not work through a revised transition or explain why it could not accommodate our compromise.

And through all of this, the applicant never reached out individually to the adjacent neighbours, the people most affected. I live directly across from this site, and they never once reached out to me.

3.7 The applicant claimed concessions that did not change what it planned to build.

The applicant's Outreach Summary lists *"The removal of apartment-style development potential."* No apartment building was ever in the plan. The original concept was townhouses; the current concept is townhouses.



COMMENT FORM
JUNE 16/2026

FATIMA JIVRAJ
ASPEN RIDGE HOA

-DENSITY 9-10 HIGHER THAN EXISTING IS OUTRAGEOUS & IRRESPONSIBLE.
& NOT A MIDPOINT & NOT CONTEXTUAL.

-NOT ENOUGH VISITOR PARKING

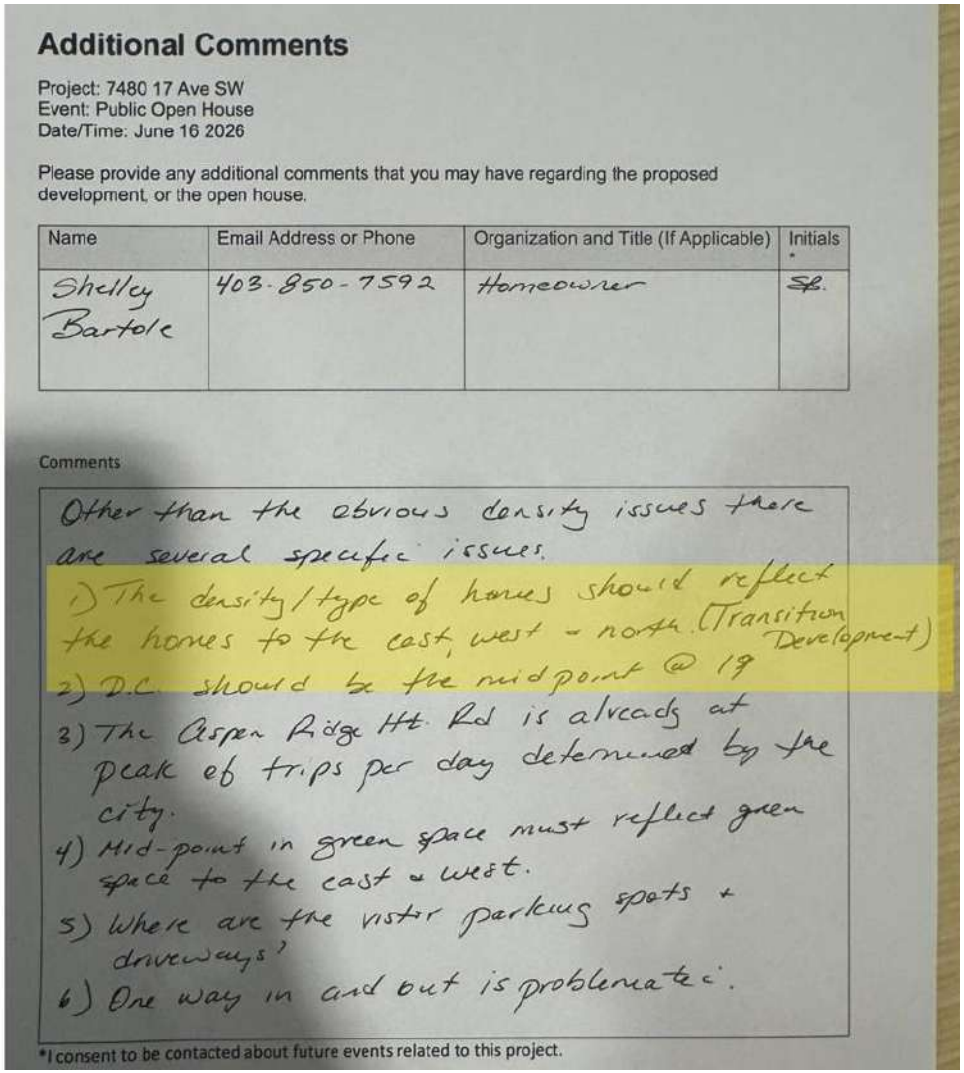
-NO DRIVEWAYS

-NO COMMUNITY ENGAGEMENT UP UNTIL NOW

-CURRENT & REVISION TO PROPOSAL IS NEGLIGIBLE & UNSUBSTANTIAL
# of units hasn't changed meaningfully for only 1 entrance/exit

-WE WANT A MIDPOINT - 19 units/hectare DENSITY
- 25% GREEN SPACE
- SINGLE FAMILY HOMES, DUPLEXES, TOWNHOUSES

-WE WANT CONTEXTUAL DEVELOPMENT AS PROMISED IN THE APPLICATION



Additional Comments

Project: 7480 17 Ave SW
Event: Public Open House
Date/Time: June 16 2026

Please provide any additional comments that you may have regarding the proposed development, or the open house.

Name	Email Address or Phone	Organization and Title (If Applicable)	Initials *
Shelley Bartole	403-850-7592	Homeowner	SB.

Comments

Other than the obvious density issues there are several specific issues.
1) The density/type of homes should reflect the homes to the east, west - north. (Transition Development)
2) D.C. should be the midpoint @ 19
3) The Aspen Ridge Ht. Rd is already at peak of trips per day determined by the city.
4) Mid-point in green space must reflect green space to the east & west.
5) Where are the visitor parking spots + driveways?
6) One way in and out is problematic.

*I consent to be contacted about future events related to this project.

Figure 9. *2 of the handwritten comment forms community members gave the applicant at its June 16 open house. Left: "WE WANT A MIDPOINT: 19 units/hectare" (Fatima Jivraj, Aspen Ridge HOA). Right: "(Transition Development)" and "D.C. should be the midpoint @ 19" (Shelley Bartole). Highlighting added.*

ISC:Unrestricted

The applicant announced the 12-metre height ceiling before the open house, and the buildings are still 3 storeys. Lowering a limit the applicant never planned to reach did not provide the lower buildings or greater separation our community requested.

Our September submission described the pattern:

> *They shrink the ask. They enlarge the concession. They leave out the compromise.*

It is profoundly disrespectful to ask people to participate, leave their principal requests unanswered, and then use their attendance to support a claim of substantial changes and meaningful engagement. **The applicant used our attendance at its open house to lend credibility to the very proposal we were challenging.**

An outreach summary that leaves out what the community actually said is not a record of engagement. It is a record of how the applicant made engagement look complete.

4. We are the Aspen community

We are the Aspen community: the families of Aspen Woods, Aspen Estates and Aspen Meadows who live around this site. Many of our homes look onto it, and our children walk past it to school.

We are the people who attended the applicant's only in-person open house, and filled out comment forms until the applicant ran out of them.

We are the people who wrote to the City not once but 3 times: twice when the City asked for comments on this application, and now to Council.

We are the people the April 8 repeal of citywide rezoning and the Government of Alberta's October 8 expectations for infill were meant to protect.

And yet we are the people who have been marginalized, because the City fast-tracked this application to Council ahead of the other 5 applications heard on October 8.

Is Council willing to vote for an outcome that sets our lived experience aside?

Council spoke of *"restoring the voice in the community,"* of making sure *"the community voice is included,"* of *"contextual development,"* of how a proposal *"fits contextually into our established neighbourhoods,"* and warned that blanket rezoning *"attempted to fundamentally change the character of communities across our city."* The Government of Alberta asked for infill that is *"appropriately scaled"* and *"responsive to local conditions,"* and spoke of *"predictable and thoughtful growth"* and *"meaningful public engagement."*

Our communities have been here for decades. Our history, character and context must be protected, not erased. Council made a promise to communities like ours. This application is where Council keeps it or breaks it.

The proposal would put 61 units, and more than 130 cars, where the current area plan allows 7 or 8 houses. The City expects vehicle access from Aspen Ridge Heights, a residential street in the heart of our community. Every car from this development would drive down our street and feed into the school-hour line at 17 Avenue and 73 Street, which the applicant's own summary calls *"significant congestion."*

Under the proposed zoning, buildings could reach 12 metres, *"approximately four storeys"* in the City's words, just 3 metres from Aspen Ridge Heights, and the plan amendment before Council would allow up to 4 storeys. The bylaw's rules that limit building walls near the edge protect only the west property line, beside lots where no one lives yet. **On the north side, facing occupied homes across Aspen Ridge Heights, the bylaw requires only a 3-metre setback.** Would any member of Council want a building of 6 three-storey townhomes, about 37 metres long and up to 12 metres tall, staring directly into their family's living room?

At the October 8 Planning Commission meeting, a Commissioner said there were *"no neighbors that really would be truly that affected by this."*

That comment was rude, dismissive and hurtful. We are the neighbours, and we are affected.

5. Willingdon Hall: a heritage site given no real consideration

Willingdon Hall (Cooper Memorial Hall) stands on this site. It is on the City's inventory as a City-Wide Historic Resource. Heritage buildings give a community's history a physical presence. They are what make its character and context real, and they connect a neighbourhood's future to its past. Yet the City's report says only that the applicant is *"encouraged to consider retention"* of the hall or to provide a commemorative feature. That is all the hall gets: encouragement to consider keeping it. **The applicant's own documents never mention the hall's heritage status at all.** Its original application and its September 24 submission refer to the hall only by its location and its zoning, and its Outreach Summary does not mention the hall once. At the Planning Commission, it was said plainly: *"we are losing a heritage building."* A commemorative feature may mark that loss. It cannot replace the building. Like our transition zone, the hall is being written out of existence.

Respecting our community's history means more than commemorating its disappearance.

6. How we were treated

For 10 months, we have done everything the City asks of a community. We are deeply disheartened by how the applicant, the City's planning administration and the Planning Commission have treated us.

This timeline shows what we faced at every stage, and why we do not believe we have been afforded procedural fairness.

Date (2026)	What happened
Early 2026	The developer filed an application for up to 70 units per hectare, with a concept showing 62 townhomes. The applicant claimed its proposal was a midpoint between its neighbours and called the proposed increase *"a modest land use change."* Our community investigated and found the midpoint claim was untrue.
April 8	The applicant held its online information session on the day Council voted 12 to 3 to repeal citywide rezoning. Our community took Council's statements about community voices, reproduced in section 9, as hope that we would finally be heard.
April	The City received 373 opposition letters and a 57-signature petition. Our community's principal objection was far too high a density and far too many units on such a small site. The City's report lists density first: the proposal is *"out of scale in height and density with the surrounding low density neighbourhood"* (page 3). Yet the applicant's April summary lists 6 things it heard, with neither density nor the number of units among them. **How convenient, to simply leave out our core objection to the proposal.**
April 24	The City confirmed the eastern site's limit of 32 units per hectare. Our community requested formal public corrections on April 28, but the City issued none. The planners' report never states the neighbouring density limits.

Date (2026)	What happened
June 15	Our homeowners association met the applicant's team for 2 hours. Community members pleaded for lower density, single-family homes, duplexes, bungalow villas and, at the very least, a transition zone with backyards facing our backyards. We pointed to Augusta Villas in Springbank Hill and asked for homes that respect the houses beside them. The applicant presented a slightly altered plan, cutting 66 townhomes to 63, and offered Direct Control zoning instead of M-1 for *"certainty."* **This was not a concession: it did not change what they planned for the site one single bit. It felt like lip service.** The applicant told us we were fortunate they were not building a condominium building there, and that we should be happy with the proposal.
June 16	At the applicant's only in-person open house, our community requested about 19 units per hectare, houses facing our houses, no dead-end roads and a traffic study during school hours. Density dominated the comment board and every one of the 30 handwritten forms. Many community members told the applicant to stand by its own *"mid-point"* claim if it was made in good faith: *"WE WANT A MIDPOINT: 19 units/hectare"*; *"D.C. should be the midpoint @ 19."* 12 of the 30 handwritten forms requested a transition. The board read: *"NINE TIMES DENSITY INCREASE IS IRRESPONSIBLE!"*
August 12	The applicant's Outreach Summary claimed substantial revisions informed by community feedback. It omitted our compromise, our requested transition and the Community Association's written position, while crediting feedback for changes announced before the open house.
September 16	The second notice closed with 218 more opposition letters. Our homeowners association filed a detailed submission bringing the inaccuracies to the City's attention and asked the City's planners to correct the record. The City made no correction.
October 8	The Planning Commission recommended approval, 7 to 0. The applicant said its development permit had been filed. The Commission forwarded this application to November 9 rather than December 8, without explaining the earlier date to our community.
October 8, same day	The Government of Alberta announced expectations for infill addressing *"building heights, parking pressures, traffic."* Minister Dan Williams cited Albertans seeking *"predictable and thoughtful growth in their neighbourhoods"* and *"meaningful public engagement."* Premier Danielle Smith said: *"We can build more homes without asking people to give up the things that make their neighbourhood"* a place they want to call home. This gave our community hope that someone would listen.
October 18	We asked the Alberta Ombudsman and the Minister of Municipal Affairs to examine whether this process had been fair. We requested an independent Ombudsman investigation and a provincial inspection of the City. We asked them to assess 4 things: whether our community received procedural fairness; why the City left misrepresentations uncorrected after we flagged them in writing; why this application moved ahead of the City's schedule; and whether the City fairly considered our community's voices or showed bias against us. We felt silenced, ignored and cast aside at every stage. **We believed then, and believe now, that this is a systemic problem, and not one that affects our community alone.**

Date (2026)	What happened
November 2	Written submissions close, 4 weeks earlier than our community had planned. **Let it be stated here, and stated plainly: because the City fast-tracked this application, we, the people most affected by it, have not had a fair chance to prepare our comments for City Council.** This letter was written at 1 a.m., hours before the deadline, by the mother of a 7-month-old and a toddler, desperately trying to represent the voice of her community. A mother should not have to plead for a fair timeline in the hours when her children finally sleep. We feel our voice has been systematically ignored and silenced by the City's planners, the developer and the Planning Commission. **A vote for this fast-tracked application is a vote against a community that cares, and that wants a voice in the shape of its own neighbourhood.**

7. The Planning Commission: dismissed, then rushed

7.1 The City fast-tracked only 1 of 6 applications, the only one with significant opposition.

The City's planning administration requested a November 9 Council hearing in its report, and the Planning Commission forwarded this application for that earlier date. The other 5 applications heard on October 8 are going to Council on December 8, the date in the City's published schedule.

Application heard October 8	Opposition letters	Council hearing
Forest Lawn	0	December 8
Douglasdale/Glen	4	December 8
Manchester Industrial	0	December 8
Parkhill	12	December 8
Cornerstone (also prepared by O2 Planning & Design, this applicant's planning firm)	0	December 8
Aspen Woods (this application)	**591**	**November 9**

7.2 A Commissioner dismissed 591 letters as complaining and pressed for more density.

Our community submitted 591 letters of opposition. At the October 8 meeting, a Commissioner answered them with *"It's great that a lot of people have complained,"* reducing our engagement to complaining. He referred to *"people who probably don't even know where this is,"* questioning whether we even knew the site. Then he promised *"some blistering comments"* for Council because, in his view, the plan was not dense enough. Faced with 591 letters of opposition, this Commissioner dismissed our engagement, questioned our knowledge of our own street, and pushed for more of the very density we opposed.

We know exactly where this is. It is outside our front doors.

7.3 The City has not answered our questions about the earlier hearing.

The City's planners requested the earlier date, but we do not know who first initiated that request, or why. No one explained to our community why this application alone was moved from December 8 to November 9.

1. Why would the City's planners ask to fast-track the one application with significant community opposition?

2. Why would a Commissioner, who is required to serve with impartiality, answer 591 letters of opposition by calling us people who *"complained"* and who *"probably don't even know where this is,"* then promise *"blistering comments"* to Council because the plan was not dense enough?
3. Why did the City never tell our community why?

There must be a reason this was the only 1 of 6 applications fast-tracked. It does not seem accidental.

Our community feels this was a coordinated effort by the developer, the City's planners and the Planning Commission to prevent further engagement from our community, engagement they labelled *"complaining."*
Our *"complaining"* appears to have irked both the City's planners and the Planning Commission. Taken together, it looks to us as though they have been working together to push this application through and suppress the community's opposition. Why else would the timeline be fast-tracked, giving us less time to prepare? That is why we have asked the Alberta Ombudsman and the Ministry of Municipal Affairs to investigate.

If we are wrong, the City can show it: tell us who asked for November 9, and why.

7.4 Speaking up is not "complaining." It is our civic right.

The City says: *"Public input on development and land-use applications is an essential part of The City's approval process."*

Those are fine words. But a commitment to public input that gives way the moment the public disagrees is not a commitment at all. Unless the City's stated planning objectives are only words on a web page, they must count here.

At this point our community became alarmed that we were not being treated fairly, and began looking for any way to be heard.

The City shortened our community's time to prepare by 4 weeks and has not explained why.

8. A reasonable alternative: our community's preliminary vision

8.1 Our central request was not just ignored. The applicant's bylaw makes it impossible.

Our community asked for a transition zone. Hundreds of emails and online submissions to the City asked for it. At the open house, 12 of the 30 handwritten comment forms, 40%, asked for it in writing. We asked for lower-density homes along the north and west edges facing existing homes, stepping up to denser forms toward 17 Avenue and 73 Street. Houses facing houses. Backyards facing backyards. Single-family homes, duplexes, bungalow villas, and lower-density townhouses like the townhomes that already exist in Aspen.

The applicant's own bylaw requires every building to hold at least 3 units. Under that rule, **the transition our community asked for cannot legally be built.** Our central request was not left unresolved. The bylaw rules it out.

Asked at the Planning Commission whether single homes could be allowed at the edge, the applicant answered: *"No. No. Not really."*

That is not listening to feedback. **It is writing our community's central request out of existence.**

In June, our community offered the developer about 19 units per hectare, about 2.7x the current area plan's upper limit. **The developer never answered.** We offered a way forward. The applicant's bylaw closes it off.

8.2 In good faith, our community is designing safe and responsible densification.

Our community is now designing an alternative vision for this site that is both community-sensitive and developer-sensitive. We offer it in good faith, as a true compromise.

It honours and respects what the developer wants: real densification, a viable number of units, and nearly as much built floor area as its own plan. It also honours and respects the community that already lives here: our privacy, our children's safety, and the character of the neighbourhood we have built over decades.

This is not only about design and density. It is about the concerns our community has raised from the start: traffic safety on our streets and at the school-hour intersection, safe access for fire trucks and ambulances, enough parking, and a real transition to the homes beside the site.

Figure 10 compares the developer's development permit plans, filed October 14, 2026, with our community's alternative, drawn at the same scale on the same site.

LOC2026-0022: the developer's permit plan vs. our alternative (illustrated, same scale)

7412 and 7480 17 Avenue SW, Calgary. North is up. Both drawn with the same roof form (side-gabled, as in the developer's own DP 500 renders) and the same neighbouring lots and streets.

Developer's permit plans (Oct 14, 2026): 61 townhomes



Our alternative: 41 units (31 townhomes + 10 two-storey duplex homes)



Figure 10. Preliminary Vision for the Site Rendered by the Community

	Developer's permit plan	Our community's alternative
Units	61 three-storey townhomes	41 units: 31 townhomes and 10 two-storey duplex homes
Density	58 units per hectare	39 units per hectare
Increase over the current area plan (about 7 units)	About 9x	5-6x maximum
Built floor area (garages not counted)	About 102,100 sq ft	About 84,600 sq ft: 83% of theirs, only a 17% reduction in livable floor area
Along the west backyards (lots 27 to 39)	Ends of 4 three-storey rows, about 4 metres from the lot line	8 two-storey duplex homes, 7.5-metre backyards, dense tree row
Facing the homes on Aspen Ridge Heights	A 6-unit, 3-storey row	1 two-storey duplex, set 9.3 metres back from the street
Site coverage	38.6% (from the developer's cover sheet)	35.9%
Emergency access and safety	Dead-end lanes with no turnaround: fire trucks and ambulances must reverse out	A loop with no dead ends: fire trucks and ambulances drive out forward
Visitor parking	9 stalls: about 1 stall for every 7 townhome units with no driveways	11 stalls: about 1 stall for every 3 townhome units with no driveways

This is a land use decision, and our vision is a land use proposal. Council is not deciding a building design on November 9. It is deciding the land use rules that will govern this site permanently. Figure 10 is a preliminary illustration of what fair rules would allow. Our community is preparing its own counter-proposal to the applicant's Direct Control bylaw, one that writes these protections into the land use itself: a density cap that reflects a genuine compromise, a transition to lower-density housing forms along the edges that face existing homes, building forms and setbacks that respect those homes, and safe access and circulation.

This is safe and responsible densification. Our community's alternative balances what the developer wants with what the community needs:

1. **Maximum densification:** 5-6x the units the current area plan allows today, instead of 9x. The developer still builds 41 units.
2. **Built floor area:** only 17% less than the developer's own plan.
3. **Emergency access:** no unsafe dead ends, so fire trucks and ambulances can reach homes and turn safely.
4. **Traffic safety:** about a 33% reduction in daily car trips on Aspen Ridge Heights and at the school-hour intersection of 17 Avenue and 73 Street, while still adding meaningful new housing near transit. A loop road lets traffic flow through the site.
5. **Parking:** more than twice the visitor parking per unit, so fewer cars overflow onto adjacent residential streets.
6. **A real transition zone:** 2-storey duplex homes with real backyards face the existing single-family homes along the edges, and the townhomes step up toward the interior of the site. Houses face houses. Backyards face backyards. This is the transition our community asked for from the start, and it is what responsible infill looks like.
7. **Community character:** larger setbacks, more green space and a dense row of trees along the edges. Along the west backyards, 7.5-metre backyards instead of about 4 metres; facing Aspen Ridge Heights, homes set 9.3 metres back from the street instead of 3. Instead of a concrete urban jungle dropped into one of Calgary's most beautiful suburbs, this respects the existing developments and the neighbours that any new development on this site will affect.
8. **A true good-faith proposal: at 39 units per hectare, our proposal is about double the midpoint the applicant itself advertised in April. It is the maximum we feel this land can reasonably and safely support.**

This is a preliminary vision, not a final design. Its purpose is to show the land use our community could support, so it can be translated into a Direct Control bylaw that the community and the developer both see as a reasonable compromise. It is an open hand, not a closed door. We hope to work on a vision like this together with the developer, so that the final plan works for the people who will live in these new homes and for the people who already live beside them.



Figure 11. Emergency access. The developer's dead-end lanes (left) against our community's loop (right), each shown with a fire truck and an ambulance.

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Along the west backyards (lots 27 to 39)	Ends of 4 three-storey rows, about 4 metres from the lot line	8 two-storey duplex homes, 7.5-metre backyards, dense tree row
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Visitor parking	9 stalls: about 1 stall for every 7 townhome units with no driveways	11 stalls: about 1 stall for every 3 townhome units with no driveways

8.3 The developer's plan is built to the bare minimum for fire trucks and ambulances.

Fire truck and ambulance safety is one of our biggest concerns. I raised it on June 16 with both the developer and Ward 6 Councillor John Pantazopoulos.

A fire truck can drive into the developer's lanes. The question is how it gets out.

According to our research, the dead-end lanes the developer is proposing approach the fire code's limit for dead-end streets, with no turnaround. Anything behind the fire truck has to move first. Then the truck must reverse all the way out of the dead-end lane, during the emergency itself.

Picture that with smoke in the air and a child who needs an ambulance. Minutes matter.

The plan may meet the minimum safety code. **But meeting the minimum is not the same as safe.**

Building to the bare minimum when lives could depend on the layout is not acceptable. **It is shameful.** Fitting more units onto a site must never matter more than getting help to someone in an emergency.

Forget the bare minimum. In law, at every level of government, municipal, provincial and federal, conduct is measured against what a reasonable person would do, not merely what is technically permitted. This design should be judged the same way. Any reasonable, competent person would agree that cramming a development to the point of being unsafe is not acceptable, whatever minimums it barely meets.

Council, is this design reasonable? Is it reasonable to over-cram a development to the point of unsafety simply because the *"minimums"* were barely met? Is that something you are willing to vote for?

Our alternative uses a loop, so fire trucks and ambulances can drive out forward (see Figure 11, above). We are asking experienced firefighters which layout they think is safer in an emergency.

Our ask is simple: a roundabout, a loop road, or a cul-de-sac that lets emergency vehicles drive out forward. Is that too much to ask? When we have a choice, we should not be building risk into our communities by settling for the absolute bare minimum of fire code compliance.

8.4 We have asked our Ward Councillor to bring both sides to the table.

We have asked our Ward 6 Councillor, John Pantazopoulos, to mediate discussions between our community and the applicant, so that he can bear witness to those discussions, help ensure the community is treated fairly, and ensure that our community is heard and the record accurately reflects what we say. He has said he will seek a deferral of this matter until an appropriate time.

At Augusta Villas in nearby Springbank Hill earlier this year, changes to housing forms, transitions and protections were written into the approval itself. Councillor Pantazopoulos described that development this way: *"This is a template on how things need to get done in the City of Calgary when it comes to engagement and assisting communities."*

We are asking for the same template here: protections written into the land use bylaw itself, worked out with the community at the table.

9. What Council promised

On April 8 and after the repeal, members of this Council made commitments to communities like ours. We took you at your word.

- **Mayor Jeromy Farkas, April 8:** *"This vote was about restoring the voice in the community."* And: *"On a go forward, Calgarians will have more of their voices heard and respected through that process."*
- **Councillor Kim Tyers, Ward 1, after the repeal:** She wants *"to make sure that the community voice is included."*
- **Councillor DJ Kelly, Ward 4, to community members:** *"You are the expert in your neighbourhood."*
- **Councillor John Pantazopoulos, Ward 6, our Councillor:** *"Your voice matters, and you made a difference."* He called for a process that *"upholds a strong sense of community engagement and contextual development."*
- **Councillor Myke Atkinson, Ward 7:** *"We need to look at fixes to the built form, to look at how this fits contextually into our established neighbourhoods."*
- **Councillor Harrison Clark, Ward 9, April 8:** *"I've heard again and again over the course of this public hearing that our redevelopment strategy feels extreme."* And: *"People who live here don't feel they have a real say in what's happening around them."*
- **Councillor Mike Jamieson, Ward 12:** *"It has to go back to community input. That's the key."* And: *"The path starts today with a full repeal and then taking time to develop a better approach."*
- **Councillor Dan McLean, Ward 13:** Blanket rezoning *"attempted to fundamentally change the character of communities across our city."* In 2024: *"Something this consequential should go to the people."*
- **Councillor Landon Johnston, Ward 14:** Community members' voices should be heard *"every day, not just when there's an election."*

These were not our words. They were yours. This application is where they are tested.

To every member of Council who champions housing: **you can champion housing and still refuse this.** Our community has offered more housing and a transition that respects existing homes. Council does not have to accept an uncorrected record or an unfair timeline to support growth.

If the rules of honesty do not apply here, where do they apply?

10. Our ask

We urge Council to refuse this application.

The Commission was told our concerns had been addressed. They had not been. The applicant left density, our main concern, out of its April summary. The applicant omitted the compromise community members wrote by hand on its own comment forms.

It is easier to ignore concerns than to answer them. Privacy came second to density. Safety came second to density.

In this application, density is just another word for profit. **Let us call it what it is: profit has been put ahead of the people who already live here.**

The City's policies promise to *"reach, involve and hear from those who are impacted,"* and explain *"how input was considered in decision-making, including how it was used and rationale if not used."* Its Municipal Development Plan calls for *"maintaining existing character through appropriate transitions in intensity and built form."*

Measure this application against those words.

Does the City's vision of densification come ahead of the lived experience of the people who walk these streets every day?

In law, a councillor is biased when their mind is already made up, so that nothing the public says could change it. So we ask each member of Council, plainly: is your mind already made up, as the Planning Commission's appeared to be?

Do our requests not seem reasonable? Does what our community has faced seem fair?

Ask 1: Refuse Bylaws 44P2026 and 129D2026.

This application asks for 61 units where the current area plan allows 7 or 8. It rests on a record the City never corrected.

It gives the occupied homes beside it the least protection on the site. The City received 591 letters opposing it and none supporting it.

Ask 2: If you will not refuse it, defer your final decision until it has been shown that there was no bias.

You may not agree with our view of what should be built here. But look at what our community has faced. The City fast-tracked the hearing ahead of its own schedule. City planners would not correct a record our community had shown them was wrong, and told the Commission they were *"not able to really comment at all"*. The Planning Commission publicly dismissed our community and lamented our *"complaining."*

Taken together, that is what bias and a process without procedural fairness look like to us. The City's planners never corrected the errors our community brought to their attention in April and again in September. Those same uncorrected applicant materials sit before Council today.

This matter is now before the Alberta Ombudsman and the Ministry of Municipal Affairs. We have asked for an independent investigation and a provincial inspection of the City under section 571 of the Municipal Government Act, to assess whether the City gave this community procedural fairness at every stage of this process. We have asked them to look not only at this application, but at the systemic bias against communities in the system that produced it. Council's decision on this application, and how it is reached, will form part of the record we place before them.

We hope to be proven wrong. But our trust in this process has been broken, and only an outside investigation can settle it.

We urge every member of Council to openly support that investigation: into this application, into the conduct of the City's planning administration, and into a process that lets developers use their advantages in information and resources to push their plans through over the people who live there.

Members of our community are also in discussion about bringing this to wider provincial attention, and to the media, if that is what it takes for this community to be seen and heard. If the integrity of the planning process means nothing here, then the fix will have to come from elsewhere. We would far rather it came from you.

Ask 3: At the very least, do not decide on November 9. Return this hearing to December 8, the date in the City's own schedule.

By then Council can review the development permit plans, the City can address the errors our community repeatedly flagged in writing, and our community will have had a fair chance to come forward and organize its voice, on the same timeline as every other application heard on October 8.

Council should also use that time for discussions mediated by Councillor Pantazopoulos, working from our community's preliminary vision (Figure 10) toward a Direct Control bylaw that both the community and the developer see as a reasonable compromise, as was done at Augusta Villas.

We have written hundreds of letters. We went to the open house. We put a compromise on the table, in person and in writing.

We repeatedly brought the errors in the applicant's materials to the City's attention in writing. We have written to our Councillor, to every member of Council and to the Mayor.

We have done everything Council asked of communities like ours. Now the decision rests with you.

We are asking Council to uphold its responsibility to this community: to make sure community voices are not only heard, but truly count.

Refuse this application, and show every Calgarian that their voice still matters.

Respectfully,

Fatima Jivraj

Fatima Jivraj
On behalf of the Aspen Ridge Place Homeowner Association
102 Aspen Ridge Place SW, Calgary, directly across Aspen Ridge Heights from the site

Exhibits and sources

The following exhibits are submitted with this letter as a separate document (Exhibits A to I).

Exhibit	Document	What it shows
A	City report CPC2026-0811, page 3 and Attachments 1 to 3	591 letters of opposition; the current East Springbank Area Structure Plan's 2 to 7 units per hectare; *"approximately four storeys"*; the plan amendment's 4 storeys; the bylaw's density, edge and setback rules
B	Applicant Submission, September 24, 2026 (report Attachment 4)	*"Approximately seven to eight units"*; *"a modest land use change"*
C	Applicant Outreach Summary, August 12, 2026 (report Attachment 5)	*"Substantially revised"*; school-time congestion; no mention of our community's compromise
D	City email to our community, April 24, 2026	The site to the east is approved at 32 units per hectare
E	Transcript excerpts, Calgary Planning Commission, October 8, 2026, from the City's video	The Commission's remarks; City staff on traffic counts; the applicant on single homes at the edge
F	Calgary Planning Commission agenda, October 8, 2026	The 6 applications heard that day and their hearing dates
G	City of Calgary open data, development permit DP2026-05811	Multi-residential development, 10 buildings, under review
H	Community members' comment forms, June 16, 2026 (selection)	Our requests for a transition, houses facing houses and a school-hours traffic study
I	Statements on the repeal of citywide rezoning, April 2026	The Mayor and Councillors on the community's voice

Sources for the Council quotes: Global News, April 8, 2026; LiveWire Calgary, April 8, 2026; LiveWire Calgary, April 18, 2026; Ward 6, rezoning repeal; CityNews, July 1, 2026; Ward 4 newsletter, February 2026; Ward 8, 108 Mission Road update; Office of Councillor Mike Jamieson; CityNews, March 7, 2024; Landon Johnston, July 16, 2025.

Source for the Government of Alberta's October 8 announcement: CochraneNow, October 8, 2026.

Calgary

Public Submission

CC 968 (R2026-04)

COLLECTION NOTICE:
Personal information such as your name and contact information is required to support your public participation in municipal decision-making by Council and Council Committees and is collected for that purpose. Your personal information may also be used by an automated system to generate content. This collection is authorized under Sections 4(a) and (c) of the *Protection of Privacy Act*, Section 216.4 of the *Municipal Government Act*, and the *Procedure Bylaw 42M2025*. If you have questions regarding the collection, use or disclosure of your personal information, please contact: City Clerk's Office, Legislative Services, 403-268-5861, or via email at cityclerk@calgary.ca.

REMINDER:
Any information that you include in your public submission, including details such as your name, address and/or comments, will be made publicly available through calgary.ca in the agenda and minutes of the Council or Council Committee that you provide it for, and will be retained as part of the *permanent* Corporate Record. The contents of public submissions included in an agenda or minutes hosted on calgary.ca may be indexed and become searchable through Internet search engines like Google.

Public Meetings are broadcast live and recorded for future public viewing. If you speak at a meeting of Council or a Council Committee, your name will appear in the meeting minutes. Your name, image and/or comments will 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.

I have read and understand the above statement.

The City of Calgary is committed to providing a respectful and safe environment for public participation in Council and committee proceedings. It is expected that all participants will engage respectfully, treat others with dignity, and refrain from discriminatory, abusive, or harassing comments or conduct. These expectations support fair and productive dialogue for all attendees. Comments that are disrespectful or do not contain required information may not be included.

First name [required]	Claudia
Last name [required]	van Remmen
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811)7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I feel misrepresented and disrespected as someone who already lives here. My family and I are on Aspen Meadows Place SW, about 250 metres away. The applicant acted as if it heard my feedback, then changed almost nothing, so I strongly oppose this rezoning and ask that it be refused.

Why I oppose this application:
- The neighbourhood plan sets 2 to 7 homes per hectare here; up to 60 is more than 8 times that, which is unreasonable.
- It crams in every home it can on a small parcel, with no balance between density and fitting design.
- Rows of three-storey townhouses beside single-family homes are poor design for this corner and would ruin the neighbourhood's character.
- Up to 63 homes would share roughly 8 visitor stalls, parking is barred on 17 Avenue and 73 Street next to the site, overflow will hit residential streets, and dead-end lanes inside lack turnarounds, which is unsafe.
- Council repealed blanket rezoning on April 8, 2026, so density would suit its surroundings; this design does not.

This is an established neighbourhood, and the proposal does not fit its character.

The Outreach Summary is a misrepresentation: it drops the community's core ask, near 19 homes per hectare with new houses facing existing ones, and twists what residents said. On traffic, the community was silenced. Residents were promised a September study with schools in session, yet the City relies on October 2024 counts, gathered before the 66 townhomes next door were complete. Calling the eastern townhouses "higher-density transit-oriented development" was misleading too, since the City confirmed in writing they are limited to 32 per hectare, under half of the 60 sought here.

Given such short notice, and a November 9 date that strays from the City's published schedule, I cannot attend.

Residents offered houses facing existing houses on the north and west edges, with townhomes toward 17 Avenue and 73 Street. That was a fair compromise, and we are owed honesty and a design scaled to its neighbours. Deny this application outright, and hold the applicant accountable for its poor outreach and misleading submissions to the City. Our Councillor is seeking a deferral because this was rushed, and that is the least Council can do.

claudia van Remmen
107 Aspen Meadows Pl SW, Calgary, AB T3H 4T2

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Neil
Last name [required]	Vora
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

My family and I make our home on Aspen Ridge Way SW, so this decision will shape our daily lives. I gave the applicant my feedback, and it appeared to listen, then changed very little. Because this proposal sets aside the plan our neighbourhood was built on, I strongly oppose application LOC2026-0022.

Why this application does not work:
- Roughly 7 homes are permitted on this land today, and allowing up to 63 would be irresponsible.
- If this land can jump to 60 homes per hectare, other large lots under the same plan could ask for identical treatment and point to this approval, a dangerous precedent.
- The plan allows 2 to 7 homes per hectare, so up to 60 is more than eight times that, an irresponsible form of densification.
- With only about 8 visitor stalls for up to 63 homes and no parking on 17 Avenue or 73 Street beside the site, overflow will land on our residential streets, and several lanes inside the site end with no turnaround, which is unsafe.
- All traffic is expected to come through Aspen Ridge Heights, a residential street, and about 134 parking stalls for up to 63 homes brings significant traffic and safety concerns there.

From the start, the number of homes mattered most to residents, who asked for about 19 per hectare; the applicant removed just 3, going from 66 to 63, roughly 5 percent. That revision did not answer residents, which made it lip service, and it drew more than 200 more letters of opposition. Labelling 60 homes per hectare a "mid-point" was deceptive, since it exceeds the density on either side, and the true midpoint of 7 and 32 is about 19. For my family, the greatest loss would be the community feel that drew families to this part of Aspen Woods.

The short notice, along with a hearing date moved away from the City's published schedule, leaves me unable to be there on November 9.

The way residents have been treated leaves me uneasy, and I worry for our street; this community deserves honest outreach that truly changes a plan, and density balanced by design that fits its surroundings. Our Councillor wants this hearing deferred since it was unfairly expedited. I ask for more: deny the application outright, and hold the applicant accountable for its poor outreach to residents and the misleading submissions it made to the City.

Neil Vora
50 Aspen Ridge Way SW, Calgary, AB

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Jean-Loup
Last name [required]	SENSKI
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

Aspen Ridge Green SW is where our family lives, and this part of Aspen Woods is simply home to us. We took part in this process in good faith and were not heard, which leaves us feeling ignored and frustrated. I strongly oppose LOC2026-0022 because it asks far too much of this land.

Why I oppose this application:
- On this land the neighbourhood plan calls for 2 to 7 homes per hectare, so up to 60 is more than 8 times that, an unreasonable leap.
- Squeezing the maximum number of homes onto a small parcel ignores any balance between densification and design that suits its surroundings.
- Townhomes are lined up without backyards or driveways, and under the bylaw each home needs only 5 square metres of amenity space.
- Visitors get about 8 stalls for up to 63 homes, and with no parking on 17 Avenue or 73 Street beside the site, overflow lands on our residential streets; several lanes inside also dead-end without turnarounds, which is unsafe.
- Ernest Manning High School, Rundle College and Ambrose University are right to the south, and even the applicant's Outreach Summary notes significant congestion already at 17 Avenue and 73 Street during school drop-off and pick-up.

Misleading outreach:
- How many homes was always our main worry; residents wanted roughly 19 per hectare, and the applicant removed just 3, from 66 to 63, about 5 percent.
- Leaving density off the six concerns it listed from the April virtual session, when hundreds of April letters were about density, silenced the community.

What it means for my neighbourhood:
- It simply does not fit the character of this established neighbourhood.

The notice was short and the City departed from its published schedule in an unusual way, so I cannot make it to the hearing on November 9.

The community put forward a genuine transition into the neighbourhood at about a third of the density proposed. We offered a fair compromise, we feel ignored, and we are owed honest dealing and a design scaled to the homes around it. Our request is outright denial, along with accountability from the applicant for its poor community outreach and its misleading submissions to the City. Because this was rushed, our Councillor is seeking a deferral, and that is the very least Council can do.

Jean-Loup SENSKI
9 Aspen Ridge Green SW, Calgary, AB

Calgary

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CC 968 (R2026-04)

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First name [required]	Ashpreet
Last name [required]	Johal
How do you wish to attend?	
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ATTACHMENT_02_FILENAME	

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Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I am angry, and I feel disrespected as someone who already lives here. My family and I live on Aspen Ridge Terrace, and I strongly oppose this rezoning at 7412 and 7480 17 Avenue SW because hundreds of us spoke up and the plan barely moved. Our beautiful community is starting to look like an overcrowded city.

Why I oppose this application:
- About 7 homes are allowed here today. Up to 63 is irresponsible.
- It squeezes the most homes possible onto a small parcel. Density and fitting in are not balanced.
- That is poor land use. Growth has to respect what is already here.
- Up to 60 homes per hectare, where the neighbourhood plan allows 2 to 7, is more than eight times the plan. That is reckless.
- On April 8, 2026, Council repealed blanket rezoning because new density must suit its neighbourhood. This design does not.

What it means for my neighbourhood:
- There is already way too much traffic on 73rd and 17th, and this will definitely not help.
- It would wipe out the community feel that brought families here.

An unfair process for the people who live here:
- The number of homes was always our biggest worry. Residents asked for about 19 per hectare. The applicant dropped just 3 homes, going from 66 to 63, roughly 5 percent.
- That is lip service. More than 200 more letters of opposition arrived after the revision because it ignored us.
- It is also misleading. The "significant project revisions" the applicant credited to community feedback were already printed on its postcard, mailed ten days before the June 16 open house. To me, that looks deliberate.

With so little notice, and a date that breaks from the City's own published schedule, I cannot be there on November 9.

I feel misrepresented. The applicant owes us honest dealing, and Council can insist on density that suits this street. Hold the applicant to account for its poor community outreach and misleading submissions to the City, and deny this application outright. Our Councillor is seeking a deferral because this was fast-tracked, but I want it refused.

Ashpreet Johal
28 Aspen Ridge Terrace, Calgary, AB

Calgary

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First name [required]	Troy
Last name [required]	Awid
How do you wish to attend?	
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

My home sits in one of the cul-de-sacs off Aspen Meadows Place SW, right next to the site. I strongly oppose this rezoning because it will directly impact me and my family. Hundreds of us gave feedback. The plan barely moved. I feel talked down to and frustrated.

Where this proposal fails:
- The neighbourhood plan says multi-family housing "should not be permitted" here, so 60 homes per hectare is no "mid-point."
- Approve it, and every large lot under this plan points here. A dangerous precedent.
- It crams in every home it can, with no regard for its surroundings.
- Rows of townhomes leave nobody a backyard or a driveway, and the bylaw asks for only 5 square metres of amenity space each.
- Up to 63 homes where about 7 fit today means up to 60 per hectare against the plan's 2 to 7, more than eight times over. Irresponsible.

The developer has not heeded the community and is trying to steamroll residents. Residents wanted something closer to 19 homes per hectare, with new houses looking onto existing ones, and the Outreach Summary leaves that out and misrepresents us. Dropping density from the six April concerns, despite hundreds of letters on it, is lip service. Calling the eastern townhouses "higher-density transit-oriented development" when the City confirmed they are capped at 32 per hectare feels manipulative.

People choose Aspen Woods for its low density and calm surroundings. Overbuilding this corner wears that away. The roads are already crowded and unsafe. I see it every day. Traffic studies have not been conducted during school sessions. My family and children are directly in harm's way.

The notice was short and the City's published schedule changed, so I cannot be there on November 9. Six applications came out of the October 8 Planning Commission meeting, yet this one alone, carrying nearly 600 letters of opposition, got pushed ahead, and to me that looks like a rush to sideline our voices.

Neighbours offered single-family homes and duplexes beside existing homes, rising to townhomes. I want an honest process, with a plan shaped alongside us. Our Councillor wants a deferral because this was rushed. I ask that you refuse it outright and make the applicant accountable for its weak outreach and misleading filings to the City.

Troy Awid
143 Aspen Meadows Pl SW, Calgary, AB T3H 4T2

Calgary

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First name [required]	Wilf
Last name [required]	Gobert
How do you wish to attend?	
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Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Re-zoning at 17th Ave SW and 73rd St W

Calgary

Public Submission

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First name [required]	Ioulia
Last name [required]	Sedlova
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Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Farkas and Members of Council, Living on Aspen Ridge Place SW, I value this neighbourhood as a settled place for my family, where my daughter walks to school. I gave feedback, and the applicant acted as though it heard us, then changed almost nothing. I strongly oppose LOC2026-0022 because it ignores both the plan and our safety. What is wrong with this proposal: • The neighbourhood plan sets 2 to 7 homes per hectare here, so allowing up to 60 is an unreasonable leap of more than 8 times. • Packing the most homes possible onto a small parcel abandons any balance between densification and contextual design. • It sets a dangerous precedent, since any large lot under this plan could seek 60 per hectare and cite this approval. Density was always our central concern. Residents asked for about 19 homes per hectare, yet the applicant removed only 3 homes, from 66 to 63, about 5 percent. Its summary of the April virtual session lists six concerns and omits density, though hundreds of April letters raised it, which to me is lip service. Calling 60 per hectare a "midpoint" is misleading when it is denser than the neighbours on both sides; halfway between 7 and 32 is about 19. I am extremely concerned about the safety of my daughter who walks to school, crossing an already very busy road, and this would change the character of our neighbourhood for good. Short notice and a departure from the City's published schedule mean I cannot attend on November 9. Of 6 applications at the Oct 8 Planning Commission meeting, only this one, with nearly 600 letters of opposition, was moved up, which seems to me an effort to rush it and push our voices aside. Residents proposed houses facing the existing homes along the north and west sides, with townhomes set nearer 17 Ave and 73 St. I feel gaslit and frustrated, and I ask only for an honest process and a plan shaped with the community rather than imposed on it. Our Councillor is asking for a deferral because this hearing was unfairly expedited, but I ask Council to go further, refuse this application outright, and hold the applicant responsible for its poor outreach and its misleading submissions to the City. Ioulia Sedlova 105 Aspen Ridge Place SW, Calgary, AB

Calgary

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First name [required]	Kaushik
Last name [required]	Ramachandra
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

My family and I live on Aspen Woods Place SW, and this proposal would change the place we call home. Hundreds of neighbours gave feedback, yet the plan barely moved. I strongly oppose this application because it seems poorly planned, and I am angry and feel gaslit by how it has been handled.

Why I oppose this application:
- Our neighbourhood plan says multi-family housing "should not be permitted" here, so townhouses at up to 60 homes per hectare are no "mid-point."
- Approval would set a dangerous precedent that any large lot under this plan could cite.
- Rows of three-storey townhouses beside single-family homes would ruin the character of this corner.
- Up to 63 homes where about 7 are allowed today, more than eight times the plan's 2 to 7 per hectare, is irresponsible densification.
- About 8 visitor stalls for up to 63 homes, with no parking on 17 Avenue or 73 Street beside the site, will push cars onto our streets, and dead-end lanes without turn-arounds are unsafe.

The applicant's Outreach Summary misrepresents residents by omitting our main request: about 19 homes per hectare, with houses facing houses. One open house followed by silence since June 16 is lip service. Calling more than eight times the plan's density "a modest land use change" is deceptive.

The infrastructure to manage such a big intake is not built yet, and this would erase the community feel that drew families here.

With so little notice, and a date that strays from the City's published schedule, I cannot be present on November 9. Just 1 of the 6 items heard by the Planning Commission on October 8 was advanced, the one drawing nearly 600 letters of opposition, which looks like a push to rush it past our community.

Neighbours proposed single-family homes and duplexes beside existing houses, stepping up to townhomes. I want honest outreach that actually changes a plan, and density balanced with design that fits. Our Councillor is asking for a deferral because this was unfairly expedited, but I urge Council to reject it entirely and to hold the applicant to account for its poor outreach and misleading submissions to the City.

Kaushik Ramachandra
42 Aspen Wds Pl SW, Calgary, AB T3H 3W8

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Paula
Last name [required]	Elgar
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I feel disrespected as someone who already lives here. My home on Aspen Ridge Hts SW is a 2 min walk, approximately 500m, from this site. I have three children. The applicant acted as if it heard us, then changed almost nothing, so I strongly oppose this rezoning.

Density, and as it relates to safety, was always our core worry. Residents asked for about 19 homes per hectare, and the applicant trimmed just 3 homes, from 66 to 63, about 5 percent. More than 200 more letters of opposition followed, and the community was silenced again. Calling more than eight times the plan's density "a modest land use change" is deceptive.

What is wrong with this proposal:
- About 7 homes fit here today. Up to 63 is irresponsible.
- It sets a dangerous precedent that any large lot under this plan could cite to reach 60 per hectare.
- Roughly 8 visitor stalls for up to 63 homes, no parking on 17 Avenue or 73 Street beside the site, and dead-end lanes without turnarounds are unsafe.
- All vehicle access is expected from Aspen Ridge Heights, a residential street, serving about 134 stalls.

Overbuilding this corner would erode the feel of our whole community and will create safety concerns. My eldest walks to her bus stop on the south side of 17th Avenue. Traffic on 73 St and 17 Ave at school drop off and pick up is already incredibly busy, and more will make that walk unsafe. My youngest is planning to attend Rundle College, and I am very concerned for her walking there. The row townhouses do not fit the neighbourhood, will shadow the homes planned directly behind them and leave it lacking a backyard, and will cause parking overflow.

I will be at the November 9 hearing. Of 6 files from the Oct 8 Planning Commission meeting, only this one, carrying nearly 600 letters of opposition, was pulled forward, which looks like a rush to sideline residents.

Neighbours offered single-family homes and duplexes next to existing houses, stepping up to townhomes. I am angry, yet growth is welcome here when it is honest and designed to fit. Our Councillor is seeking a deferral, but that falls short for an application hurried like this one: please refuse it, and require the applicant to answer for how it treated residents and what it told the City.

Paula Elgar
97 Aspen Ridge Hts SW, Calgary, AB

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Alexei
Last name [required]	Sedlov
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

My family and I live on Aspen Ridge Place SW, where about 7 homes fit on this land today and up to 63 are now being pushed. I gave my feedback. Residents asked for far fewer homes, and the applicant trimmed 66 to 63. I strongly oppose LOC2026-0022 because I feel misrepresented and gaslit.

What is wrong with this proposal:
- The plan says multi-family housing "should not be permitted" on this land. Packing it with townhouses is no "mid-point."
- It's a dangerous precedent. Every big lot under this plan could wave this approval around and demand the same jump.
- It's poor land use: the most units jammed onto a tiny site, with zero thought for fitting in.
- Up to 63 homes, where the plan caps density at 2 to 7 per hectare and this asks for up to 60. That's more than eight times the plan, and it's irresponsible densification.
- Three schools sit right beside it to the south, and the applicant's own Outreach Summary already admits significant jams at 17 Avenue and 73 Street when kids are dropped off and picked up.
- Every car is expected to use Aspen Ridge Heights, a quiet residential street. Roughly 134 parking stalls serving up to 63 homes is a real traffic and safety problem.

How many homes was the issue from day one. Residents wanted roughly 19 per hectare. The applicant dropped 3, from 66 to 63, about 5 percent. That's lip service: residents counted far more people at the open house than the summary shows, comment forms ran out, and many forms residents photographed asked for a written transition. It's misleading, too. The first application leaned on an eastern neighbour's zoning that was scrapped back in 2008. To me, that looks deliberate. This would wipe out the community feel that brought families here.

The hearing was shifted off the City's published schedule with barely any warning, so I can't be there on November 9.

The community proposed single-family homes and duplexes beside our houses, rising to townhomes further in. I'm angry, and we deserve honest outreach that actually changes a plan, with density matched to design that fits. Deny this application outright, and make the applicant answer for its weak outreach and misleading filings with the City; at the very least, grant the deferral our Councillor wants, given how rushed this has been.

Alexei Sedlov
105 Aspen Ridge Place SW, Calgary, AB

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Phong
Last name [required]	Au
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I live on Aspen Ridge Way SW, and I have spoken up and written in about this site, only to watch every request from residents get passed over. This affects me and my family. I strongly oppose LOC2026-0022 because the numbers simply do not fit this land.

Why I oppose this application:
• The neighbourhood plan allows 2 to 7 homes per hectare here, so jumping to up to 60 is unreasonable, more than 8 times the plan.
• It crams as many homes as possible onto a small parcel, with no balance between density and fitting in.
• Buildings up to 12 metres tall can sit 4 metres from single-family lots with no step-down, looking into yards and homes.
• All vehicle access is expected from Aspen Ridge Heights, a residential street, serving about 134 stalls and up to 63 homes, a real traffic and safety worry.
• Up to 63 homes where about 7 are allowed today is irresponsible densification.

Packing that in would erase the community feel that drew families here.

The applicant's Outreach Summary skips what residents mainly asked for, about 19 homes per hectare with houses facing houses, and misrepresents what we said. Residents were promised a September traffic study with schools in session, yet the City is relying on October 2024 counts taken before the 66 townhomes next door were finished, so our voices were ignored. Calling 60 homes per hectare a "mid-point" is deceptive when it is denser than both neighbours; halfway between 7 and 32 is about 19.

With little notice, the hearing was shifted off the City's published schedule, so I will not be able to attend on November 9. Of 6 applications heard at the October 8 Planning Commission meeting, only this one, carrying nearly 600 letters of opposition, was moved up, which looks to me like an effort to hurry it past the community.

I feel talked down to and gaslit; we deserve honest submissions to the City and building that respects the people already here. A deferral, which our Councillor is seeking, is not enough for something rushed like this: please refuse it outright and hold the applicant accountable for its poor outreach to residents and the misleading picture it gave the City.

Phong Au
2 Aspen Ridge Way SW, Calgary, AB

Public Submission

CC 968 (R2026-04)

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First name [required]	Michelle
Last name [required]	Rochon
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor F

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Farkas and Members of Council, I spoke up and wrote in, yet nothing residents asked for was taken up. I live on Aspen Ridge Place, and this affects my family. I have safety concerns regarding traffic and pedestrian safety, which is why I strongly oppose this application. The problems with this application: - The neighbourhood plan sets 2 to 7 homes per hectare here; up to 60 is more than 8 times that, which is unreasonable. - It crams in every home it can, with no balance between density and fit. - It would set a dangerous precedent other large lots could cite. - All vehicle access is expected from Aspen Ridge Heights, a residential street, with about 134 stalls for up to 63 homes. Next year my daughters will be walking to a bus stop for a middle school because there is no middle school in Aspen, and they will have to cross 73 Street with no cross-walk. The congestion here already is dangerous. The outreach troubles me. Silencing the community, the April session summary lists six concerns and drops density, though hundreds of letters were about it. It deceptively called the townhouses to the east "higher-density transit-oriented development," yet the City confirmed in writing they are capped at 32 homes per hectare. The applicant pretended to listen at its open house, then misrepresented residents in its Outreach Summary. Overbuilding this corner would wear away the feel of our whole community. My children attend public school, Ernest Manning is over capacity, and there is not even a middle school for Aspen residents. Where these new children will fit, I cannot see. I cannot attend on November 9; notice was too short and the date moved off the City's published schedule. Residents proposed houses facing existing homes on the north and west, with townhomes toward 17 Avenue and 73 Street. I feel worried and uneasy about how we have been treated, and I want honest submissions and building that respects those already here. Our Councillor is seeking a deferral because this was unfairly expedited, but I ask Council to deny it outright and hold the applicant accountable for its poor outreach and misleading submissions to the City. Michelle Rochon 214 Aspen Ridge Place, Calgary, AB

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Public Submission

CC 968 (R2026-04)

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First name [required]	Galina
Last name [required]	Sedlova
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

As a neighbour on Aspen Ridge Place SW, less than 100 metres away, I strongly oppose this rezoning because it would change the place my family calls home. I took part in good faith, shared my views, and still came away unheard.

The problems with this application:
- The neighbourhood plan says multi-family housing "should not be permitted" here, yet this seeks townhouses at up to 60 homes per hectare, which is no "mid-point."
- If 7 per hectare can become 60 on this site, every other large lot under the plan could point to it, a dangerous precedent.
- Too many homes are being fitted onto a small parcel, with no balance between density and the setting.
- On April 8, 2026, Council repealed blanket rezoning because added density must suit its surroundings, and this design does not.
- Up to 63 homes where about 7 are allowed today, up to 60 per hectare against the plan's 2 to 7, is more than eight times the plan and irresponsible densification.
- Good land use weighs new housing against fitting in, and this plan skips that step.

How it affects the use and enjoyment of my property:
- The neighbourly feel that brought families here would be lost.

Lip service, not outreach:
- The Outreach Summary drops our central request, about 19 homes per hectare with houses facing houses, and misrepresents what residents said.
- Community voices were ignored: the summary lists six concerns from the April virtual session but omits density, the subject of hundreds of April letters.

The hearing moved from the City's published schedule on short notice, so I cannot attend on November 9. Of the six files from the October 8 Planning Commission meeting, only this one, with nearly 600 letters of opposition, was moved ahead, which to me looks like hurrying it past the community's voice.

Residents offered a fair layout: homes facing ours on the north and west, with townhomes nearer 17 Avenue and 73 Street. I feel let down; the applicant owes us honest dealing, and Council can require density that suits this street. Please deny this application outright, hold the applicant to account for its poor community outreach and misleading submissions to the City, and if nothing else, grant the deferral our Councillor has requested because this was rushed.

Galina Sedlova
105 Aspen Ridge Pl SW, Calgary, AB T3H 0J6

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Trevor
Last name [required]	Elgar
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	No
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I live on Aspen Ridge Hts SW, a short walk of 500 meters from this land. I gave the applicant my feedback, and it acted as if it was listening, then changed almost nothing. That affects me and my family, and it is why I strongly oppose this rezoning at 7412 and 7480 17 Avenue SW.

Where this proposal fails:
- The neighbourhood plan sets 2 to 7 homes per hectare here. This asks for up to 60, more than eight times the plan. Unreasonable.
- It crams in every home it can on a small parcel, with no balance between density and design.
- Approval hands every large lot under this plan a dangerous precedent to cite.
- Up to 63 homes where about 7 are allowed today is irresponsible densification. It makes absolutely no sense.
- Council repealed blanket rezoning on April 8, 2026, so density would suit its surroundings. This design does not.

How it affects me, my family and my neighbours:
- It does not fit the overall aesthetic and feel of this area of the city. We walk our dog past here daily. Our daughter may walk past this already crowded and dangerous intersection to school, and I am worried about public safety.

Community voices ignored:
- Residents wanted about 19 homes per hectare. The applicant cut 3, from 66 to 63, about 5 percent.
- Silencing the community: the main revision after the open house rotated four townhouse buildings. Same height, same 63 homes.
- Misleading: the "significant project revisions" credited to feedback were already on its postcard, mailed ten days before the June 16 open house.

I will attend on November 9 and ask to speak. Of 6 items from the Oct 8 Planning Commission, this one, with nearly 600 letters of opposition, alone was pulled forward, which looks to me like an effort to rush it and sideline our voice. I want a proper traffic study, not haste.

I am angry, and I feel gaslit. I thought the days of having developers ram developments for pursuit of profits was over; residents are owed honest dealing, and Council can require density suited to this street. Our Councillor wants a deferral, but for something rushed like this that falls short: please refuse it outright, and make the applicant answer for how it treated residents and what it told the City.

Trevor Elgar
97 Aspen Ridge Hts SW, Calgary, AB

Calgary

Public Submission

CC 968 (R2026-04)

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Public Submission

CC 968 (R2026-04)

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First name [required]	Philippa
Last name [required]	Webb-Briscoe
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Dear Mayor Farkas and Members of Council,

My husband and I live on Aspen Ridge Crescent SW, and I strongly oppose this application because it ignores our neighbourhood plan. I spoke up and wrote in. None of what residents asked for was taken up, and I feel unheard and disrepected.

The weaknesses of this proposal:
- Our plan says multi-family housing "should not be permitted" here, yet townhouses at up to 60 homes per hectare are sought.
- This is a dangerous precedent: any other large lot under this plan could seek 60 per hectare and cite this approval.
- It squeezes the most homes possible onto a small parcel, without balancing density against design that fits.
- Rundle College, Ernest Manning High School and Ambrose University sit just south, and the applicant's own Outreach Summary notes significant congestion already at 17 Avenue and 73 Street both at school times and at other times. We have occasionally forgotten what time it is and been stuck in gridlock at that intersection for more than 15 minutes.
- Up to 60 homes per hectare where the plan allows 2 to 7 is more than eight times the plan. That is irresponsible densification.
- About 8 visitor stalls would serve up to 63 homes, with no parking on the roads beside the site (no driveways for visitor use) so cars will fill our streets. Several internal lanes dead-end with no turnarounds. This is unsafe, particularly with high numbers of children on their way to or from school.

Simply put, it does not fit the character of this established neighbourhood.

The outreach failed too. More than 200 more letters of opposition followed the revision, because community voices were ignored. The first application cited a zoning district for the land to the east that was repealed in 2008, which is deceptive. At the open house, residents heard the applicant had "met the community halfway" with "substantial changes." The numbers showed 66 homes cut to 63, when the community asked for about 19 per hectare. That misrepresents us.

Neighbours suggested 19 homes per hectare rather than up to 60. I am frustrated. I want honest outreach that changes plans and density that respects its surroundings. Please hold the applicant to account for its outreach and misleading submissions to the City.

I hope you take notice of disgruntled citizens.
Sincerely,
Pip Webb-Briscoe

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Public Submission

CC 968 (R2026-04)

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First name [required]	Viktor
Last name [required]	Sedlov
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

My feedback went in, the applicant acted like it was listening, and then it changed almost nothing. I live on Aspen Ridge Place SW, right beside the site, so this hits my family and me directly. Being brushed aside like that has left me ignored and frustrated, which is why I strongly oppose LOC2026-0022 and the density it would bring.

An unfair process for the people who live here:
- Housing numbers topped our list of concerns from day one: residents wanted roughly 19 per hectare, yet the count only went from 66 to 63, a cut of 3, or about 5 percent.
- It was lip service to promise residents a September traffic study with schools in session, then let the City use October 2024 counts, when the 66 townhomes beside it weren't finished yet.

What is wrong with this proposal:
- Today's rules fit roughly 7 homes here, so permitting up to 63 is irresponsible.
- Squeezing the most homes possible onto a small parcel strikes no balance between density and fitting in.
- Other large lots covered by this plan could cite this approval and seek the same, which makes it a dangerous precedent.
- Good land use weighs densification against contextual design, and this doesn't.
- It's overbuilt: rows of townhomes with no backyards or driveways, where each home needs a mere 5 square metres of amenity space under the bylaw.
- The neighbourhood plan sets 2 to 7 homes per hectare here, yet this would allow up to 60, a ceiling more than eight times what the plan permits.

What it means for my neighbourhood:
- It would permanently change this neighbourhood's character.

The City moved the hearing off its published schedule with very little notice, so I can't make it on November 9.

The community's alternative was single-family homes and duplexes along the existing houses, with townhomes further in. I'm tired of being ignored, and this neighbourhood is owed an honest process, with a plan shaped alongside residents instead of forced on them. Our Councillor is asking for a deferral, but that isn't enough for an application rushed like this, so please refuse it outright and hold the applicant accountable for how it treated residents and what it told the City.

Viktor Sedlov
105 Aspen Ridge Pl SW, Calgary, AB T3H 0J7

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Public Submission

CC 968 (R2026-04)

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First name [required]	Carol-Ann
Last name [required]	Powell
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I'm a neighbour on Aspen Ridge Close SW, roughly 400 metres away, and I strongly oppose this application because it would change my family's corner of the city for the worse. Hundreds of us gave feedback, the plan hardly budged, and I feel ignored and gaslit.

What is wrong with this proposal:
- The neighbourhood plan sets this land at 2 to 7 homes per hectare, so allowing up to 60, more than 8 times the plan, just isn't reasonable.
- It sets a dangerous precedent: any other large lot under this plan could ask for 60 and point right back here.
- Rows of three-storey townhouses next to single-family homes don't suit this corner and would wreck the neighbourhood's character.
- Buildings up to 12 metres tall can go 4 metres from single-family lots without stepping down, peering into yards and homes.
- It's overbuilt, with no backyards or driveways and only 5 square metres of amenity space required per home.

Deceptive outreach, lip service and gaslighting:
- Residents asked for about 19 homes per hectare, but the applicant trimmed just 3, from 66 to 63, about 5 percent.
- Community voices were ignored: residents were promised a September traffic study with school in session, yet the City is using October 2024 numbers, gathered while the 66 townhomes next door were still unfinished.

How it affects the use and enjoyment of my property:
- It'd wipe out the community feel that brought families here.

With so little notice and a sudden shift from the City's posted schedule, I can't make the November 9 hearing. This was the only one of 6 files from the Oct 8 Planning Commission meeting pulled forward, the one carrying nearly 600 letters of opposition, and it looks like a push to rush it through and sideline us.

For all of the reasons above, I am opposed to this development. The developers need to come back with an appropriate re-design representing the concerns voiced by the community. I'm tired of being brushed aside, and we deserve an honest process and a plan shaped with us, not dropped on us. Please refuse this application outright and require the applicant to account for its weak outreach and the misleading material it gave the City; at the very minimum, grant the deferral our Councillor wants since this was rushed.

Carol-Ann Powell
6 Aspen Ridge Close SW, Calgary, AB T3H 5V4

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Public Submission

CC 968 (R2026-04)

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Public Submission

CC 968 (R2026-04)

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First name [required]	Natalya
Last name [required]	Streltsova
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Far

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I feel let down, and not respected as someone who already lives here on Aspen Hills Terrace South West, where my family makes its home. Neighbours and I asked for far fewer homes, yet the applicant trimmed 66 to only 63, so I strongly oppose LOC2026-0022 and ask you to reject it.

Where this proposal fails:
- The neighbourhood plan says multi-family housing "should not be permitted" here, so townhouses at up to 60 homes per hectare are not a "mid-point."
- Letting 7 become 60 per hectare would set a dangerous precedent that any other large lot under this plan could cite.
- Packing the most homes possible onto a small parcel is poor land use, because growth needs to be weighed against design that suits its setting.
- Rows of three-storey townhouses next to single-family homes are a poor design for this corner and would ruin the neighbourhood's character.
- Rundle College, Ernest Manning High School and Ambrose University sit directly south, and the applicant's own Outreach Summary notes already significant congestion at 17 Avenue and 73 Street at school pick-up and drop-off.

This is an established neighbourhood, and the project simply does not fit its character.

The Outreach Summary misrepresents what residents said and leaves out their main request, roughly 19 homes per hectare with houses facing houses. Residents counted far more people at the open house than the summary shows, comment forms ran out, and many photographed forms asked for a written transition, which to me silenced the community. The "significant project revisions" credited to feedback were already printed on the applicant's postcard, mailed ten days before the June 16 open house, and that strikes me as manipulative.

With so little notice, on a date that strays from the City's own published schedule, I cannot attend on November 9.

I believed speaking up would count, and instead I feel let down; we deserve honest submissions to the City and development that respects those of us already living here. Our Councillor is asking for a deferral because this hearing was unfairly expedited, but I ask for more: deny this application outright, and hold the applicant accountable for its poor outreach to our community and the misleading account it gave the City.

Natalya Streltsova
37 Aspen Hls Ter S W, Calgary, AB T3H 0P8

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Public Submission

CC 968 (R2026-04)

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First name [required]	Mohammadreza
Last name [required]	Shobeiri
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Farkas and Members of Council, I'm worn out, and I feel talked down to. My family and I live on Aspen Ridge Lane SW. I've spoken up and written in, yet nothing residents asked for was taken up. I strongly oppose this rezoning at 7412 and 7480 17 Avenue SW because it ignores the people who already live here. Why I oppose this application: - The neighbourhood plan says multi-family housing "should not be permitted" here, so townhouses at up to 60 homes per hectare can't be called a "mid-point." - It sets a dangerous precedent: any large lot under this plan could ask for 60 per hectare and cite this approval. - Packing every possible home onto a small parcel is poor land use, and growth needs a balance with design that fits its setting. - The site sits just north of Rundle College, Ernest Manning High School and Ambrose University, and the applicant's own Outreach Summary notes significant congestion already at 17 Avenue and 73 Street during school pick-up and drop-off. - Up to 63 homes where about 7 are allowed now is more than eight times the plan, up to 60 homes per hectare where the limit is 2 to 7. That's irresponsible densification. Families chose this area for its community feel, and this would wipe that out. The applicant's Outreach Summary drops the community's main ask, roughly 19 homes per hectare with houses across from houses, and misrepresents what residents said. After the revision, more than 200 more letters of opposition arrived, which shows our voices were ignored. Residents raised the accuracy of the applicant's material again and again, yet the record before Council still hasn't been corrected, and that's misleading. The November 9 date comes with so little notice and breaks from the City's own published schedule, so I can't be there. The community offered a genuine transition into the neighbourhood at about a third of the density proposed. Being gaslit about what we said is exhausting, and this area welcomes growth when it's honest and fits the community around it. The applicant should be held to account for its poor outreach and the misleading submissions it gave the City, and this application should be denied: our Councillor is seeking a deferral since it was fast-tracked, but I'm asking Council to refuse it outright.

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CC 968 (R2026-04)

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First name [required]	Maria Lucia
Last name [required]	ARISTIZABAL
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	09/11/2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

My family and I make our home on Aspen Ridge Heights SW, roughly 300 metres from this land, so what happens here will touch our daily lives. I spoke up and wrote in, yet nothing residents asked for was taken up, and I strongly oppose this application because it ignores both the neighbourhood plan and the people around it.

Why I oppose this application:
• The neighbourhood plan says multi-family housing "should not be permitted" here, yet this seeks townhouses at up to 60 homes per hectare, which is no "mid-point."
• It crowds as many homes as possible onto a small parcel, with no balance between added density and design that suits its setting.
• Roughly 8 visitor stalls would serve up to 63 homes, and with street parking unavailable beside the site, overflow will fill residential streets, while dead-end lanes inside lack turnarounds, which is unsafe.

A project of this kind does not fit the character of an established neighbourhood like ours.

The Outreach Summary misrepresents residents by omitting their central request of about 19 homes per hectare, with houses facing houses. After a single open house, the applicant has not returned since June 16, which left the community silenced. Most troubling, the final submission, filed once public comments had closed, presents 60 as a reduction from "the existing maximum density of 85 units per hectare," while the same document states current policy allows about 7 or 8 homes. That is misleading. Residents can find no source for 85 and ask the City planner to confirm its origin.

Given the short notice and the unusual departure from the City's published schedule, I am unable to attend the November 9 hearing.

I feel shut out of a fair process and not respected as someone who already lives here. Growth is welcome in this community when it is honest and designed with care for its surroundings. I urge Council to deny this application outright and to require the applicant to answer for its poor community outreach and misleading submissions to the City; at the very least, Council should grant the deferral our Councillor is seeking because this file was rushed.

Maria Lucia ARISTIZABAL
94 Aspen Ridge Heights SW, Calgary, AB T3H 1V2, Canadá

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First name [required]	John
Last name [required]	Festival
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	0006-11-09

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

As a neighbour on Aspen Ridge Court SW, I strongly oppose this application at 7412 and 7480 17 Avenue SW. It reaches right into my family's daily life. Hundreds of us gave feedback. The plan barely moved, and I feel unheard and let down.

What is wrong with this proposal:
- Here the neighbourhood plan permits only 2 to 7 homes per hectare. This asks for up to 60, more than eight times that, which is unreasonable.
- It packs the most homes possible onto a small site, with no balance between density and fit.
- Today about 7 homes could go here. This would let up to 63 in, and I call that irresponsible densification.
- On April 8, 2026, Council ended blanket rezoning because added density has to fit the neighbourhood. This is not a contextual, community-sensitive design.
- Every car is expected to come and go by Aspen Ridge Heights, a residential street. About 134 stalls for up to 63 homes means real traffic and safety worries.

How it affects me, my family and my neighbours:
- It would wipe out the community feel that brought families here.

Lip service, not outreach:
- From day one, the number of homes mattered most. The community asked for about 19 per hectare, and the applicant trimmed just 3 homes, 66 down to 63, about 5 percent.
- Community voices ignored: at the open house, the applicant said a traffic study would happen in September while classes were on. The City instead leans on October 2024 counts, taken before the 66 townhomes next door were finished.

I will be at the hearing on November 9.

The community put forward a fair middle ground: single-family homes and duplexes beside the houses already here, with townhomes rising further in. I trusted that effort would count, and we are owed honest dealing and a design sized for its neighbours in return. Our Councillor is asking for a deferral, but a delay is not enough for an application pushed this fast. Turn it down, and make the applicant answer for how it handled residents and for the account it gave the City. Our Councillor is seeking a deferral since this application was unfairly expedited, and that is the least Council can do. What I am asking for is a denial, outright, and accountability from an applicant whose community outreach was poor and whose submissions to the City were misleading.

John Festival
23 Aspen Ridge Court SW, Calgary, AB

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Navin
Last name [required]	Arora
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

Our family lives on Aspen Ridge Place SW, about 250 metres from land where about 7 homes are allowed today and up to 63 are proposed. Hundreds of neighbours spoke up. The plan barely shifted. I strongly oppose LOC2026-0022 because it treats us as if we do not already live here.

Why this application does not work:
- The neighbourhood plan says multi-family housing "should not be permitted" here, so townhouses at up to 60 homes per hectare are no "mid-point."
- It crams as many homes as possible onto a small parcel, with no balance between growth and fit.
- Every other large lot under this plan could cite this approval to seek 60 per hectare instead of 7, a dangerous precedent.
- Rows of three-storey townhouses beside single-family homes suit this corner poorly and would wreck its character.
- Up to 63 homes where about 7 are allowed today is more than eight times what the plan allows, which is irresponsible densification.
- Council ended blanket rezoning on April 8, 2026, because new density must suit its neighbourhood, and this design does not.

Lip service, not outreach:
- The number of homes was always our main worry: residents asked for about 19 per hectare, yet the applicant trimmed only 3 homes, 66 to 63, about 5 percent.
- More than 200 more letters of opposition arrived after the revision, proof it was lip service.
- The applicant told the City its "significant project revisions" came from community feedback, which is misleading, since they were printed on a postcard mailed ten days before the June 16 open house.

What it means for my neighbourhood:
- It ruins the character of the place we call home.

Notice was short and November 9 departs from the City's published schedule, so I cannot attend. This file was fast-tracked: it alone, of 6 heard at Planning Commission on October 8, was moved up despite nearly 600 letters of opposition, which looks like an attempt to rush it through and sideline us.

We feel misrepresented and disrespected, and the applicant owes us honesty while Council can insist on density that suits this street. Make the applicant answer for its outreach and its misleading filings with the City, then deny this application: our Councillor seeks a deferral because it was fast-tracked, but I want it refused outright.

Navin Arora
142 Aspen Ridge Pl SW, Calgary, AB T3H 0J6

Calgary

Public Submission

CC 968 (R2026-04)

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Public Submission

CC 968 (R2026-04)

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First name [required]	Mojdeh
Last name [required]	Baharian
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I'm a neighbour on Aspen Ridge Lane SW. Today's rules let roughly 7 or 8 homes go on this land, and the developer wants 63. My family will live with the result. I raised my concerns and put them in writing, and not one thing residents requested was adopted. I strongly oppose LOC2026-0022 because it shuts out the people who already live here.

My objections:
- Today's limit is 2 to 7 homes per hectare. Up to 60 is more than 8 times that. It's unreasonable.
- It sets a dangerous precedent. Approve 60 where 7 belongs, and every big lot under this plan gets to point here and want the same.
- Too many homes get jammed onto too small a piece of land. Density wins and sensible design loses.
- Rows of three-storey townhouses next to single-family homes are poor design for this corner and would wreck the neighbourhood's character.
- Every car is expected to come and go by Aspen Ridge Heights, a residential street. Up to 63 homes and about 134 parking stalls there mean real traffic and safety worries.
- Townhouses up to 12 metres high can be built just 4 metres from a single-family lot, with no step-down, peering into yards and windows.

Misleading outreach:
- Misleading: the applicant's Outreach Summary skips what residents wanted most, around 19 homes per hectare with houses across from houses, and misrepresents what we said.
- Community voices were ignored. After the open house, four townhouse buildings got turned sideways, but the townhouses, the height and the 63 homes stayed the same.

What it means for my neighbourhood:
- It ruins the character of the neighbourhood I call home.

The hearing was moved off the City's published schedule with barely any notice, so I can't attend on November 9.

Residents offered a fair middle ground: townhomes nearer 17 Avenue and 73 Street, and houses facing existing homes on the north and west sides. I feel misrepresented and gaslit, and this community deserves an honest process and a plan built with us, not forced on us. A deferral, which our Councillor is asking for, won't fix an application pushed through this fast. Deny it outright, and make the applicant accountable for its poor outreach to our community and the misleading submissions it filed with the City.

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First name [required]	Vera
Last name [required]	Watson
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Far

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
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CC 968 (R2026-04)

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First name [required]	Cynthia
Last name [required]	Yoo
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 – Opposition to Land Use Redesignation

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	Formal Objection Letter 7412 & 7480 17 Ave SW.docx
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

To: City of Calgary – Planning and Development Services
Re: LOC2026-0022 – Opposition to Land Use Redesignation
Property: 7412 and 7480 17 Avenue SW, Aspen Woods

Subject: Formal Objection to Proposed Townhouse Development

Dear Members of Calgary City Council and Planning Administration,

I am writing to express my strong opposition to the proposed land-use redesignation permitting 63 townhouses in ten three-storey buildings on approximately 2.5 acres at 7412 and 7480 17 Avenue SW.

I support responsible housing development and reasonable densification in Calgary. However, this proposal represents an excessive concentration of housing that raises serious concerns about neighbourhood compatibility, traffic safety, infrastructure capacity, and the preservation of Aspen Woods' established residential character.

1. Excessive density and incompatibility with surrounding homes

The proposal would increase the permitted number of homes from seven to 63—a ninefold increase. Ten buildings reaching 12 metres in height on such a compact site are difficult to reconcile with the surrounding single-family homes, particularly those immediately to the north and west.

The proximity and scale of these buildings raise legitimate concerns about privacy, overlooking, shadowing, loss of sunlight, and the visual impact on neighbouring properties. The City should require a more appropriate transition in building height, density, setbacks, and landscaping.

For comparison, the townhouse development under construction across 73 Street SW reportedly accommodates 66 townhouses on approximately ten acres. If confirmed, the proposed development would have roughly four times the dwelling-unit density. The City should explain why such an intensive concentration is appropriate for this particular site and how it aligns with the applicable Area Structure Plan.

2. Traffic congestion and pedestrian safety

The site is directly across 17 Avenue SW from Rundle College, where significant congestion occurs during school drop-off and pick-up periods. Adding 63 homes will generate additional vehicle movements, deliveries, visitor traffic, and parking demand in an area already subject to concentrated traffic activity.

A comprehensive, up-to-date traffic assessment must account for actual school-day conditions, intersection capacity, site access, pedestrian safety, and the cumulative effects of nearby development. The City should not rely solely on estimates that fail to reflect these existing conditions.

3. Parking and infrastructure capacity

The City must ensure adequate on-site parking for residents, visitors, and service providers to prevent additional congestion and parking pressures on surrounding residential streets.

It must also obtain confirmation that existing water, wastewater, stormwater, electrical, and emergency-service infrastructure can safely accommodate the substantial increase in residential density. Any necessary upgrades should be identified and secured before development proceeds.

4. Compliance with planning policies and heritage preservation

The City should clearly demonstrate how the proposed density, building heights, and site layout comply with the applicable Area Structure Plan and other relevant planning policies. General objectives to increase housing supply should not replace a site-specific assessment of compatibility and servicing capacity.

I am also concerned about the potential destruction of Cooper Hall, which residents understood to have heritage protection. The City should confirm its heritage status and ensure all applicable protections and opportunities for retention are properly considered before permitting redevelopment.

Requested action

I request that the City refuse the proposed land-use redesignation in its current form. Alternatively, the applicant should be required to submit a materially revised, lower-density proposal with improved building separation, more compatible massing, appropriate landscaping, and demonstrated solutions for traffic, parking, infrastructure, and heritage concerns.

This objection is not opposition to housing or change. It is a request for development that is proportionate to its site, compatible with the surrounding neighbourhood, supported by adequate infrastructure, and consistent with sound planning principles.

Please ensure these concerns are included in the planning record and addressed in the City's decision.

Thank you for your consideration.

Sincerely,

Cynthia Yoo
16 Aspen Ridge Manor SW
Calgary, Alberta

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Frank
Last name [required]	Windsor
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

My family and I live on Aspen Ridge Bay SW, near land that allows about 7 homes today and is now proposed for up to 63. Hundreds of neighbours gave feedback, the plan barely moved, and I strongly oppose this rezoning. People moved to Aspen for a reason.

Where this proposal fails:
- Going from about 7 homes to up to 63 is irresponsible.
- It's a dangerous precedent any large lot under this plan could cite.
- About 8 visitor stalls for up to 63 homes, with no parking on 17 Avenue or 73 Street beside the site, pushes cars onto our streets, and dead-end lanes without turnarounds aren't safe.
- It's overbuilt: townhome rows without backyards or driveways, and only 5 square metres of amenity space per home.
- Council repealed blanket rezoning on April 8, 2026, so density would fit its setting, and this design doesn't.

I'm worried this would change our neighbourhood's character for good. Residents asked for about 19 homes per hectare, but the applicant cut just 3, from 66 to 63, about 5 percent. Community voices were ignored: a September traffic study with schools in session was promised at the open house, yet the City relies on October 2024 counts taken before the 66 townhomes next door were finished. Deceptive errors residents flagged, like "a modest land use change" and a "mid-point," all favour the applicant and remain uncorrected in Council's record.

The hearing was moved off the City's published schedule with little notice, so I can't attend on November 9. Only 1 of 6 applications from the October 8 Planning Commission meeting was fast-tracked, the one with nearly 600 letters of opposition, and that looks to me like rushing past residents.

I'm uneasy about how we've been treated, and City Council is ignoring that. We deserve density with design that fits and honest outreach that truly changes the plan. Our Councillor wants a deferral because this was unfairly expedited, but I'm asking Council to deny it outright and hold the applicant accountable for its poor outreach and misleading submissions to the City.

Frank Windsor
20 Aspen Ridge Bay SW, Calgary, AB

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CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Farkas and Members of Council, My household joined neighbours in asking for far fewer homes here, and the applicant answered by trimming 66 to 63. We live in a cul-de-sac on Aspen Ridge Place SW right next to the site, so this reaches my family directly, and I strongly oppose a plan that brushed our input aside. My objections: - The neighbourhood plan sets 2 to 7 homes per hectare here; up to 60 is more than 8 times that, which is unreasonable. - It crams in the most homes possible on a small parcel, ignoring the character around it. - Willingdon Hall (Cooper Memorial Hall) is listed as a City-Wide Historic Resource, yet the bylaw has no rule to keep it, and a plaque is no substitute for a hall. - Buildings up to 12 metres can stand 4 metres from single-family lots with no step-down, overlooking yards and homes. - About 8 visitor stalls for up to 63 homes, with no street parking along 17 Avenue or 73 Street, will push cars onto our streets, and dead-end lanes without turnarounds are unsafe. Residents asked for about 19 homes per hectare, our biggest concern all along, but only 3 homes came off, about 5 percent. Showing community voices ignored, residents were promised a September traffic study with schools running, yet the City relies on October 2024 counts that predate the 66 neighbouring townhomes. Misleading wording such as "a modest land use change" and a "mid-point" always favours the applicant and remains uncorrected in Council's record. Overbuilding this corner would erode the feel of our whole community. Because the hearing was moved off the City's published schedule with little warning, I am unable to be there on November 9. Of 6 applications from the October 8 Planning Commission meeting, only this one, facing nearly 600 letters of opposition, was pulled ahead, which looks to me like hurrying it past our community's voice. I feel unheard and uneasy, and we deserve an honest process with a plan shaped alongside us, not forced on us. Our Councillor wants a deferral, yet for an application hurried like this one that falls short: please refuse it outright and make the applicant answer for how it treated residents and what it told the City. Carina 121 Aspen Ridge Pl SW, Calgary, AB T3H 0J6

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First name [required]	Linda
Last name [required]	Tamkee
How do you wish to attend?	
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

My family and I have lived on Aspen Ridge Crescent SW for the past 22 years. Like hundreds of neighbours, I gave feedback but only to watch the development move forward without regards for our concerns. I strongly oppose this application for 7412 and 7480 17 Avenue SW, and I am dismayed that Council seems to always side with developers and not care about existing residents.

Where this proposal fails:
- The neighbourhood plan says multi-family housing "should not be permitted" here; 60 homes per hectare is no "mid-point."
- Cramming in every possible home ignores any balance with its setting.
- Up to 63 homes where about 7 are allowed, up to 60 per hectare against 2 to 7, is more than eight times the plan and irresponsible.
- Only about 8 visitor stalls would serve up to 63 homes, with no street parking beside the site, so cars will spill onto our streets; dead-end lanes lacking turnarounds are unsafe.
- The schools and university sit directly south, and the applicant's own Outreach Summary records significant congestion there at school drop-off and pick-up.

Day to day, I worry this would alter our neighbourhood's character for good. The high density of this development will create significant congestion and safety concerns for walking students/residents and drivers in this neighbourhood. The intersection at 17th Ave and 73rd Street is already at gridlock during morning rush hour. I can only imagine the traffic risk these 63 homes that fronts onto this intersection will pose to our neighbours and children.

I respectfully request council to reject this proposal. I request council to consider development that is sensible, not so one sided to always favour the developer and to respect existing residents.

Kind regards,
Linda Tamkee

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Dr Rory
Last name [required]	Vinsky
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

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Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

Aspen Ridge Place SW is home for my family and me, about 150 metres from this site. I raised my concerns and wrote in, yet none of the community's requests made it into the plan. I strongly oppose LOC2026-0022 because it is far too dense for this spot.

Why this application does not work:
- the proposal does not provide a “mid-point" to the current neighbouring homes density. The proposal is far too dense.
- The site sits directly north of three schools, Rundle College, Ernest Manning High School and Ambrose University, and the applicant's own Outreach Summary notes significant congestion at 17 Avenue and 73 Street at pick-up and drop-off.
- Densification needs balance with design that fits its into the existing neighborhood setting, and thai doesn’t
- the traffic study used is based on a formula to extrapolate traffic rather than a true measure of its affect. This is an estimate and as such needs to be taken as such. The only way to know what the area is truly dealing with traffic wise is to wait until all the current local development projects traffic effects are known and then assess for this reasoning.

What it means for my neighbourhood:
- The community feels that which drew families here would be erased. It doesn’t slightly alter it, it drastically changes it

An unfair process for the people who live here:
- Residents asked for about 19 homes per hectare; the applicant cut just 3, from 66 to about 63, about 5 percent.
- A September traffic study with schools in session was promised, yet the City relies on October 2024 counts, before the 66 townhomes next door were finished. That is lip service.
- The "significant project revisions" credited to feedback were already on a postcard mailed ten days before the June 16 open house, which I find misleading.

The short notice change of date off the City's published schedule means I cannot attend on November 9.

How residents have been treated leaves me worried and uneasy. We deserve an honest process and a plan built with us, not imposed on us. Our Councillor is seeking a deferral, but a pause is not enough for an application rushed like this: please refuse it outright, and make the applicant account for its poor community outreach and misleading submissions to the City. Our Councillor is seeking a deferral since this application was unfairly expedited, and that is reasonable

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Public Submission

CC 968 (R2026-04)

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First name [required]	Austin
Last name [required]	Zhou
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Far

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Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

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Public Submission

CC 968 (R2026-04)

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First name [required]	Kal
Last name [required]	Virk
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

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Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

Our household on Aspen Ridge Heath SW joined hundreds of neighbours in giving feedback, yet the plan has hardly shifted. This affects my family and our street, and I strongly oppose LOC2026-0022 because it ignores what we asked for. We feel unheard and worried.

My objections:
- Our neighbourhood plan says multi-family housing "should not be permitted" here, so townhouses at up to 60 homes per hectare are not a "mid-point."
- Going from 7 to 60 per hectare would set a dangerous precedent that other large lots under this plan could cite.
- It packs the maximum number of homes onto a small site, with no balance between densification and contextual design.
- Every car is expected to enter from Aspen Ridge Heights, a quiet residential street, with about 134 parking stalls for up to 63 homes, which worries us for traffic and safety.
- Willingdon Hall (Cooper Memorial Hall) is a listed City-Wide Historic Resource, but nothing in the bylaw keeps it, and a plaque cannot stand in for a hall.
- Council ended blanket rezoning on April 8, 2026, because added density must suit its surroundings, and this design does not.

How it affects me, my family and my neighbours:
- It would ruin the character of the neighbourhood we call home.

The outreach to this community:
- The Outreach Summary omits our central request, about 19 homes per hectare with houses facing houses, and misrepresents what residents said.
- Turning four townhouse buildings sideways after the open house was lip service; the height and the 63 homes stayed put.

The City shifted the hearing date from its published schedule on short notice, so I cannot be there November 9. Six applications came from the October 8 Planning Commission meeting, and this was the only one moved up, despite nearly 600 letters of opposition, which looks to me like a push to rush it and sideline our voices.

The community suggested houses facing our existing homes on the north and west sides, with townhomes nearer 17 Avenue and 73 Street. We want honest outreach that truly changes plans, and growth that respects its context. Our Councillor wants a deferral, but for an application hurried like this that falls short: please deny it outright and make the applicant answer for its poor outreach and the misleading picture it gave the council.

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CC 968 (R2026-04)

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First name [required]	Mark
Last name [required]	Stainthorpe
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

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Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Farkas and Members of Council, I live on Aspen Ridge Pl SW, and my family and I have watched a site meant for roughly 7 homes get pushed toward 63. The applicant acted like it was listening. Then it changed almost nothing. I strongly oppose LOC2026-0022, because the facts are clear that this is against the City's own rules. The problems with this application: - The plan says multi-family housing "should not be permitted" here, so townhouses at up to 60 homes per hectare are no "mid-point." - If 7 can become 60 per hectare on this lot, every large lot under the plan will ask for the same. That is a dangerous precedent. - It packs the most homes possible onto a small parcel. Density and fit are never balanced. The applicant's Outreach Summary misrepresents residents. It leaves out what we asked for most: around 19 homes per hectare, with houses across from houses. The revision felt like lip service, and over 200 additional opposition letters arrived after it. Calling the eastern townhouses "higher-density transit-oriented development" seems manipulative to me. The City confirmed in writing they are limited to 32 homes per hectare, less than half of this proposal. Traffic, safety of children in the area, infrastructure and parking are only a few of my many concerns. This would change our neighbourhood's character permanently. I am unable to be there on November 9. Notice came too late, and the date no longer matches the City's published schedule. Just 1 of 6 files heard by the Planning Commission on October 8, the one carrying nearly 600 letters of opposition, was moved up, which looks to me like a rush that sidelines our voice. This fast tracking is very concerning. Our community offered a middle ground of about 19 homes per hectare. I am worried and uneasy about how residents have been treated: we gave a fair compromise and deserve honest answers and a design that suits the homes around it. Our Councillor wants a deferral, yet delay falls short for a file hurried like this, so please deny it outright and make the applicant answer for its weak outreach and the misleading picture it gave the City. Mark Stainthorpe 203 Aspen Ridge Pl SW, Calgary, AB

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Public Submission

CC 968 (R2026-04)

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First name [required]	Bryan
Last name [required]	Simister
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

Our household on Aspen Ridge Way SW lives under a neighbourhood plan that allows about 7 homes on this land, and now we face up to 63. I strongly oppose this application because it throws that plan aside. We spoke up and sent letters, and none of what residents asked for was taken up.

Why I oppose this application:
• Under our plan, multi-family housing "should not be permitted" on this land, and labelling townhouses at up to 60 homes per hectare a "mid-point" does not change that.
• It packs in every home it can on a small parcel.
• Approving a leap from 7 to 60 per hectare is a dangerous precedent, handing every large lot under this plan the same argument.
• The rules would let buildings up to 12 metres tall stand just 4 metres from neighbouring single-family lots, with no step-down at the edge, peering straight into backyards and windows.
• Allowing up to 63 homes on land that holds about 7 today, more than eight times what the plan allows, is irresponsible densification.
• Good land use balances new homes with what surrounds them; this has no balance.

What the applicant calls outreach:
• From day one, the number of homes worried us most; residents asked for roughly 19 per hectare, yet the count only slipped from 66 to 63, a cut of about 5 percent.
• The community was silenced when the April summary listed six concerns and dropped density, though hundreds of April letters were about it.

What it means for my neighbourhood:
• Cramming this many homes onto one corner would slowly erode what makes our community feel like home.

Because November 9 was shifted from the date the City had published, with barely any notice, I am unable to be there.

What residents put forward was a genuine step-down into the neighbourhood, at about one third of the density being sought. We feel misrepresented and not respected as people who already live here. All we want from this applicant is an honest process, and Council has the power to require a density that suits our street. Our Councillor wants a deferral, but after the way this was rushed, that would not go far enough. We ask Council to deny it outright and make the applicant accountable for how little it listened to us and for the misleading material it submitted to the City.

Bryan Simister
42 Aspen Ridge Way SW, Calgary, AB T3H 5M2

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Jessica
Last name [required]	Haussmann
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC 2026-022-CPC-0811 7412 and 7480 17 Ave SW

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Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

From: [redacted]
To: Public Submissions; Yepes-Castano, Carolina; Mayor; WARD1; The Office of Councillor Wyness; WARD3; WARD4; Ward5; WARD6; WARD7; WARD8; WARD9; WARD10; WARD11; WARD12; Councillor Dan McLean; WARD14
Subject: [External] I oppose LOC2026-0022, 7412 and 7480 17 Avenue SW
Date: Monday, November 2, 2026 7:40:53 AM

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Report Suspicious

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I live on Aspen Ridge Green SW with my family, and this worries me. About 7 homes fit this land today; the applicant wants up to 63. Residents asked for far fewer, and the count only fell from 66 to 63. I strongly oppose this application because that is not listening.

Residents counted far more people at the open house than the summary shows, forms ran out, and many photographed forms asked for a written transition, which is community voices ignored. Flagged errors like "a modest land use change" and "mid-point" all favour the applicant and remain uncorrected, which is manipulative. Calling a 5 percent cut, 66 to 63 homes, "substantially revised" misrepresents our main concern, and calling more than eight times the plan "modest" is deceptive.

The neighbourhood plan says multi-family housing "should not be permitted" here, yet this seeks townhouses at up to 60 homes per hectare, no "mid-point." Up to 63 homes where about 7 are allowed, more than eight times the plan's 2 to 7, is irresponsible densification, crammed onto a small parcel with no thought for fit. If 7 can become 60 here, other large lots can cite it, a dangerous precedent. Council ended blanket rezoning on April 8, 2026, so density would suit its setting, and this does not. Rundle College, Ernest Manning High School and Ambrose University are directly south, and the applicant's own Outreach Summary notes significant congestion at 17 Avenue and 73 Street at pick-up and drop-off. Overbuilding this corner would wear down our whole community.

I cannot be there on November 9 because notice came too late and the date moved off the City's published schedule. Only this one of 6 applications from the Oct 8 Planning Commission, carrying nearly 600 letters of opposition, was fast-tracked, which looks to me like rushing it past the community.

I feel unheard; we are owed honest dealing, and Council can insist on density that suits this street. Please deny this outright and make the applicant answer for weak outreach and misleading material given to the City; the deferral our Councillor is seeking because this was rushed is the least Council can do.

Jessica Haussmann
21 Aspen Ridge Green SW, Calgary, AB

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Public Submission

CC 968 (R2026-04)

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First name [required]	Misty
Last name [required]	Johnson
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	CPC2026-0811

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

We recently moved into the neighborhood, and Aspen Ridge Place SW has quickly become home for me and my family, just a short walk from this site. I took part in good faith and was not heard, and I strongly oppose this application because it is not in line with the character of the neighborhood.

Deceptive outreach, lip service and gaslighting:
- The applicant's Outreach Summary misstates what residents said and drops their key ask: about 19 homes per hectare, with new houses facing existing ones.
- Silencing the community, the applicant held one open house and has not come back since June 16.

Why I oppose this application:
- About 7 homes are allowed here today, and this would allow up to 63, which is irresponsible.
- It crams the most homes possible onto a small parcel, trading good design for density.
- Council repealed blanket rezoning on April 8, 2026 so new density fits its surroundings, and this design does not.
- About 8 visitor stalls for up to 63 homes, no street parking beside the site on 17 Avenue or 73 Street, and dead-end lanes without turnarounds will push cars onto our streets and put safety at risk.
- Rows of townhomes without backyards or driveways, and only 5 square metres of amenity space per home under the bylaw, make it overbuilt.

How it affects the use and enjoyment of my property:
- It would permanently change the character of this neighbourhood.

I intend to attend the hearing on November 9. Of 6 applications from the Oct 8 Planning Commission meeting, only this one was moved forward, the one carrying nearly 600 letters of opposition, and to me that looks like an effort to hurry it through and push residents' voices aside.

Neighbours proposed houses facing existing homes along the north and west edges, with townhomes toward 17 Avenue and 73 Street. I feel unheard and uneasy about how residents have been treated, and we deserve honest submissions to the City and development that respects those already living here. Our Councillor is seeking a deferral, but for something hurried like this that is not enough: please refuse this application outright and make the applicant answer for its poor outreach to residents and the misleading things it told the City.

Misty Johnson
223 Aspen Ridge Pl SW, Calgary, AB T3H 0J6

Calgary

Public Submission

CC 968 (R2026-04)

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Imran
Last name [required]	Rajput
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

My family and I make our home on Aspen Ridge Manor SW, and I strongly oppose LOC2026-0022 because it crowds far too much onto one corner. Hundreds of neighbours gave feedback, yet the plan barely moved, and I feel uneasy about how we were treated.

Misleading outreach:
- Density was always our main worry; residents asked for about 19 homes per hectare, yet the applicant cut just 3, from 66 to 63, roughly 5 percent.
- Community voices ignored: the April session summary lists six concerns and skips density, though hundreds of April letters raised it.
- Misleading: the "significant project revisions" credited to our feedback were already on the applicant's postcard, mailed ten days before the June 16 open house.

My objections:
- About 7 homes are allowed here today; up to 63 is irresponsible.
- Packing a small parcel this full ignores how new homes should fit in.
- It sets a dangerous precedent any large lot under this plan could point to.
- Roughly 8 visitor stalls for up to 63 homes, and no parking on the roads next to the site, means cars on our streets, while dead-end lanes with no turnarounds are unsafe.
- Council repealed blanket rezoning on April 8, 2026, so density would suit its neighbourhood; this design does not.
- Buildings up to 12 metres tall can stand 4 metres from family lots, with no step-down, peering into yards and homes.

What it means for my neighbourhood:
- Overbuilding this corner would wear down the feel of all of Aspen Woods.

The hearing was shifted off the City's published schedule with little warning, so I will not be there on November 9. Of 6 applications from the October 8 Planning Commission meeting, only this one, facing nearly 600 letters of opposition, was pulled forward, which feels to me like hurrying it past our community's voice.

Residents offered about 19 homes per hectare instead of up to 60. I am worried, and after that fair compromise we are owed honest dealing and a design sized to its neighbours. Our Councillor is seeking a deferral, but for an application rushed like this, delay is not enough: please deny it outright and hold the applicant accountable for its poor outreach to residents and the misleading picture it gave the City.

Imran Rajput
24 Aspen Ridge Manor SW, Calgary, Alberta, T3H 0T4

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Semir
Last name [required]	BELAGE
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I live on Aspen Ridge Heights SW, and like hundreds of my neighbours I gave the applicant my feedback, only to watch the plan barely shift. This touches my family and everyone around us. I strongly oppose this application because it overbuilds the site and was pushed past residents unfairly.

Lip service, not outreach:
- The applicant's Outreach Summary skips our central ask of about 19 homes per hectare, with new homes facing existing ones, and gets what residents said wrong.
- After a single open house on June 16, the applicant never came back to residents, which left the community silenced.
- The accuracy of the applicant's material was questioned many times, yet the record before Council still stands uncorrected, which I find misleading and troubling.

The problems with this application:
- The neighbourhood plan says multi-family housing "should not be permitted" here, and townhouses at up to 60 homes per hectare are no "mid-point."
- Turning 7 into 60 per hectare creates a dangerous precedent that every other large lot under this plan could cite.
- Packing the most homes possible onto a small parcel is poor land use, because adding density has to be weighed against design that suits its surroundings.
- When Council ended blanket rezoning on April 8, 2026, the point was that new density must suit its surroundings, and this design ignores that.
- About 8 visitor stalls for up to 63 homes, and no street parking next to the site on 17 Avenue or 73 Street, will push overflow onto our residential streets, while dead-end lanes inside the site have no turnarounds, which is unsafe.

How overbuilding affects our community:
- It ruins the character of this neighbourhood.

The hearing was shifted from the City's published schedule on short notice, so I am unable to attend on November 9.

I feel disrespected as someone who already lives here, and misrepresented by an applicant that claimed to listen, though this community welcomes growth that is honest, contextual and respectful of its neighbours. Our Councillor is seeking a deferral, but for an application rushed like this that is not enough: please deny it outright, and hold the applicant accountable for how poorly it reached out to residents and for the misleading material it gave the City.

Semir Belage
94 Aspen Ridge Heights SW, Calgary, AB

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Kourtney
Last name [required]	Bogard
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Aspen rezoning

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW Dear Mayor Farkas and Members of Council, I feel unheard and uneasy as a neighbour in Aspen Woods, around Rundle College, and this touches my family directly. Residents spoke up and sent letters, yet none of our requests made it into this plan. I strongly oppose LOC2026-0022 because it ignores the people already living here. Why I oppose this application: - Today roughly 7 homes can go on this land; up to 63 is an irresponsible leap. - Approval would be a dangerous precedent, inviting every big lot under this plan to seek 60 homes per hectare. - The design crams in the most homes it can and gives up any fit with its surroundings. - Council scrapped blanket rezoning on April 8, 2026 so added density would match its setting, and this does not. - Roughly 8 guest stalls for up to 63 homes, no parking on the bordering streets, overflow onto ours, and dead-end lanes without turnarounds make this unsafe. - Willingdon Hall (Cooper Memorial Hall) is listed as a City-Wide Historic Resource, but nothing in the bylaw keeps it, and a plaque cannot stand in for a hall. Families moved here for the community feel, and I worry this would wipe it out. The outreach adds to my unease. It is a misrepresentation that the Outreach Summary drops what residents mainly wanted, about 19 homes per hectare with houses across from houses. The community was silenced when a promised September traffic study, with schools running, gave way to October 2024 counts made before the 66 neighbouring townhomes were done. Calling the townhouses to the east "higher-density transit-oriented development" is deceptive when the City confirmed in writing their limit is 32 homes per hectare, below half of the 60 sought here. With such short notice and an unusual shift from the City's posted schedule, I will not be able to attend November 9. The community suggested houses along the north and west edges facing ours, with townhomes nearer 17 Avenue and 73 Street. That was a fair middle ground, and we deserve honest answers and a design sized to its neighbours. Please refuse this outright and require the applicant to account for weak outreach and misleading material given to the City; the deferral our Councillor is seeking over the rushed timing is the bare minimum. Kourtney Bogard Rundle College, Calgary, AB

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	naiqing
Last name [required]	shen
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	2026-11-9

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

[required] - max 75 characters	LOC2026-0022 - 17 Avenue SW□

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am a resident and homeowner in Aspen Meadows. I am writing to express my strong opposition to the proposed Land Use Amendment (LOC2026-0022) for the 17 Avenue area, specifically regarding the high-density townhouse development proposal. Our community was intentionally designed, zoned, and purchased by families as a quiet, low-density residential neighborhood. Replacing low-density zoning with higher-density townhouse developments creates serious long-term concerns for our community: 1. Privacy and Quality of Life: The surrounding low-density homes were built with clear expectations of personal privacy and neighborhood scale. Introducing multi-story high-density townhouses adjacent to existing homes will directly overlook private yards, intrude on standard residential privacy, and diminish the established character of the neighborhood. 2. Traffic Congestion and Road Safety: Local residential streets and access routes along 17 Avenue SW are not designed to handle the significant increase in vehicle volume that high-density housing brings. Higher traffic density will cause bottlenecking during peak hours and pose serious safety hazards for children, pedestrians, and families walking in the area. 3. Neighborhood Safety and Infrastructure Overload: Rapidly increasing population density without proportional local infrastructure planning impacts neighborhood safety, available street parking, and peaceful living conditions. Proper community planning should respect the original low-density design intent rather than compromising residents' privacy, safety, and traffic flow for high-density convenience. I strongly urge the City Council to protect the low-density integrity of our community and vote NO on this land use amendment (LOC2026-0022). Thank you for your consideration.

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Public Submission

CC 968 (R2026-04)

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First name [required]	Brandy
Last name [required]	Gilroy
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue S

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I live on Aspen Ridge Heath SW, and I strongly oppose this rezoning because it ignores what neighbours like me asked for. This change affects my family and our whole street. Residents asked for far fewer homes, I gave my feedback, and the applicant trimmed just a handful. It's left me feeling talked down to and ignored.

The weaknesses of this proposal:
- The neighbourhood plan sets 2 to 7 homes per hectare here, and up to 60 is more than 8 times that, which is unreasonable.
- Approving 60 where 7 is planned sets a dangerous precedent that any large lot under this plan could cite.
- About 8 visitor stalls for up to 63 homes, with no parking on 17 Avenue or 73 Street beside the site, will push cars onto our streets, and dead-end lanes without turnarounds aren't safe.
- Rows of three-storey townhouses next to single-family homes are the wrong fit for this corner.
- Going from about 7 homes to up to 63 is irresponsible densification.

The outreach hasn't been fair to us either. It's a misrepresentation that the applicant's Outreach Summary drops what the community wanted most, about 19 homes per hectare with new houses facing existing ones. Turning four townhouse buildings sideways after the open house, with the same height and the same 63 homes, was lip service. Calling more than eight times the plan's density "a modest land use change" feels manipulative to me.

Put simply, this would ruin the character of the neighbourhood we all share.

The hearing was shifted off the City's schedule with almost no warning, so I won't be able to attend on November 9.

The community proposed single-family homes and duplexes beside existing houses, stepping up to townhomes further in. I'm tired of being ignored, and the applicant owes us honest dealing, while Council can require density that suits this street. Please deny this application outright and hold the applicant accountable for its poor community outreach and misleading submissions to the City. At the very least, grant the deferral our Councillor is seeking, because this was rushed.

Brandy Gilroy
11 Aspen Ridge Heath SW, Calgary, AB

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Bruce
Last name [required]	Hawkins
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Aspen rezoning

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Very much opposed

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Public Submission

CC 968 (R2026-04)

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First name [required]	Fatima
Last name [required]	Jivraj
How do you wish to attend?	Remotely
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	HOA Submission - Signed.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	The Aspen Ridge Place Homeowner Association, on behalf of the greater Aspen community, strongly opposes LOC2026-0022 (Bylaws 44P2026 and 129D2026) and urges Council to refuse it. The applicant seeks 60 units per hectare where the current East Springbank Area Structure Plan allows 2 to 7, about 9x, and advertised the project as a “midpoint” when it is 3x the true midpoint. It called a 2% reduction “substantially revised,” and its own bylaw blocks the transition zone our community asked for. Our community brought these errors to the City’s attention in writing in April and September, and the record was never corrected. This was the only 1 of 6 applications heard on October 8 to be fast-tracked, despite 591 letters of opposition. If Council does not refuse it, we ask that the decision be deferred until it has been shown there was no bias, and at the very least returned to December 8, with mediated discussions led by Councillor Pantazopoulos. Our full submission and exhibits are attached.

ASPEN RIDGE PLACE HOMEOWNER ASSOCIATION

Serving The Aspen Community

November 2, 2026

Mayor Jeromy Farkas and Members of City Council
Office of the City Clerk
City of Calgary
P.O. Box 2100, Station M
Calgary, AB T2P 2M5

cc: Councillor John Pantazopoulos, Ward 6
Carolina Yepes-Castano, File Manager, City of Calgary Planning & Development

Re: LOC2026-0022 (CPC2026-0811), Bylaws 44P2026 and 129D2026
7412 and 7480 17 Avenue SW, Aspen Woods. Public Hearing of November 9, 2026
Submission of the Aspen Ridge Place Homeowner Association, in opposition

Mayor Farkas and Members of Council,

This application seeks about 9x the units currently permitted, rests on inaccurate claims our community brought to the City's attention in writing but the City never corrected, and was then fast-tracked ahead of the City's published schedule. Council should refuse Bylaws 44P2026 and 129D2026.

Who we are. The Aspen Ridge Place Homeowner Association represents the homes directly beside this site, and has led the entire Aspen community's response to this application from the start. The local Community Association, the Strathcona, Christie and Aspen Community Association, stepped back so that our Association could lead the community's response. The City's planning office recognizes our Association as the community's formal party of record on this application. The City's file manager personally includes our Association on every submission on this application, and has confirmed that our letters form part of the community's submission. Our September 16 submission is attached to the City's own report to the Planning Commission (Attachment 7). Our submissions have been part of the record at every step of the way. **We speak for the greater Aspen community, alongside the 591 letters of opposition the City has received.**

The developer, Annesley Homes, represented by O2 Planning & Design, seeks rezoning for 7412 and 7480 17 Avenue SW in Aspen Woods. The application seeks 60 units per hectare and plans 61 townhomes on a site where the current East Springbank Area Structure Plan (the City's statutory plan for this area, adopted in 1997) allows about 7 or 8 houses. The City's planners recommended approval. **The Calgary Planning Commission voted 7 to 0 to recommend it to Council, despite 591 letters of opposition and not one letter of support in the City's record.**

In brief

1. The current East Springbank Area Structure Plan allows 2 to 7 units per hectare, but the applicant asks Council for **60 units per hectare, about 9x the upper limit**. The applicant calls this *"a modest land use change"*.
2. The applicant advertised its development to the community as a midpoint between the developments to the east and west. It is not: at 60 units per hectare it exceeds both neighbours' limits, 32 to the east and 7 to the west, and is about **3x the true midpoint** of about 19 units per hectare.
3. The applicant told the City its application was *"substantially revised"* in response to feedback. Its own plans show 62 townhomes in the original application and 61 in the development permit plans, **a decrease of about 2%**. There were no other meaningful changes to what it plans to build. Worse, after the applicant's June open

house, despite substantial community feedback, the density, height, housing type and setbacks did not change at all.

4. The applicant claimed its revisions *"demonstrate the important role that community feedback has played in shaping the proposed application."* In fact, the applicant went out of its way and did the opposite: it blocked our community's core request in its own Direct Control bylaw. The bylaw requires every building to hold at least 3 units, so **the single-family homes and duplexes our community asked for along the edges, the transition zone, cannot legally be built**. Asked at the Planning Commission whether single homes could be allowed at the edge, the applicant answered: *"No. No. Not really."* (Section 8.1.)
5. The applicant left density off its April list of what it heard, **even though density was our community's principal objection**. That month, the City received 373 opposition letters and a 57-signature petition, and the City's own report to the Planning Commission lists density first among the community's concerns.
6. The applicant told the City that the local Community Association had not responded to attempts to meet, and **omitted the Community Association's April 16 written request for density aligned with neighbouring zoning**. The Community Association had handed the lead to our homeowners association and told the City's planner so directly. Our association answered each of the applicant's few attempts to meet: we met its team on June 15 and attended its June 16 open house, the only in-person outreach it held.
7. Our community brought these errors to the City's attention in writing in April and September, yet **the City's planners never corrected them and recommended approval**. The City's planning administration told the Planning Commission it was *"not able to really comment at all"*.
8. Of 6 applications heard on October 8, **the City fast-tracked only this one**, the one with 591 opposition letters, to November 9 instead of the scheduled December 8 hearing. A Commissioner said opponents *"probably don't even know where this is"*, although our homes face the site.
9. In good faith, our community is designing an alternative with 41 units, a 5-6x increase in what the current area plan allows instead of 9x, which we feel is **the maximum that can be safely and reasonably built before the community becomes collateral damage**. Our proposal has only 17% less built floor area than the developer's plan (Figure 10). It provides a transition beside existing homes and is designed for safer traffic and emergency access.
10. We ask Council to **refuse Bylaws 44P2026 and 129D2026**; otherwise, defer its final decision until it has been shown there was no bias; at minimum, return the hearing from November 9 to December 8, the date in the City's published schedule.

On April 8, Council voted 12 to 3 to repeal citywide rezoning. Mayor Farkas said: *"This vote was about restoring the voice in the community."* That same day, the applicant held its online information session for this proposal.

Our community took Council's decision as hope: hope for a fair and just process, one that honours communities and the people who have settled here and made this place their home.

On October 8, the Government of Alberta called for infill that is *"appropriately scaled"* and *"responsive to local conditions."* That same day, the Planning Commission recommended this application and forwarded it to an early Council hearing. Council and the Province both promised respect for existing neighbourhoods. If those promises mean anything, they must mean something here.

We are not against housing, and we are not against change. We are writing because we have done everything a community is supposed to do, and we have not been heard.

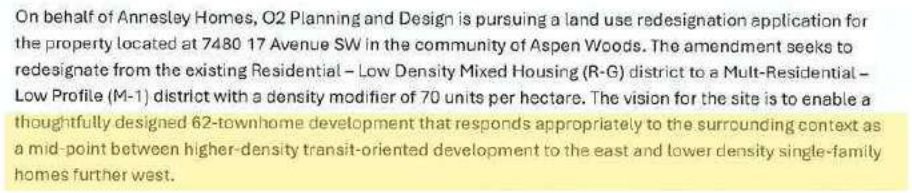
1. The applicant told the City 4 things that are not true

Many of the documents the applicant filed for this proposal contain errors and omissions, and every one of those errors makes this proposal look more reasonable than it is. As our community wrote to the City in April:

"One error in a planning submission is an honest mistake. Two errors is carelessness. What the record shows is not one or two errors, but a sustained pattern of material misrepresentations and omissions, all pointing in the same direction."

1.1 The applicant said the proposal represents a midpoint between its neighbours.

The applicant told the City: The applicant said the project would respond to its context *"as a mid-point between higher-density transit-oriented development to the east and lower density single-family homes further west"* (Figure 1).



On behalf of Annesley Homes, O2 Planning and Design is pursuing a land use redesignation application for the property located at 7480 17 Avenue SW in the community of Aspen Woods. The amendment seeks to redesignate from the existing Residential – Low Density Mixed Housing (R-G) district to a Mult-Residential – Low Profile (M-1) district with a density modifier of 70 units per hectare. The vision for the site is to enable a thoughtfully designed 62-townhome development that responds appropriately to the surrounding context as a mid-point between higher-density transit-oriented development to the east and lower density single-family homes further west.

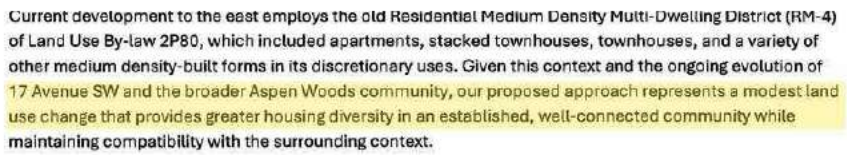
Figure 1. *The applicant's original application, page 1. Highlighting added.*

The facts: The neighbouring density limits are 7 units per hectare to the west and 32 to the east. The true midpoint is (7 + 32) ÷ 2 = 19.5 units per hectare. The applicant originally asked for 70 units per hectare and now seeks 60, nearly 2x the denser neighbour's limit and 3x the true midpoint.

A midpoint cannot be higher than both ends. (See Figure 2, the full-page map after section 1.3.) The applicant also described the eastern site by the old RM-4 district of Bylaw 2P80, repealed in 2008, instead of Direct Control Bylaw 81Z2006, which governs it and caps density at 32 units per hectare.

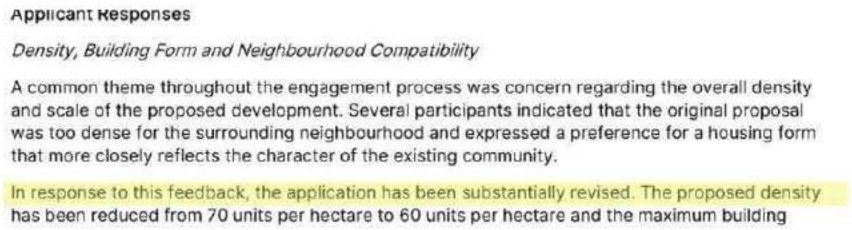
1.2 The applicant called a 9x increase "modest" and a 2% decrease "substantially revised."

The applicant told the City: The applicant called its proposal *"a modest land use change"* and later said the application was *"substantially revised"* in response to feedback.



Current development to the east employs the old Residential Medium Density Multi-Dwelling District (RM-4) of Land Use By-law 2P80, which included apartments, stacked townhouses, townhouses, and a variety of other medium density-built forms in its discretionary uses. Given this context and the ongoing evolution of 17 Avenue SW and the broader Aspen Woods community, our proposed approach represents a modest land use change that provides greater housing diversity in an established, well-connected community while maintaining compatibility with the surrounding context.

Figure 3. *The applicant's original application, page 3: "a modest land use change." Highlighting added.*



Applicant Responses

Density, Building Form and Neighbourhood Compatibility

A common theme throughout the engagement process was concern regarding the overall density and scale of the proposed development. Several participants indicated that the original proposal was too dense for the surrounding neighbourhood and expressed a preference for a housing form that more closely reflects the character of the existing community.

In response to this feedback, the application has been substantially revised. The proposed density has been reduced from 70 units per hectare to 60 units per hectare and the maximum building

Figure 4. *The applicant's Outreach Summary, August 12, 2026, page 2 (City report, Attachment 5): "substantially revised." Highlighting added.*

The facts: Going from the current area plan's upper limit of 7 units per hectare to 60 is an increase of roughly 800%. The applicant's original application showed 62 townhomes. Its development permit plans, filed October 14, show 61. After 591 letters of opposition, an open house and 10 months, that is a decrease of about 2%. Even in its

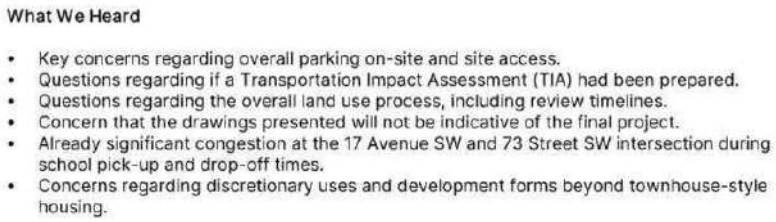
final submission on September 24, filed after public comments had closed, the applicant still called the change *"modest."*

A 9x increase is not modest, and a 2% decrease is not a substantial revision. Our community finds this misleading.

1.3 The applicant credited community feedback while leaving our principal objection unanswered.

The applicant told the City: The applicant said that *"feedback received from the community informed a number of significant project revisions"*.

The facts: Density was our community's principal objection in April, but the applicant omitted it from the April list of community feedback in its Outreach Summary. The applicant's June 16 feedback list reduced our central concern to one line, that the proposal is *"too dense,"* and then presented the *"original proposal"* as the problem, as though cutting 1 unit, about 2%, had satisfied our concern.



What We Heard

- Key concerns regarding overall parking on-site and site access.
- Questions regarding if a Transportation Impact Assessment (TIA) had been prepared.
- Questions regarding the overall land use process, including review timelines.
- Concern that the drawings presented will not be indicative of the final project.
- Already significant congestion at the 17 Avenue SW and 73 Street SW intersection during school pick-up and drop-off times.
- Concerns regarding discretionary uses and development forms beyond townhouse-style housing.

Figure 5. *The applicant's April 8 "What We Heard" list, Outreach Summary, August 12, 2026, page 2 (City report, Attachment 5).* **The community wrote over 300 letters, primarily about density, yet the applicant chose to leave density off its list of what it heard. Ignoring feedback, it seems, is easier than answering it.**

Cutting 1 unit, from 62 to 61, did not satisfy our concern. Density remains our #1 concern with the current proposal.



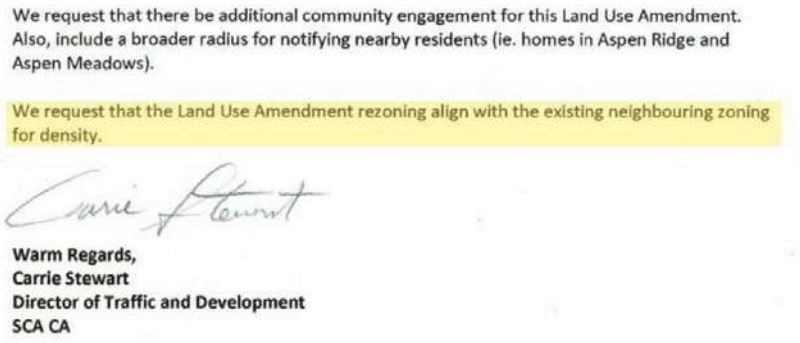
Figure 2. *The site and its neighbours, with each neighbour's density: 7.5 units per hectare to the north and west, 32 to the east. Annotated by our community.*

1.4 The applicant presented the Community Association as unresponsive while omitting its written position.

The applicant told the City: The applicant reported that *"several attempts were made to meet with the Strathcona Christie Aspen Community Association; however, no response was received"*.

The facts: The local Community Association had already opposed the application in writing on April 16 and asked for density aligned with neighbouring zoning. The applicant's Outreach Summary omitted that position and the compromise community members wrote on the applicant's own comment forms: about 19 units per hectare, with a transition beside existing homes.

The Community Association had also told the City's planner directly that our homeowners association would lead the community's response. Our association answered each of the applicant's few attempts to meet: we met its team on June 15 and attended its June 16 open house, the only in-person outreach it held.


We request that there be additional community engagement for this Land Use Amendment. Also, include a broader radius for notifying nearby residents (ie. homes in Aspen Ridge and Aspen Meadows).

We request that the Land Use Amendment rezoning align with the existing neighbouring zoning for density.

Warm Regards,
Carrie Stewart
Director of Traffic and Development
SCA CA

Figure 6. *The Community Association's letter of April 16, 2026, lower half (City report, Attachment 6). Highlighting added.*

For clarity, the existing neighbouring zoning densities are 7.5 units per hectare to the north and west and 32 to the east (Figure 2). **That is far, far less than the 60 units per hectare the applicant is proposing.**

On honesty and fair treatment alone, Council should refuse this application.

2. The City's report never corrected the record

2.1 Our community gave the City's planners the evidence, but the planners left the applicant's account uncorrected.

1. Our community alerted the City's planners to the applicant's inaccuracies in writing on April 22 and requested formal public corrections on April 28.
2. Our homeowners association again brought the inaccuracies to the City's attention in its September 16 submission and asked the planners to correct the record.
3. The City confirmed on April 24 that Direct Control Bylaw 81Z2006 caps the eastern site at 32 units per hectare. Yet the planners' report never states the neighbouring limits of 2 to 7 units per hectare to the west and 32 to the east.
4. The planners' report recorded our community's concerns about *"misinformation from the applicant"* without assessing whether the applicant's claims were accurate.
5. **The City attached the applicant's documents to its report without correcting them.**

6. The City's planning administration told the Commission it *"takes no position on that"* and was *"not able to really comment at all"*.
7. The City's planners recommended approval.
8. The City's planning administration requested a November 9 Council hearing instead of the scheduled December 8 hearing.

The missing density comparison was precisely what the Community Association requested when it asked that the rezoning *"align with the existing neighbouring zoning for density."*

Noting a concern is not the same as answering it, or correcting it.

To us, the bias began at the reporting stage. The City's planners recorded the community's evidence but refused to weigh it. Their report omitted the neighbouring densities, then recommended approval and an earlier hearing. To us, that is not a neutral report.

To us, that is turning a blind eye.

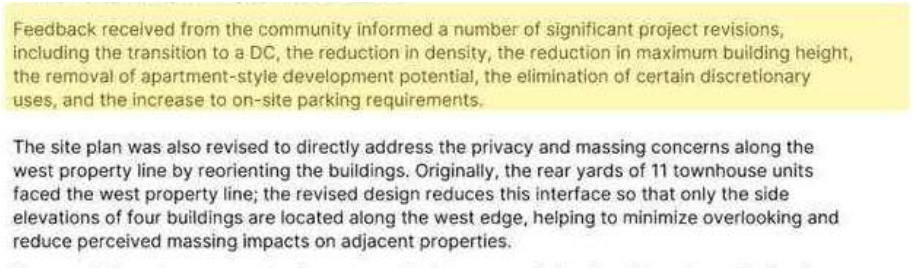
3. The Outreach Summary: how the applicant made engagement look complete

The Outreach Summary is the applicant's written account to the City of how it consulted the community. Council should compare that account with what our community actually said and what the applicant actually changed.

3.1 The applicant claimed "substantial" revisions for a 2% decrease.

The summary says: *"In response to this feedback, the application has been substantially revised."* From 62 townhomes in its original application to 61 in its development permit plans, the decrease is about 2%. The density ceiling is still 60 units per hectare.

Insultingly, after ignoring our feedback, the applicant told the City that *"feedback received from the community informed a number of significant project revisions"*.



Feedback received from the community informed a number of significant project revisions, including the transition to a DC, the reduction in density, the reduction in maximum building height, the removal of apartment-style development potential, the elimination of certain discretionary uses, and the increase to on-site parking requirements.

The site plan was also revised to directly address the privacy and massing concerns along the west property line by reorienting the buildings. Originally, the rear yards of 11 townhouse units faced the west property line; the revised design reduces this interface so that only the side elevations of four buildings are located along the west edge, helping to minimize overlooking and reduce perceived massing impacts on adjacent properties.

Figure 7. *The applicant's Outreach Summary, August 12, 2026, page 4 (City report, Attachment 5). Highlighting added.*



62 units

BEFORE: January 2026 application



61 units

AFTER: "substantially revised" plan

Figure 8. The applicant told the City its application was *"substantially revised."* **Councillors, I ask you: other than rotating some buildings, what has changed? Had we not labelled them before and after, could you tell which is which?**

The applicant's own list of *"significant project revisions"* (Outreach Summary, August 12, 2026):

- the transition to a DC (Direct Control) district
- the reduction in density
- the reduction in maximum building height
- the removal of apartment-style development potential
- the elimination of certain discretionary uses
- the increase to on-site parking requirements
- reorienting buildings along the west property line

Councillors, I ask you: is a reduction from 62 units to 61, about 2%, a meaningful change?

3.2 Side by side, the applicant's own plans show almost nothing changed.

Here is what the applicant showed our community at the June 16 open house, beside what it proposed in August.

Issue	At the June 16 open house	In the August proposal
Density ceiling	60 units per hectare	**Unchanged:** 60 units per hectare
Dead ends and emergency access; our community asked for no dead-end roads	Dead-end lanes with no turnaround and no through flow of traffic	**Unchanged: the dead ends remain.** Fire trucks and ambulances must still reverse out

Issue	At the June 16 open house	In the August proposal
Housing type	Townhouses throughout	**Unchanged:** townhouses throughout
Our community's desire to see a transition zone	Discussed at length by community members who attended the open house	**No mention whatsoever**
Building height	3-storey concept; 12-metre ceiling	**Unchanged**
Setbacks at key boundaries	3 metres	**Unchanged:** 3 metres
Everyday vehicle access	From Aspen Ridge Heights	**Unchanged:** from Aspen Ridge Heights
Parking per unit	2 stalls per unit	**Unchanged**
Visitor parking	8 stalls; our community asked for more	**Unchanged:** 8 stalls for 60 units with no driveways, about 1 stall for every 7 to 8 units
Number of units (original application, then development permit plans)	62	**61: 1 fewer, about 2%**
West edge	11 townhouses butted up tight against the west boundary	**The only real change:** some buildings rotated so the sides of 4 buildings face the west boundary
Traffic study during school hours	The applicant committed, in front of our community, to a new traffic study during school hours, while school was in session. **Our community captured this commitment on video at the open house and can provide it should the City require proof.**	**Not done as promised.** The applicant reported a Transportation Impact Assessment *"completed"* that relied on traffic counts from October 2024, before the 66 townhomes next door were occupied, and concluded no improvements were needed
Community outreach	The applicant's only in-person open house; our community asked for dimensioned drawings and follow-up	**Unchanged: no further outreach.** No drawings were sent and the applicant made no further contact with our community
Our community's alternative of about 19 units per hectare with a transition	Presented by our community	**Not mentioned**

The applicant changed nothing material. The density ceiling, our principal objection, did not move at all: it stayed at 60 units per hectare.

3.3 The applicant credited feedback from the June 16 open house for changes announced before it.

The applicant's postcard, mailed June 6, already announced the switch from M-1 to Direct Control zoning, the cap of 60 units per hectare, the 12-metre height limit and 2-car garages. That was 10 days before the June 16 open house (see Figure 7). **Yet the applicant credited feedback from that open house for changes it had already made.**

Those changes barely altered the plan: 62 units became 61. Presenting them as responses to the open house paints the applicant as responsive. It was not. **That impression rests entirely on what the summary leaves out, and on the order in which it tells the story.**

3.4 The applicant left out the alternative our community offered.

The summary never mentions our compromise of about 19 units per hectare, the midpoint the applicant originally claimed to seek, or our request for a transition. 12 of the 30 handwritten forms, 40%, asked for a transition to lower-density homes beside existing homes. (See Figure 9, the full-page image in section 3.7.)

Our compromise was in the spirit of what the applicant itself originally proposed and advertised for this project back in April: a midpoint.

3.5 The applicant reported the Community Association's silence but omitted its written position.

On April 16, the Strathcona, Christie and Aspen Community Association asked in writing that *"the Land Use Amendment rezoning align with the existing neighbouring zoning for density"* (Figure 6).

The Community Association is run by volunteers and had already answered in writing. If the applicant reported an unanswered call or email, it should also have reported what the Association actually requested.

The applicant reported the silence and left out the substance. That is not a fair or ethical account of what this community said.

3.6 The applicant knew our homeowners association was engaged, but did not return to discuss our alternative.

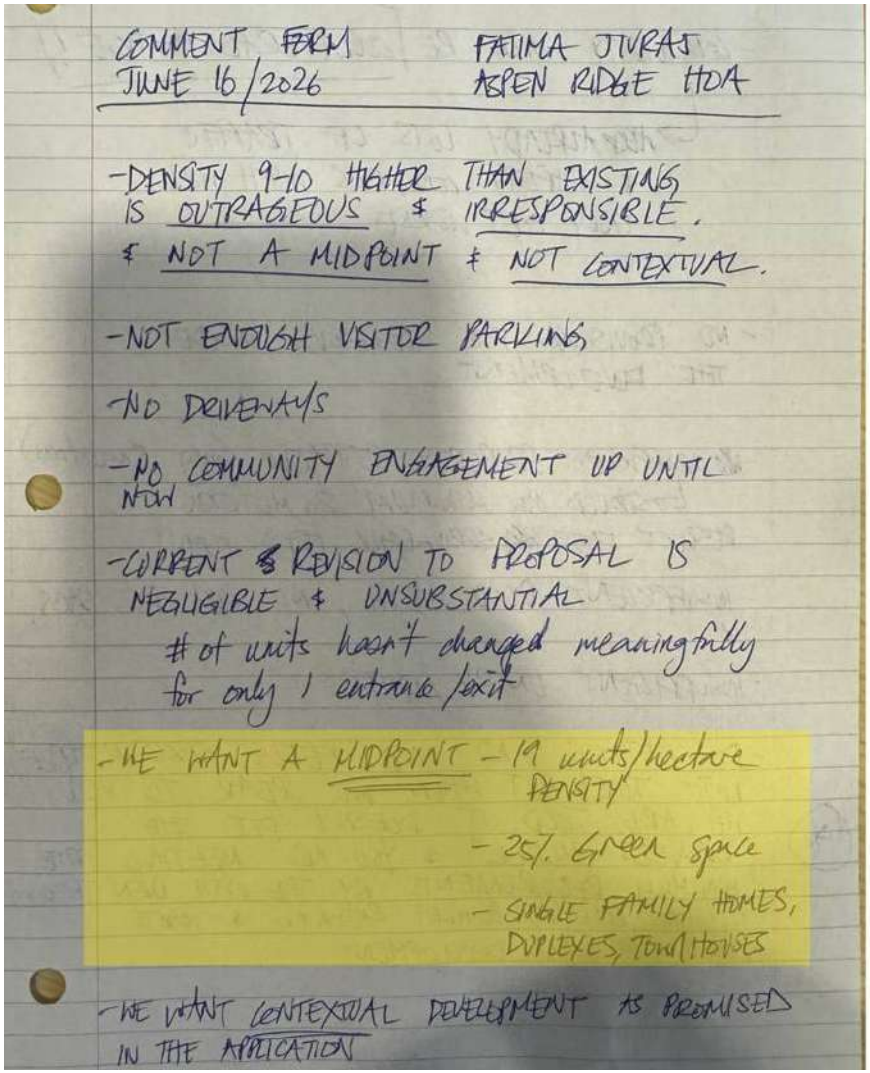
The applicant's open house display board listed an *"HOA & Councillor Meeting"* as an engagement milestone. HOA means our homeowners association. The applicant had met our association and collected community members' comment sheets.

After the June 16 open house, the contact stopped. The applicant did not return to our homeowners association or the directly affected neighbours to discuss our alternative. It did not work through a revised transition or explain why it could not accommodate our compromise.

And through all of this, the applicant never reached out individually to the adjacent neighbours, the people most affected. I live directly across from this site, and they never once reached out to me.

3.7 The applicant claimed concessions that did not change what it planned to build.

The applicant's Outreach Summary lists *"The removal of apartment-style development potential."* No apartment building was ever in the plan. The original concept was townhouses; the current concept is townhouses.



COMMENT FORM
JUNE 16/2026

FATIMA JIVRAJ
ASPEN RIDGE HOA

-DENSITY 9-10 HIGHER THAN EXISTING IS OUTRAGEOUS & IRRESPONSIBLE.
& NOT A MIDPOINT & NOT CONTEXTUAL.

-NOT ENOUGH VISITOR PARKING

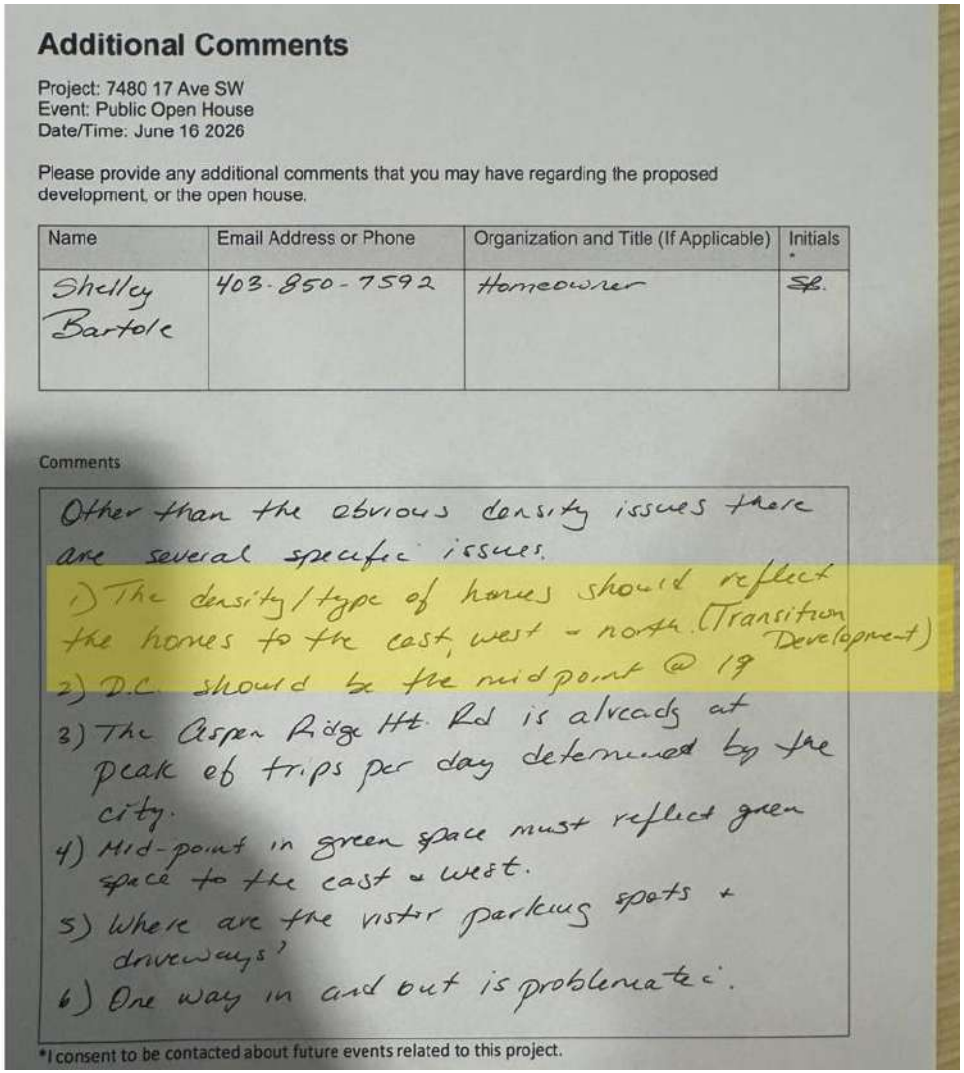
-NO DRIVEWAYS

-NO COMMUNITY ENGAGEMENT UP UNTIL NOW

-CURRENT & REVISION TO PROPOSAL IS NEGLIGIBLE & UNSUBSTANTIAL
# of units hasn't changed meaningfully for only 1 entrance/exit

-WE WANT A MIDPOINT - 19 units/hectare DENSITY
- 25% GREEN SPACE
- SINGLE FAMILY HOMES, DUPLEXES, TOWNHOUSES

-WE WANT CONTEXTUAL DEVELOPMENT AS PROMISED IN THE APPLICATION



Additional Comments

Project: 7480 17 Ave SW
Event: Public Open House
Date/Time: June 16 2026

Please provide any additional comments that you may have regarding the proposed development, or the open house.

Name	Email Address or Phone	Organization and Title (If Applicable)	Initials *
Shelley Bartole	403-850-7592	Homeowner	SB.

Comments

Other than the obvious density issues there are several specific issues.
1) The density/type of homes should reflect the homes to the east, west - north. (Transition Development)
2) D.C. should be the midpoint @ 19
3) The Aspen Ridge Ht. Rd is already at peak of trips per day determined by the city.
4) Mid-point in green space must reflect green space to the east & west.
5) Where are the visitor parking spots + driveways?
6) One way in and out is problematic.

*I consent to be contacted about future events related to this project.

Figure 9. *2 of the handwritten comment forms community members gave the applicant at its June 16 open house. Left: "WE WANT A MIDPOINT: 19 units/hectare" (Fatima Jivraj, Aspen Ridge HOA). Right: "(Transition Development)" and "D.C. should be the midpoint @ 19" (Shelley Bartole). Highlighting added.*

ISC:Unrestricted

The applicant announced the 12-metre height ceiling before the open house, and the buildings are still 3 storeys. Lowering a limit the applicant never planned to reach did not provide the lower buildings or greater separation our community requested.

Our September submission described the pattern:

> *They shrink the ask. They enlarge the concession. They leave out the compromise.*

It is profoundly disrespectful to ask people to participate, leave their principal requests unanswered, and then use their attendance to support a claim of substantial changes and meaningful engagement. **The applicant used our attendance at its open house to lend credibility to the very proposal we were challenging.**

An outreach summary that leaves out what the community actually said is not a record of engagement. It is a record of how the applicant made engagement look complete.

4. We are the Aspen community

We are the Aspen community: the families of Aspen Woods, Aspen Estates and Aspen Meadows who live around this site. Many of our homes look onto it, and our children walk past it to school.

We are the people who attended the applicant's only in-person open house, and filled out comment forms until the applicant ran out of them.

We are the people who wrote to the City not once but 3 times: twice when the City asked for comments on this application, and now to Council.

We are the people the April 8 repeal of citywide rezoning and the Government of Alberta's October 8 expectations for infill were meant to protect.

And yet we are the people who have been marginalized, because the City fast-tracked this application to Council ahead of the other 5 applications heard on October 8.

Is Council willing to vote for an outcome that sets our lived experience aside?

Council spoke of *"restoring the voice in the community,"* of making sure *"the community voice is included,"* of *"contextual development,"* of how a proposal *"fits contextually into our established neighbourhoods,"* and warned that blanket rezoning *"attempted to fundamentally change the character of communities across our city."* The Government of Alberta asked for infill that is *"appropriately scaled"* and *"responsive to local conditions,"* and spoke of *"predictable and thoughtful growth"* and *"meaningful public engagement."*

Our communities have been here for decades. Our history, character and context must be protected, not erased. Council made a promise to communities like ours. This application is where Council keeps it or breaks it.

The proposal would put 61 units, and more than 130 cars, where the current area plan allows 7 or 8 houses. The City expects vehicle access from Aspen Ridge Heights, a residential street in the heart of our community. Every car from this development would drive down our street and feed into the school-hour line at 17 Avenue and 73 Street, which the applicant's own summary calls *"significant congestion."*

Under the proposed zoning, buildings could reach 12 metres, *"approximately four storeys"* in the City's words, just 3 metres from Aspen Ridge Heights, and the plan amendment before Council would allow up to 4 storeys. The bylaw's rules that limit building walls near the edge protect only the west property line, beside lots where no one lives yet. **On the north side, facing occupied homes across Aspen Ridge Heights, the bylaw requires only a 3-metre setback.** Would any member of Council want a building of 6 three-storey townhomes, about 37 metres long and up to 12 metres tall, staring directly into their family's living room?

At the October 8 Planning Commission meeting, a Commissioner said there were *"no neighbors that really would be truly that affected by this."*

That comment was rude, dismissive and hurtful. We are the neighbours, and we are affected.

5. Willingdon Hall: a heritage site given no real consideration

Willingdon Hall (Cooper Memorial Hall) stands on this site. It is on the City's inventory as a City-Wide Historic Resource. Heritage buildings give a community's history a physical presence. They are what make its character and context real, and they connect a neighbourhood's future to its past. Yet the City's report says only that the applicant is *"encouraged to consider retention"* of the hall or to provide a commemorative feature. That is all the hall gets: encouragement to consider keeping it. **The applicant's own documents never mention the hall's heritage status at all.** Its original application and its September 24 submission refer to the hall only by its location and its zoning, and its Outreach Summary does not mention the hall once. At the Planning Commission, it was said plainly: *"we are losing a heritage building."* A commemorative feature may mark that loss. It cannot replace the building. Like our transition zone, the hall is being written out of existence.

Respecting our community's history means more than commemorating its disappearance.

6. How we were treated

For 10 months, we have done everything the City asks of a community. We are deeply disheartened by how the applicant, the City's planning administration and the Planning Commission have treated us.

This timeline shows what we faced at every stage, and why we do not believe we have been afforded procedural fairness.

Date (2026)	What happened
Early 2026	The developer filed an application for up to 70 units per hectare, with a concept showing 62 townhomes. The applicant claimed its proposal was a midpoint between its neighbours and called the proposed increase *"a modest land use change."* Our community investigated and found the midpoint claim was untrue.
April 8	The applicant held its online information session on the day Council voted 12 to 3 to repeal citywide rezoning. Our community took Council's statements about community voices, reproduced in section 9, as hope that we would finally be heard.
April	The City received 373 opposition letters and a 57-signature petition. Our community's principal objection was far too high a density and far too many units on such a small site. The City's report lists density first: the proposal is *"out of scale in height and density with the surrounding low density neighbourhood"* (page 3). Yet the applicant's April summary lists 6 things it heard, with neither density nor the number of units among them. **How convenient, to simply leave out our core objection to the proposal.**
April 24	The City confirmed the eastern site's limit of 32 units per hectare. Our community requested formal public corrections on April 28, but the City issued none. The planners' report never states the neighbouring density limits.

Date (2026)	What happened
June 15	Our homeowners association met the applicant's team for 2 hours. Community members pleaded for lower density, single-family homes, duplexes, bungalow villas and, at the very least, a transition zone with backyards facing our backyards. We pointed to Augusta Villas in Springbank Hill and asked for homes that respect the houses beside them. The applicant presented a slightly altered plan, cutting 66 townhomes to 63, and offered Direct Control zoning instead of M-1 for *"certainty."* **This was not a concession: it did not change what they planned for the site one single bit. It felt like lip service.** The applicant told us we were fortunate they were not building a condominium building there, and that we should be happy with the proposal.
June 16	At the applicant's only in-person open house, our community requested about 19 units per hectare, houses facing our houses, no dead-end roads and a traffic study during school hours. Density dominated the comment board and every one of the 30 handwritten forms. Many community members told the applicant to stand by its own *"mid-point"* claim if it was made in good faith: *"WE WANT A MIDPOINT: 19 units/hectare"*; *"D.C. should be the midpoint @ 19."* 12 of the 30 handwritten forms requested a transition. The board read: *"NINE TIMES DENSITY INCREASE IS IRRESPONSIBLE!"*
August 12	The applicant's Outreach Summary claimed substantial revisions informed by community feedback. It omitted our compromise, our requested transition and the Community Association's written position, while crediting feedback for changes announced before the open house.
September 16	The second notice closed with 218 more opposition letters. Our homeowners association filed a detailed submission bringing the inaccuracies to the City's attention and asked the City's planners to correct the record. The City made no correction.
October 8	The Planning Commission recommended approval, 7 to 0. The applicant said its development permit had been filed. The Commission forwarded this application to November 9 rather than December 8, without explaining the earlier date to our community.
October 8, same day	The Government of Alberta announced expectations for infill addressing *"building heights, parking pressures, traffic."* Minister Dan Williams cited Albertans seeking *"predictable and thoughtful growth in their neighbourhoods"* and *"meaningful public engagement."* Premier Danielle Smith said: *"We can build more homes without asking people to give up the things that make their neighbourhood"* a place they want to call home. This gave our community hope that someone would listen.
October 18	We asked the Alberta Ombudsman and the Minister of Municipal Affairs to examine whether this process had been fair. We requested an independent Ombudsman investigation and a provincial inspection of the City. We asked them to assess 4 things: whether our community received procedural fairness; why the City left misrepresentations uncorrected after we flagged them in writing; why this application moved ahead of the City's schedule; and whether the City fairly considered our community's voices or showed bias against us. We felt silenced, ignored and cast aside at every stage. **We believed then, and believe now, that this is a systemic problem, and not one that affects our community alone.**

Date (2026)	What happened
November 2	Written submissions close, 4 weeks earlier than our community had planned. **Let it be stated here, and stated plainly: because the City fast-tracked this application, we, the people most affected by it, have not had a fair chance to prepare our comments for City Council.** This letter was written at 1 a.m., hours before the deadline, by the mother of a 7-month-old and a toddler, desperately trying to represent the voice of her community. A mother should not have to plead for a fair timeline in the hours when her children finally sleep. We feel our voice has been systematically ignored and silenced by the City's planners, the developer and the Planning Commission. **A vote for this fast-tracked application is a vote against a community that cares, and that wants a voice in the shape of its own neighbourhood.**

7. The Planning Commission: dismissed, then rushed

7.1 The City fast-tracked only 1 of 6 applications, the only one with significant opposition.

The City's planning administration requested a November 9 Council hearing in its report, and the Planning Commission forwarded this application for that earlier date. The other 5 applications heard on October 8 are going to Council on December 8, the date in the City's published schedule.

Application heard October 8	Opposition letters	Council hearing
Forest Lawn	0	December 8
Douglasdale/Glen	4	December 8
Manchester Industrial	0	December 8
Parkhill	12	December 8
Cornerstone (also prepared by O2 Planning & Design, this applicant's planning firm)	0	December 8
Aspen Woods (this application)	**591**	**November 9**

7.2 A Commissioner dismissed 591 letters as complaining and pressed for more density.

Our community submitted 591 letters of opposition. At the October 8 meeting, a Commissioner answered them with *"It's great that a lot of people have complained,"* reducing our engagement to complaining. He referred to *"people who probably don't even know where this is,"* questioning whether we even knew the site. Then he promised *"some blistering comments"* for Council because, in his view, the plan was not dense enough. Faced with 591 letters of opposition, this Commissioner dismissed our engagement, questioned our knowledge of our own street, and pushed for more of the very density we opposed.

We know exactly where this is. It is outside our front doors.

7.3 The City has not answered our questions about the earlier hearing.

The City's planners requested the earlier date, but we do not know who first initiated that request, or why. No one explained to our community why this application alone was moved from December 8 to November 9.

1. Why would the City's planners ask to fast-track the one application with significant community opposition?

2. Why would a Commissioner, who is required to serve with impartiality, answer 591 letters of opposition by calling us people who *"complained"* and who *"probably don't even know where this is,"* then promise *"blistering comments"* to Council because the plan was not dense enough?
3. Why did the City never tell our community why?

There must be a reason this was the only 1 of 6 applications fast-tracked. It does not seem accidental.

Our community feels this was a coordinated effort by the developer, the City's planners and the Planning Commission to prevent further engagement from our community, engagement they labelled *"complaining."*
Our *"complaining"* appears to have irked both the City's planners and the Planning Commission. Taken together, it looks to us as though they have been working together to push this application through and suppress the community's opposition. Why else would the timeline be fast-tracked, giving us less time to prepare? That is why we have asked the Alberta Ombudsman and the Ministry of Municipal Affairs to investigate.

If we are wrong, the City can show it: tell us who asked for November 9, and why.

7.4 Speaking up is not "complaining." It is our civic right.

The City says: *"Public input on development and land-use applications is an essential part of The City's approval process."*

Those are fine words. But a commitment to public input that gives way the moment the public disagrees is not a commitment at all. Unless the City's stated planning objectives are only words on a web page, they must count here.

At this point our community became alarmed that we were not being treated fairly, and began looking for any way to be heard.

The City shortened our community's time to prepare by 4 weeks and has not explained why.

8. A reasonable alternative: our community's preliminary vision

8.1 Our central request was not just ignored. The applicant's bylaw makes it impossible.

Our community asked for a transition zone. Hundreds of emails and online submissions to the City asked for it. At the open house, 12 of the 30 handwritten comment forms, 40%, asked for it in writing. We asked for lower-density homes along the north and west edges facing existing homes, stepping up to denser forms toward 17 Avenue and 73 Street. Houses facing houses. Backyards facing backyards. Single-family homes, duplexes, bungalow villas, and lower-density townhouses like the townhomes that already exist in Aspen.

The applicant's own bylaw requires every building to hold at least 3 units. Under that rule, **the transition our community asked for cannot legally be built.** Our central request was not left unresolved. The bylaw rules it out.

Asked at the Planning Commission whether single homes could be allowed at the edge, the applicant answered: *"No. No. Not really."*

That is not listening to feedback. **It is writing our community's central request out of existence.**

In June, our community offered the developer about 19 units per hectare, about 2.7x the current area plan's upper limit. **The developer never answered.** We offered a way forward. The applicant's bylaw closes it off.

8.2 In good faith, our community is designing safe and responsible densification.

Our community is now designing an alternative vision for this site that is both community-sensitive and developer-sensitive. We offer it in good faith, as a true compromise.

It honours and respects what the developer wants: real densification, a viable number of units, and nearly as much built floor area as its own plan. It also honours and respects the community that already lives here: our privacy, our children's safety, and the character of the neighbourhood we have built over decades.

This is not only about design and density. It is about the concerns our community has raised from the start: traffic safety on our streets and at the school-hour intersection, safe access for fire trucks and ambulances, enough parking, and a real transition to the homes beside the site.

Figure 10 compares the developer's development permit plans, filed October 14, 2026, with our community's alternative, drawn at the same scale on the same site.

LOC2026-0022: the developer's permit plan vs. our alternative (illustrated, same scale)

7412 and 7480 17 Avenue SW, Calgary. North is up. Both drawn with the same roof form (side-gabled, as in the developer's own DP 500 renders) and the same neighbouring lots and streets.

Developer's permit plans (Oct 14, 2026): 61 townhomes



Our alternative: 41 units (31 townhomes + 10 two-storey duplex homes)



Figure 10. Preliminary Vision for the Site Rendered by the Community

	Developer's permit plan	Our community's alternative
Units	61 three-storey townhomes	41 units: 31 townhomes and 10 two-storey duplex homes
Density	58 units per hectare	39 units per hectare
Increase over the current area plan (about 7 units)	About 9x	5-6x maximum
Built floor area (garages not counted)	About 102,100 sq ft	About 84,600 sq ft: 83% of theirs, only a 17% reduction in livable floor area
Along the west backyards (lots 27 to 39)	Ends of 4 three-storey rows, about 4 metres from the lot line	8 two-storey duplex homes, 7.5-metre backyards, dense tree row
Facing the homes on Aspen Ridge Heights	A 6-unit, 3-storey row	1 two-storey duplex, set 9.3 metres back from the street
Site coverage	38.6% (from the developer's cover sheet)	35.9%
Emergency access and safety	Dead-end lanes with no turnaround: fire trucks and ambulances must reverse out	A loop with no dead ends: fire trucks and ambulances drive out forward
Visitor parking	9 stalls: about 1 stall for every 7 townhome units with no driveways	11 stalls: about 1 stall for every 3 townhome units with no driveways

This is a land use decision, and our vision is a land use proposal. Council is not deciding a building design on November 9. It is deciding the land use rules that will govern this site permanently. Figure 10 is a preliminary illustration of what fair rules would allow. Our community is preparing its own counter-proposal to the applicant's Direct Control bylaw, one that writes these protections into the land use itself: a density cap that reflects a genuine compromise, a transition to lower-density housing forms along the edges that face existing homes, building forms and setbacks that respect those homes, and safe access and circulation.

This is safe and responsible densification. Our community's alternative balances what the developer wants with what the community needs:

1. **Maximum densification:** 5-6x the units the current area plan allows today, instead of 9x. The developer still builds 41 units.
2. **Built floor area:** only 17% less than the developer's own plan.
3. **Emergency access:** no unsafe dead ends, so fire trucks and ambulances can reach homes and turn safely.
4. **Traffic safety:** about a 33% reduction in daily car trips on Aspen Ridge Heights and at the school-hour intersection of 17 Avenue and 73 Street, while still adding meaningful new housing near transit. A loop road lets traffic flow through the site.
5. **Parking:** more than twice the visitor parking per unit, so fewer cars overflow onto adjacent residential streets.
6. **A real transition zone:** 2-storey duplex homes with real backyards face the existing single-family homes along the edges, and the townhomes step up toward the interior of the site. Houses face houses. Backyards face backyards. This is the transition our community asked for from the start, and it is what responsible infill looks like.
7. **Community character:** larger setbacks, more green space and a dense row of trees along the edges. Along the west backyards, 7.5-metre backyards instead of about 4 metres; facing Aspen Ridge Heights, homes set 9.3 metres back from the street instead of 3. Instead of a concrete urban jungle dropped into one of Calgary's most beautiful suburbs, this respects the existing developments and the neighbours that any new development on this site will affect.
8. **A true good-faith proposal: at 39 units per hectare, our proposal is about double the midpoint the applicant itself advertised in April. It is the maximum we feel this land can reasonably and safely support.**

This is a preliminary vision, not a final design. Its purpose is to show the land use our community could support, so it can be translated into a Direct Control bylaw that the community and the developer both see as a reasonable compromise. It is an open hand, not a closed door. We hope to work on a vision like this together with the developer, so that the final plan works for the people who will live in these new homes and for the people who already live beside them.



Figure 11. Emergency access. The developer's dead-end lanes (left) against our community's loop (right), each shown with a fire truck and an ambulance.

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8.3 The developer's plan is built to the bare minimum for fire trucks and ambulances.

Fire truck and ambulance safety is one of our biggest concerns. I raised it on June 16 with both the developer and Ward 6 Councillor John Pantazopoulos.

A fire truck can drive into the developer's lanes. The question is how it gets out.

According to our research, the dead-end lanes the developer is proposing approach the fire code's limit for dead-end streets, with no turnaround. Anything behind the fire truck has to move first. Then the truck must reverse all the way out of the dead-end lane, during the emergency itself.

Picture that with smoke in the air and a child who needs an ambulance. Minutes matter.

The plan may meet the minimum safety code. **But meeting the minimum is not the same as safe.**

Building to the bare minimum when lives could depend on the layout is not acceptable. **It is shameful.** Fitting more units onto a site must never matter more than getting help to someone in an emergency.

Forget the bare minimum. In law, at every level of government, municipal, provincial and federal, conduct is measured against what a reasonable person would do, not merely what is technically permitted. This design should be judged the same way. Any reasonable, competent person would agree that cramming a development to the point of being unsafe is not acceptable, whatever minimums it barely meets.

Council, is this design reasonable? Is it reasonable to over-cram a development to the point of unsafety simply because the *"minimums"* were barely met? Is that something you are willing to vote for?

Our alternative uses a loop, so fire trucks and ambulances can drive out forward (see Figure 11, above). We are asking experienced firefighters which layout they think is safer in an emergency.

Our ask is simple: a roundabout, a loop road, or a cul-de-sac that lets emergency vehicles drive out forward. Is that too much to ask? When we have a choice, we should not be building risk into our communities by settling for the absolute bare minimum of fire code compliance.

8.4 We have asked our Ward Councillor to bring both sides to the table.

We have asked our Ward 6 Councillor, John Pantazopoulos, to mediate discussions between our community and the applicant, so that he can bear witness to those discussions, help ensure the community is treated fairly, and ensure that our community is heard and the record accurately reflects what we say. He has said he will seek a deferral of this matter until an appropriate time.

At Augusta Villas in nearby Springbank Hill earlier this year, changes to housing forms, transitions and protections were written into the approval itself. Councillor Pantazopoulos described that development this way: *"This is a template on how things need to get done in the City of Calgary when it comes to engagement and assisting communities."*

We are asking for the same template here: protections written into the land use bylaw itself, worked out with the community at the table.

9. What Council promised

On April 8 and after the repeal, members of this Council made commitments to communities like ours. We took you at your word.

- **Mayor Jeromy Farkas, April 8:** *"This vote was about restoring the voice in the community."* And: *"On a go forward, Calgarians will have more of their voices heard and respected through that process."*
- **Councillor Kim Tyers, Ward 1, after the repeal:** She wants *"to make sure that the community voice is included."*
- **Councillor DJ Kelly, Ward 4, to community members:** *"You are the expert in your neighbourhood."*
- **Councillor John Pantazopoulos, Ward 6, our Councillor:** *"Your voice matters, and you made a difference."* He called for a process that *"upholds a strong sense of community engagement and contextual development."*
- **Councillor Myke Atkinson, Ward 7:** *"We need to look at fixes to the built form, to look at how this fits contextually into our established neighbourhoods."*
- **Councillor Harrison Clark, Ward 9, April 8:** *"I've heard again and again over the course of this public hearing that our redevelopment strategy feels extreme."* And: *"People who live here don't feel they have a real say in what's happening around them."*
- **Councillor Mike Jamieson, Ward 12:** *"It has to go back to community input. That's the key."* And: *"The path starts today with a full repeal and then taking time to develop a better approach."*
- **Councillor Dan McLean, Ward 13:** Blanket rezoning *"attempted to fundamentally change the character of communities across our city."* In 2024: *"Something this consequential should go to the people."*
- **Councillor Landon Johnston, Ward 14:** Community members' voices should be heard *"every day, not just when there's an election."*

These were not our words. They were yours. This application is where they are tested.

To every member of Council who champions housing: **you can champion housing and still refuse this.** Our community has offered more housing and a transition that respects existing homes. Council does not have to accept an uncorrected record or an unfair timeline to support growth.

If the rules of honesty do not apply here, where do they apply?

10. Our ask

We urge Council to refuse this application.

The Commission was told our concerns had been addressed. They had not been. The applicant left density, our main concern, out of its April summary. The applicant omitted the compromise community members wrote by hand on its own comment forms.

It is easier to ignore concerns than to answer them. Privacy came second to density. Safety came second to density.

In this application, density is just another word for profit. **Let us call it what it is: profit has been put ahead of the people who already live here.**

The City's policies promise to *"reach, involve and hear from those who are impacted,"* and explain *"how input was considered in decision-making, including how it was used and rationale if not used."* Its Municipal Development Plan calls for *"maintaining existing character through appropriate transitions in intensity and built form."*

Measure this application against those words.

Does the City's vision of densification come ahead of the lived experience of the people who walk these streets every day?

In law, a councillor is biased when their mind is already made up, so that nothing the public says could change it. So we ask each member of Council, plainly: is your mind already made up, as the Planning Commission's appeared to be?

Do our requests not seem reasonable? Does what our community has faced seem fair?

Ask 1: Refuse Bylaws 44P2026 and 129D2026.

This application asks for 61 units where the current area plan allows 7 or 8. It rests on a record the City never corrected.

It gives the occupied homes beside it the least protection on the site. The City received 591 letters opposing it and none supporting it.

Ask 2: If you will not refuse it, defer your final decision until it has been shown that there was no bias.

You may not agree with our view of what should be built here. But look at what our community has faced. The City fast-tracked the hearing ahead of its own schedule. City planners would not correct a record our community had shown them was wrong, and told the Commission they were *"not able to really comment at all"*. The Planning Commission publicly dismissed our community and lamented our *"complaining."*

Taken together, that is what bias and a process without procedural fairness look like to us. The City's planners never corrected the errors our community brought to their attention in April and again in September. Those same uncorrected applicant materials sit before Council today.

This matter is now before the Alberta Ombudsman and the Ministry of Municipal Affairs. We have asked for an independent investigation and a provincial inspection of the City under section 571 of the Municipal Government Act, to assess whether the City gave this community procedural fairness at every stage of this process. We have asked them to look not only at this application, but at the systemic bias against communities in the system that produced it. Council's decision on this application, and how it is reached, will form part of the record we place before them.

We hope to be proven wrong. But our trust in this process has been broken, and only an outside investigation can settle it.

We urge every member of Council to openly support that investigation: into this application, into the conduct of the City's planning administration, and into a process that lets developers use their advantages in information and resources to push their plans through over the people who live there.

Members of our community are also in discussion about bringing this to wider provincial attention, and to the media, if that is what it takes for this community to be seen and heard. If the integrity of the planning process means nothing here, then the fix will have to come from elsewhere. We would far rather it came from you.

Ask 3: At the very least, do not decide on November 9. Return this hearing to December 8, the date in the City's own schedule.

By then Council can review the development permit plans, the City can address the errors our community repeatedly flagged in writing, and our community will have had a fair chance to come forward and organize its voice, on the same timeline as every other application heard on October 8.

Council should also use that time for discussions mediated by Councillor Pantazopoulos, working from our community's preliminary vision (Figure 10) toward a Direct Control bylaw that both the community and the developer see as a reasonable compromise, as was done at Augusta Villas.

We have written hundreds of letters. We went to the open house. We put a compromise on the table, in person and in writing.

We repeatedly brought the errors in the applicant's materials to the City's attention in writing. We have written to our Councillor, to every member of Council and to the Mayor.

We have done everything Council asked of communities like ours. Now the decision rests with you.

We are asking Council to uphold its responsibility to this community: to make sure community voices are not only heard, but truly count.

Refuse this application, and show every Calgarian that their voice still matters.

Respectfully,

Fatima Jivraj

Fatima Jivraj
On behalf of the Aspen Ridge Place Homeowner Association
102 Aspen Ridge Place SW, Calgary, directly across Aspen Ridge Heights from the site

Exhibits and sources

The following exhibits are submitted with this letter as a separate document (Exhibits A to I).

Exhibit	Document	What it shows
A	City report CPC2026-0811, page 3 and Attachments 1 to 3	591 letters of opposition; the current East Springbank Area Structure Plan's 2 to 7 units per hectare; *"approximately four storeys"*; the plan amendment's 4 storeys; the bylaw's density, edge and setback rules
B	Applicant Submission, September 24, 2026 (report Attachment 4)	*"Approximately seven to eight units"*; *"a modest land use change"*
C	Applicant Outreach Summary, August 12, 2026 (report Attachment 5)	*"Substantially revised"*; school-time congestion; no mention of our community's compromise
D	City email to our community, April 24, 2026	The site to the east is approved at 32 units per hectare
E	Transcript excerpts, Calgary Planning Commission, October 8, 2026, from the City's video	The Commission's remarks; City staff on traffic counts; the applicant on single homes at the edge
F	Calgary Planning Commission agenda, October 8, 2026	The 6 applications heard that day and their hearing dates
G	City of Calgary open data, development permit DP2026-05811	Multi-residential development, 10 buildings, under review
H	Community members' comment forms, June 16, 2026 (selection)	Our requests for a transition, houses facing houses and a school-hours traffic study
I	Statements on the repeal of citywide rezoning, April 2026	The Mayor and Councillors on the community's voice

Sources for the Council quotes: Global News, April 8, 2026; LiveWire Calgary, April 8, 2026; LiveWire Calgary, April 18, 2026; Ward 6, rezoning repeal; CityNews, July 1, 2026; Ward 4 newsletter, February 2026; Ward 8, 108 Mission Road update; Office of Councillor Mike Jamieson; CityNews, March 7, 2024; Landon Johnston, July 16, 2025.

Source for the Government of Alberta's October 8 announcement: CochraneNow, October 8, 2026.

Calgary

Public Submission

CC 968 (R2026-04)

COLLECTION NOTICE:
Personal information such as your name and contact information is required to support your public participation in municipal decision-making by Council and Council Committees and is collected for that purpose. Your personal information may also be used by an automated system to generate content. This collection is authorized under Sections 4(a) and (c) of the *Protection of Privacy Act*, Section 216.4 of the *Municipal Government Act*, and the *Procedure Bylaw 42M2025*. If you have questions regarding the collection, use or disclosure of your personal information, please contact: City Clerk's Office, Legislative Services, 403-268-5861, or via email at cityclerk@calgary.ca.

REMINDER:
Any information that you include in your public submission, including details such as your name, address and/or comments, will be made publicly available through calgary.ca in the agenda and minutes of the Council or Council Committee that you provide it for, and will be retained as part of the *permanent* Corporate Record. The contents of public submissions included in an agenda or minutes hosted on calgary.ca may be indexed and become searchable through Internet search engines like Google.

Public Meetings are broadcast live and recorded for future public viewing. If you speak at a meeting of Council or a Council Committee, your name will appear in the meeting minutes. Your name, image and/or comments will 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.

I have read and understand the above statement.

The City of Calgary is committed to providing a respectful and safe environment for public participation in Council and committee proceedings. It is expected that all participants will engage respectfully, treat others with dignity, and refrain from discriminatory, abusive, or harassing comments or conduct. These expectations support fair and productive dialogue for all attendees. Comments that are disrespectful or do not contain required information may not be included.

First name [required]	Chester
Last name [required]	Onuorah
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

Aspen Summit Close SW is home for me and my family. It's a calm street, and I want it kept that way. I gave the applicant my feedback. It acted like it was listening, then changed almost nothing. I strongly oppose this rezoning because it ignores our neighbourhood plan, and I feel unheard.

Why I oppose this application:
• The neighbourhood plan says multi-family housing "should not be permitted" here. Townhouses at up to 60 homes per hectare aren't a "mid-point."
• It's poor land use: the most homes possible crammed onto a small lot, with no balance between density and fitting in.
• Up to 63 homes could go where about 7 are allowed now. Up to 60 per hectare against the plan's 2 to 7 is more than eight times over. That's irresponsible densification.
• Rundle College, Ernest Manning High School and Ambrose University sit just south of the site. The applicant's own Outreach Summary already notes significant congestion at 17 Avenue and 73 Street at school pick-up and drop-off.
• Rows of three-storey townhouses next to single-family homes are a poor fit for this corner.

An unfair process for the people who live here:
• The community was silenced: more than 200 more letters of opposition came in after the revision because it didn't answer us.
• It was misleading: the "significant project revisions" credited to community feedback were already on the applicant's postcard, mailed ten days before the June 16 open house.

What it means for my neighbourhood:
• It would ruin the character of the place I call home.

I can't be there on November 9. The notice was too short, and the date doesn't match the City's own published schedule.

I'm worried about traffic near the schools, and I feel unheard. We need honest submissions to the City and development that respects the people already living here. Our Councillor wants a deferral because this hearing was rushed, but I'm asking Council to deny this application outright and hold the applicant to account for its poor outreach to residents and the misleading record it gave the City.

Chester Onuorah
94 Aspen Summit Cl SW, Calgary, AB T3H 6B3

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Liza
Last name [required]	Thomsen
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	Stop the overdevelopment of Aspen.

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

Public Submission

CC 968 (R2026-04)

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First name [required]	Ethan
Last name [required]	Lee
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Ave SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

Our household lives in one of the cul-de-sacs on Aspen Ridge Place SW, right up against this site, and my family will live with whatever is built. Today the land can hold roughly 7 or 8 homes, so I strongly oppose a request for up to 63 there. The applicant made a show of hearing us, then barely moved.

How residents have been treated:
- The Outreach Summary drops our top ask, about 19 homes per hectare with houses facing houses, and misstates what we said.
- Our voices were ignored, so over 200 further opposition letters followed a revision that missed the point.

Why this application does not work:
- The plan says multi-family housing "should not be permitted" here, so townhouses at up to 60 homes per hectare are no "mid-point."
- It packs the parcel to the limit and forgets the neighbourhood around it.
- If 7 per hectare can turn into 60 here, every big lot under this plan gains a dangerous precedent to cite.
- It is overbuilt, with no backyards, no driveways and just 5 square metres of amenity space required per home.
- Roughly 8 visitor stalls serve up to 63 homes, and with no parking next to the site, extra cars land on our streets while dead-end inner lanes lack turnarounds.
- Three-storey rows next to single-family houses suit this corner poorly and would wear away its character.

How it affects the use and enjoyment of my property:
- The neighbourly feel that brought families here would be gone.

The notice was short and the date strays from the City's published schedule, so I can't be there on November 9. Of 6 files sent on from the Oct 8 Planning Commission meeting, only this one, drawing nearly 600 letters of opposition, was moved ahead, and that feels to us like hurrying it past the community.

Residents offered a genuine step-down into our streets at about a third of the proposed density. We are uneasy about how we've been handled and worried about what comes next; we want growth that fits its setting, and honest outreach that truly reshapes a plan. Please refuse this application entirely and hold the applicant responsible for weak engagement and a misleading record given to the City; at the very least, grant the deferral our Councillor is seeking because this was rushed.

Ethan Lee
222 Aspen Ridge Pl SW, Calgary, AB T3H 0J6

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Jill
Last name [required]	Heng
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	17th Avenue SW development

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

Worried and unheard is how I've felt since this proposal surfaced next to my home on Aspen Meadows Place SW, a cul-de-sac sitting right by the site where my family and I live. Hundreds of neighbours gave feedback and the plan barely budged, so I strongly oppose LOC2026-0022 as it stands.

After a single open house on June 16, the applicant went quiet and never returned to the community, which has left us silenced. It's misleading to describe more than eight times the plan's density as "a modest land use change." Procedural fairness was compromised, too: the applicant's own Outreach Summary notes participants felt their input hadn't significantly shaped the proposal, while that same document tells the City feedback "informed a number of significant project revisions."

Where this proposal fails:
• Our neighbourhood plan says multi-family housing "should not be permitted" on this land, so townhouses at up to 60 homes per hectare can't honestly be called a "mid-point."
• Letting 7 per hectare jump to 60 sets a dangerous precedent, since any large lot under the same plan could seek identical treatment using this decision.
• It crams as many homes as possible onto a small parcel, with no balance between adding density and fitting in.
• With Rundle College, Ernest Manning High School and Ambrose University immediately to the south, the applicant's Outreach Summary already notes heavy backups at 17 Avenue and 73 Street when students arrive and leave.
• All cars from up to 63 homes and roughly 134 parking stalls are expected to use Aspen Ridge Heights, a residential street, raising serious traffic and safety worries.

Put simply, this would ruin the character of the neighbourhood we all share.

The hearing got shifted to November 9 with little warning and outside the schedule the City had published, so I can't be there.

I'm worried for my street and feel unheard, because residents put a fair compromise forward and deserve honest dealing back, with a design sized to the homes around it. Our Councillor wants a deferral since this hearing was rushed unfairly; I'm asking Council to go further, refuse the application entirely, and hold the applicant to account for weak outreach and the misleading picture it gave the City.

Jill Heng
135 Aspen Meadows Pl SW, Calgary, AB T3H 4T2

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Amy
Last name [required]	Lee
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Ave SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I live on Aspen Ridge Place SW, roughly 150 metres away, and I strongly oppose LOC2026-0022 because of what it would mean for my family and my neighbours. Residents asked for far fewer homes, and that request was set aside.

Density was the concern residents raised most from the start. The community sought roughly 19 homes per hectare, yet the applicant trimmed only 3 homes, from 66 to 63, about 5 percent. Community voices were ignored: after one open house on June 16, the applicant never returned. The application was also deceptive in calling the townhouses to the east "higher-density transit-oriented development," when the City confirmed in writing that they are capped at 32 homes per hectare, under half the 60 proposed here.

The weaknesses of this proposal:
• Roughly 7 homes are permitted here today, and allowing up to 63 is irresponsible.
• The design packs as many homes as possible onto a small parcel, with no balance between density and context.
• It would set a dangerous precedent, since other large lots under this plan could cite this approval to seek the same.
• Council repealed blanket rezoning on April 8, 2026, because added density must suit its neighbourhood, and this design is neither contextual nor community-sensitive.
• Rundle College, Ernest Manning High School and Ambrose University sit directly south of the site, and the applicant's own Outreach Summary notes significant existing congestion at 17 Avenue and 73 Street during school pick-up and drop-off.
• Up to 60 homes per hectare, where the neighbourhood plan allows 2 to 7, is more than eight times the plan.

Approving this would ruin the character of the neighbourhood that residents like me already call home.

I am unable to attend on November 9, because the notice came too late and the date was shifted off the City's published schedule.

As someone who already lives here, I feel unheard and not respected, and I ask for an honest process that produces a plan shaped with this community rather than imposed on it. I urge Council to deny this application outright and to have the applicant answer for its weak outreach and the misleading material it gave the City; at minimum, Council should grant the deferral our Councillor is seeking because this file was rushed.

Amy Lee
222 Aspen Ridge Pl SW, Calgary, AB T3H 0J6

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Joyce
Last name [required]	Lee
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Ave SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I gave my feedback out loud and on paper, and every request residents made was brushed aside. I'm a neighbour on Aspen Ridge Place SW, within a block of these lots, and this hits my family and me, so I strongly oppose LOC2026-0022 as it stands.

How many homes go here has been our top worry from day one. We pushed for something near 19 homes per hectare, and the applicant answered by dropping just 3, 66 down to 63, roughly 5 percent. Ignoring the community like that brought in more than 200 more letters of opposition after the revision. What I find deceptive is that the "significant project revisions" the applicant described to the City as coming from our feedback had already appeared on a postcard it mailed out ten days before the June 16 open house.

Why I oppose this application:
- Roughly 7 homes fit the rules on this land today, and the applicant wants room for up to 63. That's irresponsible.
- Approving this hands every other big lot under the plan a dangerous precedent to point at when asking for 60 per hectare.
- Packing the most homes possible onto a small parcel leaves no balance between density and a design that fits.
- Back on April 8, 2026, Council threw out blanket rezoning so new homes would suit their neighbourhoods, and nothing about this design respects ours.

Once built, this would change what our neighbourhood is forever.

Because the hearing was shifted away from what the City had published, with hardly any warning, I won't be able to come on November 9.

Residents put a reasonable option forward: a genuine step down into the neighbourhood at about a third of the density being asked for. Being told our input shaped this, when it didn't, leaves me feeling gaslit and disrespected as someone who already calls this place home. Honest development needs an honest process and a plan made with us rather than forced on us. Please refuse this application outright and hold the applicant to account for its poor community outreach and the misleading picture it gave the City. If nothing else, give us the deferral our Councillor is seeking, since this was pushed through far too fast. Do not let this be another case where corporate greed is placed above what is best for community.

Joyce Lee
222 Aspen Ridge Pl SW, Calgary, AB T3H 0J6

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Public Submission

CC 968 (R2026-04)

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First name [required]	Rachel
Last name [required]	Lee
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Ave SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

I feel misrepresented, and not respected as someone who already lives here. My family and I live on Aspen Ridge Place SW, roughly 150 metres away. Hundreds of neighbours gave their views, yet the plan hardly moved, so I strongly oppose this proposal.

Why this application does not work:
- The neighbourhood plan states multi-family housing "should not be permitted" here; up to 60 homes per hectare of townhouses is no "mid-point."
- It sets a dangerous precedent: any large lot under this plan could seek the same and cite this approval.
- Rows of townhomes without backyards or driveways, with only 5 square metres of amenity space per home, are overbuilt.
- Three-storey rows beside single-family homes are poor design for this corner and would ruin its character.
- The site is directly north of Rundle College, Ernest Manning High School and Ambrose University, and the applicant's own Outreach Summary notes significant existing congestion at 17 Avenue and 73 Street at school times.

That loss of character would be permanent. The Outreach Summary omits our main request, roughly 19 homes per hectare with houses facing houses, which is a misrepresentation of what residents said. The revision cut only 3 homes, from 66 to 63, and it was lip service: more than 200 further letters of opposition followed. The original application was misleading, citing a zoning district to the east that was repealed in 2008.

Short notice and a departure from the City's published schedule leave me unable to attend on November 9. Of 6 applications from the October 8 Planning Commission meeting, the one carrying nearly 600 letters of opposition alone was moved up, and I see that as an attempt to rush it and sideline residents.

Residents offered a genuine transition at about a third of the proposed density. Growth is welcome here when it is honest and fits its surroundings. Our Councillor is seeking a deferral, but that is not enough for an application rushed this way: please refuse it outright and hold the applicant responsible for how it treated residents and for the misleading material it gave the City.

Rachel Lee
222 Aspen Ridge Pl SW, Calgary, AB T3H 0J6

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Public Submission

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First name [required]	Mark
Last name [required]	Lepine
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Nov 9, 2026

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

[required] - max 75 characters	LOC2026-0022 (CPC2026-0811) 7412 and 7480 17 Avenue SW

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	
ATTACHMENT_02_FILENAME	

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

Re: LOC2026-0022 (CPC2026-0811), 7412 and 7480 17 Avenue SW

Dear Mayor Farkas and Members of Council,

My family and I live on Aspen Dale Way SW, where the neighbourhood plan allows about 7 or 8 homes on this land, not up to 63. I raised my concerns and followed up in writing, yet residents' requests went nowhere. I strongly oppose this rezoning because it ignores that plan.

The weaknesses of this proposal:
- The neighbourhood plan says multi-family housing "should not be permitted" here, and townhouses at up to 60 homes per hectare are no "mid-point."
- It packs the most homes possible onto a small parcel, with density and contextual design out of balance.
- If 7 homes per hectare can become 60 here, every other large lot under this plan can cite this approval. That is a dangerous precedent.
- Roughly 8 visitor stalls must serve up to 63 homes. Street parking is not allowed beside the site on 17 Avenue or 73 Street, so cars will overflow onto our residential streets.
- Several internal lanes dead-end without turnarounds, which is unsafe.
- Rows of three-storey townhouses next to single-family homes are a poor fit for this corner and would ruin the neighbourhood's character.

What it means for my neighbourhood:
- It would permanently change the character of where I live.

How residents have been treated:
- Density was always the main concern. Residents asked for about 19 homes per hectare, yet the applicant trimmed just 3 homes, from 66 to 63, about 5 percent.
- The outreach looks like lip service to me. Residents tallied far more attendees than the open house summary shows, the applicant ran out of comment forms, and many forms residents photographed requested a written transition.

I cannot be at the November 9 hearing. Notice came too late, and the date was shifted away from the City's published schedule.

Residents offered a workable answer: about 19 homes per hectare instead of up to 60. I feel ignored and talked down to, and this community deserves honest outreach that changes the plan and growth that respects its setting. Our Councillor is asking for a deferral because this hearing was unfairly expedited. I ask for more: deny this application outright, and hold the applicant responsible for its weak community outreach and misleading submissions to the City.

Mark Lepine
103 Aspen Dale Way SW, Calgary, AB

Land Use Amendment in Windsor Park (Ward 11) at 608 – 56 Avenue SW, LOC2026-0036

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.08 hectares ± (0.21 acres ±) located at 608 – 56 Avenue SW (Plan 1693AF, Block 28, Lots 36 to 38) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 OCTOBER 22:

That Council give three readings to **Proposed Bylaw 135D2026** for the redesignation of 0.08 hectares ± (0.21 acres ±) located at 608 – 56 Avenue SW (Plan 1693AF, Block 28, Lots 36 to 38) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for the additional discretionary use of Child Care Service, in addition to the building types already listed in the existing district (e.g. single detached, semi-detached and duplex dwellings).
- The proposal allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Chinook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed R-CG District would allow for an additional use that is an essential service.
- Why does this matter? The integration of child care services into a community supports positive social and economic outcomes.
- A development permit (DP2026-02164) for a Child Care Service has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the southwest community of Windsor Park, was submitted by Prime Design Solutions on behalf of the landowners, Noor Rahman, Naheed Begum and Mohammad Sadiq, on 2026 March 17. As noted in the Applicant Submission (Attachment 2), the intent is to allow for a Child Care Service on the property within the existing building. A development permit (DP2026-02164) for a Child Care Service for 40 children was submitted on 2026 April 15 and is under review.

The approximately 0.08 hectare (0.21 acre) lot is located on 56 Avenue SW, just west of the intersection of 56 Avenue SW and 5 Street SW. The site is currently developed with a single detached dwelling with an attached front garage and a rear detached garage accessible via the lane. The proposed R-CG District would allow for a Child Care Service use within the existing

building and would also allow for residential uses consistent with surrounding development should the Child Care Service cease operations. The surrounding area includes a variety of housing types such as single detached dwellings, duplex, rowhouses and multi-residential apartment buildings.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant contacted their immediate neighbours and introduced their proposal. The applicant also met with the Windsor Park Community Association (CA). In response to concerns from the Community Association, the applicant reduced the number of children proposed for the Child Care Service from 60 to 40. The applicant provided details included in the Applicant Outreach Summary (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 14 comments of opposition from the public. The letters of opposition included concerns about additional traffic and road safety, reduced supply of street parking, deterioration and congestion of the rear lane, loss of privacy and increased noise.

The CA provided comments in opposition of the application. The comments include concerns about lack of staff parking, deterioration and congestion of the rear lane, additional traffic on 56 Avenue SW and loss of street parking. The comments are provided in detail in the Community Association Response (Attachment 4).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Site design, parking and drop-off and other concerns raised by the community are being reviewed and evaluated through the submitted development permit.

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

Land Use Amendment in Windsor Park (Ward 11) at 608 – 56 Avenue SW, LOC2026-0036

IMPLICATIONS

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

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

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

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with this proposal.

ATTACHMENTS
1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 135D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Windsor Park, immediately west of the intersection of 56 Avenue SW and 5 Street SW. The site is approximately 0.08 hectares (0.21 acres) in size and approximately 23 metres wide by 26 metres deep. The site fronts onto 56 Avenue SW and a lane exists to the north to provide rear access to the site. The site is currently developed with a single detached dwelling with an attached front garage and a detached rear garage.

Surrounding development is characterized by a mix of residential developments. Single family homes exist to the north. To the south, west and east are a mix of low rise multi-residential developments, single family homes, rowhouses and semi-detached homes. While the parcels to the north are predominantly Residential – Contextual One / Two Dwelling (R-C2) District, parcels along 56 Avenue SW are primarily designated as a Direct Control District based on the RM-2 Residential Low Density Multi-Dwelling District from Land Use Bylaw 2P80. Parcels to the south are primarily designated Multi-Residential – Contextual Medium Profile (M-C2) District.

The site is conveniently located near schools, parks, recreational opportunities, shops and services, as well as transit. The site is 350 metres (a six-minute walk) from Windsor Park School and Chinook Mall, a regional shopping centre that hosts retail, services and various institutional uses. The site is served by Calgary Transit Route 3 (Sandstone/Elbow Drive SW), with a bus stop located on Elbow Drive SW approximately 350 metres (a six-minute walk) west of the site.

Community Peak Population Table

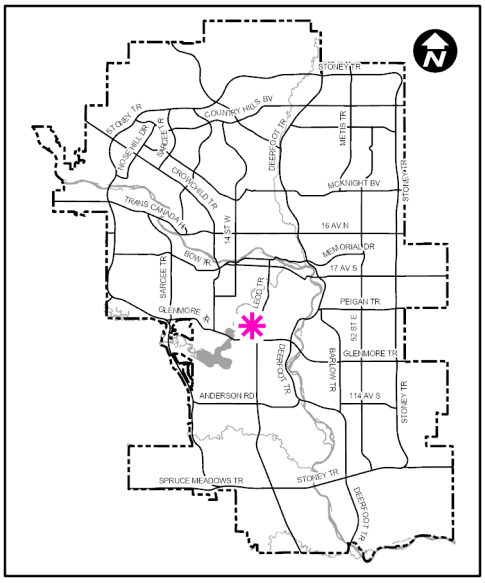
As identified below, the community of Windsor Park reached its peak population in 2019.

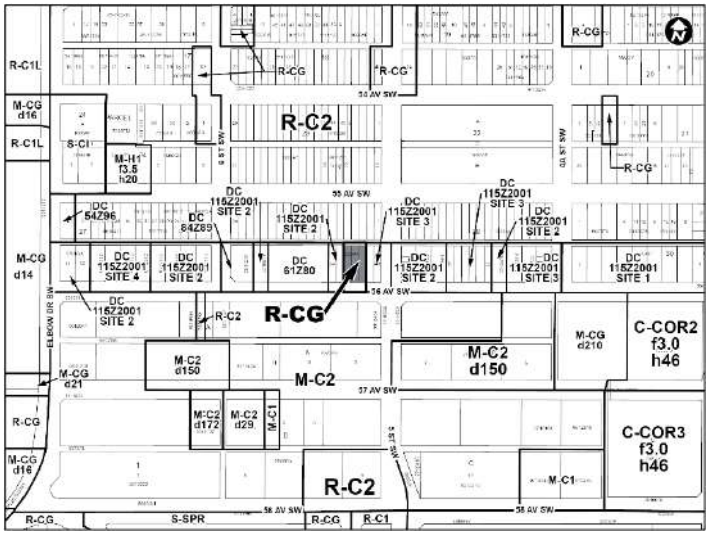
Windsor Park	
Peak Population Year	2019
Peak Population	4,584
2019 Current Population	4,584
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing Direct Control (DC) District (Bylaw 115Z2001) is based on the RM-2 Residential Low Density Multi-Dwelling District and the RM-4 Residential Medium Density Multi-Dwelling District of the previous Land Use Bylaw 2P80. The DC District has 4 separate sites with different regulations. The subject site is identified as Site 3 and as such the rules of the RM-2 District apply, unless an apartment building is proposed and then the rules of the RM-4 District apply instead. Site 3 accommodates development in a variety of low-density housing forms such as single detached, semi-detached, duplex dwellings and townhouses. Site 3 allows for a maximum floor area ratio (FAR) of 1.03 and a maximum density of 108 dwelling units per hectare. The RM-2 District and the DC District do not list Child Care Service as an allowable use on the property.

The proposed Residential – Grade-Oriented Infill (R-CG) District was chosen as it lists Child Care Service as a discretionary use in existing buildings. The R-CG District does not limit the maximum number of allowable children. The number of children allowed in a Child Care Service is determined at the development permit stage along with the Provincial licensing requirements. A development permit has been submitted (DP2026-02164) that proposes a Child Care Service with 40 children and is under review by staff.

The R-CG District would allow residential uses consistent with the surrounding development if the Child Care Service use is not commenced or is discontinued in the future and provides for a transition area in the community, similar to the intent of the existing DC District. The R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to six dwelling units.

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

The Child Care Service use requires one parking stall for pick-up and drop-off for every 10 children. No specific rate of staff parking is included in the use rules and would be evaluated as part of the development permit. The precise number of children permitted under the Child Care Service will be determined through licensing requirements by the Province.

The Housing – Grade Oriented (H-GO) District was also examined for this application. While the H-GO District does list Child Care Service as a discretionary use, the district has a higher maximum floor area ratio and a higher maximum height than the existing DC District. While the H-GO District would allow for more design flexibility when considering future residential development, the R-CG District was also appropriate in this location. In alignment with the decision to reduce the number of children from 60 to 40, the applicant also chose to use the R-CG District to mitigate any concerns regarding density or redevelopment of the site from the community. The R-CG District provides a similar density, uses and height as the existing DC District, with the additional inclusion of Child Care Service as a discretionary use to accommodate the applicant's proposal.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District and the *Child Care Service Policy and Development Guidelines* would provide guidance for future redevelopment of the site.

A discretionary use development permit is required to enable a Child Care Service for more than six children. The number of children, on-site parking stalls, location of pick-up and drop-off stalls and outdoor play areas will be confirmed through the development permit process. The current development permit submitted intends for the Child Care Service to operate out of the existing building with minor renovations.

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

The Child Care Service operators will require Provincial licensing and will be evaluated under *Alberta's Early Learning and Child Care Act*.

Transportation

Vehicular access to the site will be provided from the rear lane. Pick-up and drop-off activities can be accommodated on site, with parking accessed from the lane. On-street parking is available along both 56 Avenue SW and 5 Street SW. Pedestrian access is available from 56 Avenue SW and 5 Street SW.

The site is served by Calgary Transit Route 3 (Sandstone/Elbow Drive SW), with a transit stop located on Elbow Drive SW approximately 350 metres (a six-minute walk) west of the site. An existing on-street cycling route is located along 5 Street SW, approximately 20 metres east of the site. A Transportation Impact Assessment was not 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
Public water, sanitary and storm utilities exist within the adjacent public road right-of-way (56 Avenue SW). Servicing requirements will be determined at the time of development.

Legislation and Policy

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

Municipal Development Plan (Statutory – 2009)
The subject parcel is located within the Developed Residential – Established area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The proposal is in keeping with relevant MDP policies. The proposed R-CG District allows for a building form that is sensitive to the existing residential development in terms of height, scale and massing while also encouraging complete communities by allowing for child care services within a residential area.

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

Chinook Communities Local Area Plan (Statutory – 2025)
The *Chinook 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 – Modified building scale modifier (Map 4: Building Scale), which allows for up to four storeys. The LAP speaks to a range of housing types and home-based businesses across the plan area. The policy acknowledges that commercial opportunities exist in the plan area and that built forms remain residentially oriented and support privacy and context sensitive development. The proposed development is in alignment with applicable policy of the LAP.

Child Care Service Policy and Development Guidelines (Non-Statutory – 2009)
The proposal has been evaluated using the *Child Care Policy and Development Guidelines*, which is a non-statutory policy intended to guide the development of child care services of different sizes in a variety of districts across Calgary, including in low density residential areas. This policy also provides development guidelines to manage impacts within low density residential areas.

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

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

- close to activity-focused areas which includes schools and parks;
- on a site with sufficient staff parking and areas for pick-up and drop-off;
- on sites large enough for outdoor play areas;
- on a parcel with significant frontage and parcel area.
- on a block with no existing child care service.

The site generally meets all of the criteria above. While not located on a corner parcel, child care service may be considered on a parcel with significant frontage and parcel area as per B.7. The site is located just off of 5 Street SW, which is a collector road. Locations near collector and major streets may be considered provided access to the facility does not draw traffic through the community as per B.8.

Applicant Submission

Company Name (if applicable):
Prime Design Solutions Ltd.

LOC Number (office use only):

Applicant's Name:
Maruf Olanrewaju

Date:
Sept. 10, 2026

This application seeks to predesignate the subject property to enable the development and operation of the Chinook Daycare Center, a neighborhood-serving child-care facility intended to accommodate approximately 40 children. The re designation is required to allow a use that is compatible with the surrounding residential context while supporting broader City of Calgary policy objectives related to complete communities, childcare accessibility, and neighborhood vitality.

The proposed daycare responds to a demonstrated community need, particularly in Windsor Park, where a significant proportion of residents are young families living in multi-residential buildings. As noted in the outreach summary, residents expressed that the daycare would be "a useful project in the Windsor Park community" and would "provide affordable and quality child care service in the Windsor Park community and surrounding area."

The Chinook Daycare Center is envisioned as a high-quality, community-oriented childcare facility that:
- Accommodates approximately 40 children in a safe, licensed environment.
- Provides on-site parking, including 7 stalls at the rear with provision for barrier free parking ensuring efficient pick-up and drop-off operations.
- Operates within an existing large lot of approximately 9,000 sq. ft., allowing adequate space for parking, outdoor play areas, and functional circulation.
- Enhances the neighborhood by introducing a needed service without altering the residential character of the area.

The re-designation will allow the site to transition from its current residential designation to a district that supports Neighborhood-scale institutional uses, while maintaining compatibility with adjacent homes.

Applicant Outreach Summary

2026 Sept 10

Calgary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Chinook Daycare Centre

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

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

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)

Our outreach strategy focused on engagement with both the Community Association and local residents living near the proposed childcare location. Outreach activities included:

Community Association Meeting: A meeting was held on Monday, June 29, 2026 by 4:00pm with representatives of the Community Association to introduce the project, discuss anticipated impacts, and gather feedback. The primary concern raised was related to parking demand associated with the childcare use.

Neighbourhood Outreach: We conducted door-to-door and on-street engagement with approximately 45 community members in the surrounding area. These conversations were held over several days and focused on explaining the project, answering questions, and collecting feedback.

Councillor Outreach: Multiple attempts were made to schedule a meeting with the Ward Councillor. Although a meeting could not be arranged due to scheduling constraints, the Councillor confirmed awareness of the project and advised that the matter should continue through the City's formal review process.

Affected Parties

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

Community Association
Local residents (approximately 45 individuals)
Ward Councillor's 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.

Feedback received during outreach included:

Parking Concerns: The Community Association identified parking demand as the primary issue, expressing concern about potential impacts on nearby streets.

General Community Support: The majority of residents engaged expressed strong support for the proposed childcare service. Many noted that having childcare available within walking distance—particularly given the presence of several high-rise residential buildings directly across from the site—would be beneficial for families in the area.

Drop-off/Pick-up Patterns: Residents living in nearby multi-residential buildings indicated that many families would likely walk to the childcare facility, reducing reliance on on-street parking.

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

In response to the parking concerns raised by the Community Association, we reduced the proposed number of children from 60 to 40. This adjustment directly decreases parking demand and aligns the project more closely with community expectations.

The positive feedback from residents reinforced the suitability of the location and supported maintaining the childcare use as proposed.

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 requests and concerns raised by residents were accepted, and revisions were made to our proposal accordingly. These updates—including the reduction in the number of children—were incorporated into the revised submission and provided back to the City.

calgary.ca/planningoutreach

Community Association Response

October 2, 2026

To: Paxton Porter, File Manager, City of Calgary Planning Department

From: Windsor Park Development Committee

Re: LOC2026-0036 and DP2026-02164 | 608 56 Avenue SW, Windsor Park

The Windsor Park Development Committee formally opposes both the land use redesignation application LOC2026-0036 (DC to R-CG) and Development Permit DP2026-02164 for a Child Care Service at 608 56 Ave SW. The revised architectural plans dated August 26, 2026 have removed the front driveway on 56th Avenue and directed all pick-up, drop-off, plus some staff vehicle activity to the rear gravel lane. This configuration has relocated rather than resolved the community's earlier concerns — in several respects it has made them more acute.

1. Reversing Vehicles in a Children's Loading Zone — Safety

The rear stalls are perpendicular (90-degree) to the lane, requiring every departing vehicle to reverse out into the lane. Children are loading and unloading in the same zone during these manoeuvres. A reversing vehicle has significantly reduced visibility, and its path crosses directly through the area where parents and children may be on foot. This is a fundamental safety conflict: safe design practice for childcare facilities avoids configurations that require vehicles to reverse through an active children's loading area.

The danger arises in several foreseeable scenarios. There are many scenarios where children walking around vehicles present a serious risk of injury. If a parent goes to the rear of their vehicle for any purpose — retrieving a bag, depositing a stroller — young children may follow, placing them directly behind the vehicle and in the path of any other vehicle reversing out of an adjacent stall. A parent who cannot access a stall may stop in the lane to unload — a predictable outcome when stalls are occupied. In these and other scenarios, children are on foot in or adjacent to the lane while other vehicles — including those reversing out of adjacent stalls — are manoeuvring in the same confined, 6.10-metre space.

2. Pick-Up and Drop-Off Stalls — Compliant in Count, Not in Practice

The revised plan shows four designated pick-up and drop-off stalls. We are told that this satisfies the LUB requirement of one stall per ten children. The File Manager notes two “accessible stalls” will most likely be used for pick-up and drop-off as well. With one exception, all stalls are 2.60 metres wide — essentially the minimum for an R-CG multifamily residential development, but we suggest not a configuration designed for commercial childcare drop-off. A vehicle parked in a stall must fully open its door to extract a toddler from a car seat — the door swing impinges on the adjacent stall or the pedestrian space between vehicles, reducing the clearance available for vehicles, parents and children to move safely. Two stalls are accessible stalls: designating them primarily as overflow drop-off would compromise their availability for persons with mobility issues, their required primary purpose.

3. Staff Parking — Critical Deficiency

After allocating four stalls for pick-up and drop-off and two for accessible parking, the revised plan leaves one undesignated general stall for staff. The Applicant indicated 10 staff for 60 children on prior plans; applying that ratio to 40 children, we estimate a minimum of seven staff on site at any one time. One stall for seven staff is a shortfall of at least six parking stalls with no on-parcel resolution. Adjacent curbside parking on 56th Avenue, if not already occupied, would accommodate approximately three vehicles. The result is staff parking displacing residential parking normally used by neighbours, re-creating street-side congestion and residential parking pressure that the revision seemed intended to eliminate.

4. Lane Congestion — All Vehicle Activity in One 6.10-Metre Lane

With the front driveway removed, the 6.10-metre gravel lane is now the sole on-site vehicle access point for the entire parcel. This single lane must simultaneously accommodate:

- Multiple parents manoeuvring in and out of perpendicular stalls in an active children's loading zone — a direct safety conflict with reversing vehicles (Section 1);
- Parents stopped in the lane if parking stalls are full;
- Staff vehicles manoeuvring into or out of the one general rear stall;
- Regular access and egress for neighbouring residents on 55th Avenue, whose lane use is directly impacted every operating day;
- City sanitation waste collection services, where regular collection would likely overlap with children's drop-off times — blocking the lane entirely when collecting;
- Commercial waste collection vehicles for daycare waste pickup — blocking the lane entirely when collecting; and
- Supply and delivery vehicles for food, cleaning supplies, and childcare materials.

Furthermore, some parents, confronted with a congested or inaccessible lane, may (will likely) choose to stop informally on 56th Avenue — an uncontrolled outcome the removal of the front driveway does nothing to prevent.

5. Snow Removal, Ice, Drainage, and Flooding

The rear parking pad (approximately 161 square metres) would accumulate approximately 25 cubic metres of snow in a standard 6-inch Calgary snowfall, with no storage area identified. The only available space is the lane — obstructing it until snow is removed. Until cleared, stalls are inaccessible and parents will revert to 56th Avenue. The site plans also identify a catch basin directly adjacent to the parking pad. The associated drain is known to block frequently, causing pooling and flooding of the lane directly behind the parking pad and creating an obstacle to the stalls. No Snow Management Plan has been submitted.

Furthermore, the lane slopes from both directions down into this catch basin, and seasonal freeze/thaw cycles result in ice-flow buildup in the exact areas of the lane that run into the zone of the proposed parking area.

6. Waste Management — Inadequate Bin Capacity

The plan provides three bins of 240L each — 720 litres total. Conservatively, 20 of 40 children in diapers generate five changes per day generates 100 diapers daily, already exceeding one bin before food waste, craft materials, and sanitation waste from seven staff are included. As a pre-condition of any DP approval, we believe the Applicant should be required to submit a formal and acceptable Waste Management Plan.

7. Position

The Windsor Park Development Committee recognizes the social benefit of a childcare service but, upon an objective analysis and for the reasons stated herein, we are compelled to request that Calgary Planning Commission **recommend refusal of LOC2026-0036**, and that the Development Authority **refuse DP2026-02164**.

Thank you for giving us the opportunity to comment on this matter.

Ken Young | Director, Windsor Park Development Committee

PROPOSED

CPC2026-0881
ATTACHMENT 5

BYLAW NUMBER 135D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2026-0036/CPC2026-0881)

* *

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

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

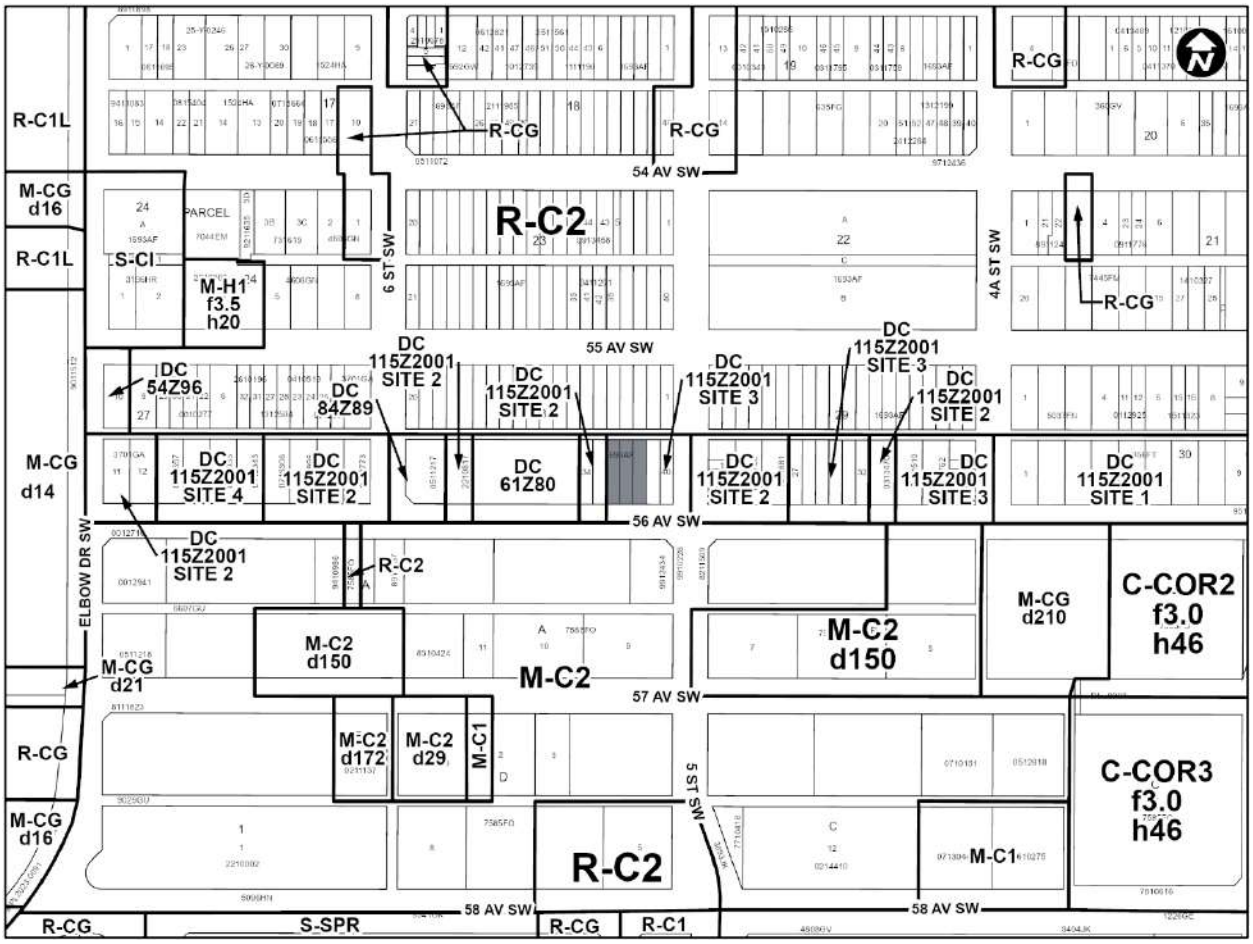
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0036/CPC2026-0881
BYLAW NUMBER 135D2026

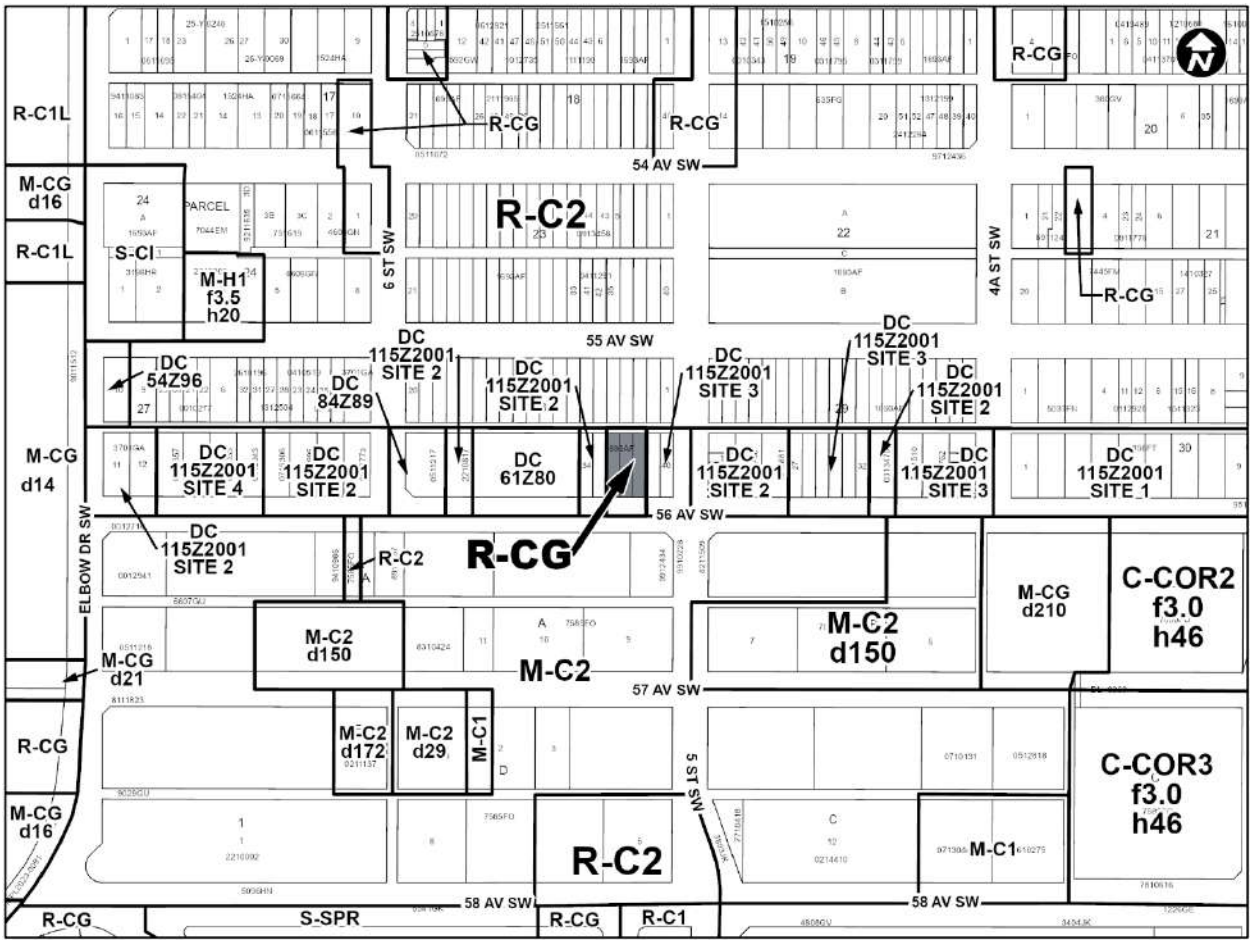
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0036/CPC2026-0881
BYLAW NUMBER 135D2026

SCHEDULE B



Land Use Amendment in Haysboro (Ward 11) at multiple addresses, LOC2026-0025

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 3.91 hectares ± (9.66 acres ±) located at 9615, 9619, 9627 and 9631 Macleod Trail SW and 9524 Horton Road SW (Plan 9810328, Block 9, Lot 12; Plan 6013JK, Block 9, Lot 9; a portion of Plan 6013JK, Block 9, Lots 7 and 8; a portion of Plan 5438JK, Block 9, Lot 4; Plan 9311963, Block 9, Lot 1) from Industrial – General (I-G) District and Commercial – Corridor 3 f1.0h12 (C-COR3f1.0h12) District to Mixed Use – Active Frontage (MU-2f4.0h40) District and Direct Control (DC) District to accommodate additional uses, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 OCTOBER 22:

That Council Give three readings to **Proposed Bylaw 142D2026** for the redesignation of 3.91 hectares ± (9.66 acres ±) located at 9615, 9619, 9627 and 9631 Macleod Trail SW and 9524 Horton Road SW (Plan 9810328, Block 9, Lot 12; Plan 6013JK, Block 9, Lot 9; a portion of Plan 6013JK, Block 9, Lots 7 and 8; a portion of Plan 5438JK, Block 9, Lot 4; Plan 9311963, Block 9, Lot 1) from Industrial – General (I-G) District and Commercial – Corridor 3 f1.0h12 (C-COR3f1.0h12) District to **Mixed Use – General (MU-1f4.0h40) District** and Direct Control (DC) District to accommodate additional uses, with guidelines (**Amended** Attachment 2).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, held 2026 October 22:

"**Moved by** Commissioner Boechler

That with respect to Report CPC2026-0859, the following amendments be approved:

1. That the Administration Recommendations be amended by deleting the words "Mixed Use – Active Frontage (MU-2f4.0h40) District" and replacing with the words "Mixed Use – General (MU-1f4.0h40) District": and

2. Amend Attachment 2 entitled "Proposed Direct Control District" by changing "Mixed Use – Active Frontage (MU-2) District" to "Mixed Use – General (MU-1) District" in Sections 4, 5 and 6.

For: (8) General Manager Hamilton, Commissioner Boechler, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Hawryluk, Commissioner Small, Commissioner Wagner, and Commissioner Weber

MOTION CARRIED

Moved by Commissioner Boechler

Land Use Amendment in Haysboro (Ward 11) at multiple addresses, LOC2026-0025

That with respect to Report CPC2026-0859, the following be approved**, as amended:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 3.91 hectares ± (9.66 acres ±) located at 9615, 9619, 9627 and 9631 Macleod Trail SW and 9524 Horton Road SW (Plan 9810328, Block 9, Lot 12; Plan 6013JK, Block 9, Lot 9; a portion of Plan 6013JK, Block 9, Lots 7 and 8; a portion of Plan 5438JK, Block 9, Lot 4; Plan 9311963, Block 9, Lot 1) from Industrial – General (I-G) District and Commercial – Corridor 3 f1.0h12 (C-COR3f1.0h12) District to **Mixed Use – General (MU-1f4.0h40) District** and Direct Control (DC) District to accommodate additional uses, with guidelines (**Amended** Attachment 2).

MOTION CARRIED"

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for higher-density mixed-use development.
- The proposal allows for development near public transit that aligns with the applicable policies of the *Municipal Development Plan* (MDP) and the *Heritage Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This proposal would accommodate a range of commercial and residential uses along an Urban Main Street and would allow for an efficient use of existing infrastructure.
- The proposal would allow for future additional residential and commercial uses on the site in an area that is well-served by public transit.
- A development permit for phase one of a two-phase development has been submitted.
- There is no previous Council direction regarding the proposal.

DISCUSSION

This application, in the southwest community of Haysboro, was submitted by B&A Studios on behalf of the landowner, Lansdowne Equity Ventures Ltd., on 2026 February 24. As noted in the Applicant Submission (Attachment 2), the intent is to provide for a mixed-use development near transit, commercial amenities, open space and employment lands. A concurrent development permit is under review which aims to redevelop the northern portion of the site into mixed-use development containing approximately 470 dwelling units in five buildings (DP2026-02619). The existing nightclub will be relocated to another existing building on the south portion of the site (DP2026-04848).

The site is served by a variety of mobility options that includes several bus routes as well as strong vehicular and pedestrian access routes. Public transit services are provided on Macleod Trail SW, Southland Drive S and Heritage Drive S. Bus services provided along Macleod Trail SW include Route 81 (Macleod Tr S) at approximately 140 metres (a two minute walk) away from the site. The site is 1.1-kilometres (a 15-minute) walk to the Heritage LRT Station and approximately 1.2 kilometres (a 16-minute walk) from the Southland LRT Station where additional bus routes are located.

Land Use Amendment in Haysboro (Ward 11) at multiple addresses, LOC2026-0025

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 Haysboro Community Association (CA) and the Ward 11 Office. The Applicant Outreach Summary can be found in Attachment 3.

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

Administration received a letter from the Haysboro CA that was in opposition of the application, and no letters from the public either in opposition or support of the application. The CA letter expressed concerns about needing additional engagement, insufficient information, and an uncertainty about the scope of the project. The applicant scheduled an additional engagement session with the CA which addressed these concerns providing additional information on the project.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed land use, including the intended district and associated modifiers, are in alignment with the MDP and the LAP regarding density, height and location. The building and site design, traffic safety and on-site parking considerations will be reviewed and determined as part of the ongoing development permit review.

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

IMPLICATIONS

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

Land Use Amendment in Haysboro (Ward 11) at multiple addresses, LOC2026-0025

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

Economic
The proposed land use amendment would enable the accommodation of more people in the area to support existing and new commercial businesses along an Urban Main Street with additional employment opportunities created within the Haysboro community.

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with this proposal.

ATTACHMENTS
1. Background and Planning Evaluation
2. **Proposed Bylaw 142D2026**
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 within the community of Haysboro along the west side of Macleod Trail SW, between 90 Avenue SE and 94 Avenue SE. It is an irregularly shaped site comprising five parcels with a total area of 3.91 hectares (9.66 acres) and dimensions of approximately 237 metres long and up to 230 metres wide. The site is accessed via Macleod Trail SW and Horton Road SW and is bound by Horton Road SW on the western boundary. It is relatively flat in grade but has a steep slope dropping down on the western portion of the site. The site is designated predominantly as Commercial – Corridor 3 f1.0h12 (C-COR3f1.0h12) District with the western portion designated Industrial – General (I-G) District. Lands to the north, south and east are designated Commercial – Corridor (C-COR3) District while land to the west is designated Industrial – General (I-G) District. A range of other industrial districts are located west of Horton Road SW to the southwest.

There are seven existing buildings on site comprising a variety of uses from night club, drinking establishment, restaurant, and vehicle services etc. The immediate surrounding development is characterized by a mix of low-rise commercial development (with associated surface car parking) ranging from one to two storeys in height to the north south, and west sites as well as across Macleod Trail to the direct east. Further west of Horton Road SW is the railway line. The approximately 10 storey ‘Carriage House Inn’ hotel is located 290 metres to the northeast of the site across Macleod Trail. The ‘London at Heritage’ mixed-use development is located 250 metres to the north of the site and includes two towers ranging in height from approximately 15 floors in the 'Dominion' Tower and 21 storeys in the 'Abbey Tower'. Further south of the site at 120 metres, there are another two towers in the 'Pinnacle - Avenue Living' mixed use development ranging in height from approximately 15 storeys to 28 storeys. To the east of this development across Macleod Trail is a surface strip mall with a Walmart. A number of commercial and neighbourhood amenities surround the site. Approximately 950 metres (a 13-minute walk) east of the site is the École de la Source Primary school and Lord Beaverbrook High School. The Acadia Recreation Complex, Acadia Athletic Park, and Osten & Victor Alberta Tennis Centre are located approximately 900 metres (a 12-minute walk) east of the subject site. Commercial amenities including retail and restaurants are located along Macleod Trail SW.

The site is also served by a variety of mobility options including several bus routes and strong vehicular and pedestrian access routes. Cycling routes are provided on Horton Road SW as well as along regional pathways in the area. Public transit service is provided on Macleod Trail SW, Southland Drive SE/SW and Heritage Drive SE/SW. Stops for Transit Route 81 (Macleod Tr S) are located approximately 130 metres (a two-minute walk) from the site. The subject site sits between two station areas that include the Heritage Light Rail Transit (LRT) Station and the Southland LRT Station. Thie site falls just outside the ‘Core Zone’ of these Station Areas. The site is a 1.1-kilometre (a 15-minute) walk to the Heritage LRT station and approximately 1.2 kilometres (a 16-minute walk) from the Southland LRT station where it is possible to connect to additional transit routes.

Community Peak Population Table

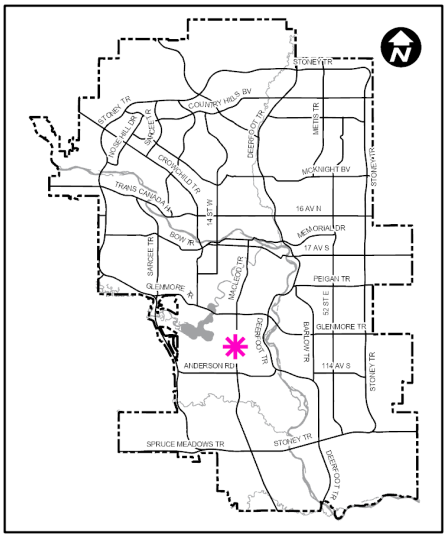
As identified below, the community of Haysboro reached its peak population in 1968.

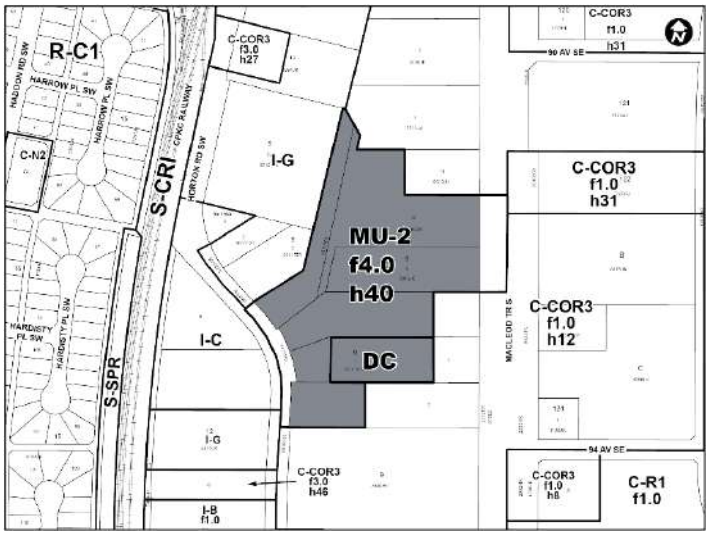
Haysboro	
Peak Population Year	1968
Peak Population	8,044
2019 Current Population	7,080
Difference in Population (Number)	-964
Difference in Population (Percent)	-11.98%

Source: *The City of Calgary 2019 Civic Census*

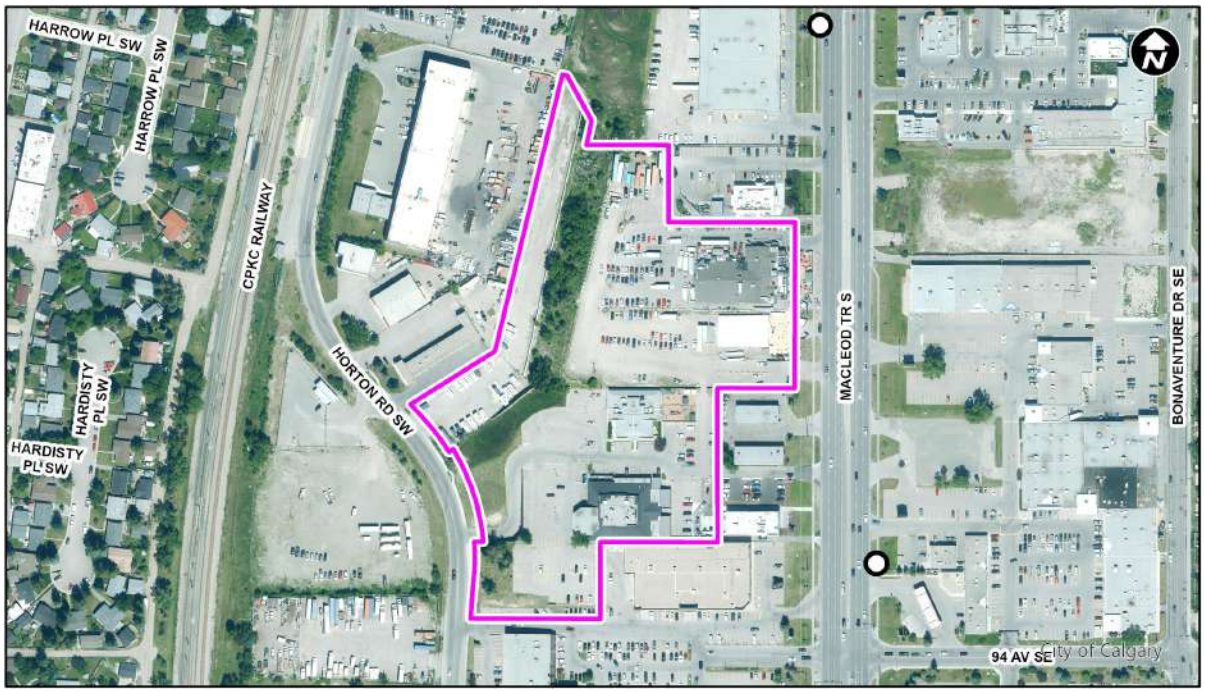
Additional demographic and socio-economic information may be obtained online through the Haysboro Community Profile.

Location Maps






HERITAGE PARK HISTORICAL VILLAGE
GLENMORE RESERVOIR
HERITAGE DR SW
HERITAGE DR SE
HORTON RD SW
ASHWORTH RD SE
11 ST SE
BLACKFOOT TR SE
ELBOW DR SW
86 AV SW
86 AV SE
OUR LADY OF THE ROCKIES HIGH SCHOOL
89 AV SW
CPKC RAILWAY
LORD BEAVERBROOK HIGH SCHOOL
90 AV SW
90 AV SE
ACADIA DR SE
ACADIA ATHLETIC PARK
12 ST SW
SUBJECT SITE
5 ST SE
6 ST SE
ALLISON DR SE
MACLEOD TR S
BONAVENTURE DR SE
96 AV SW
94 AV SE
FAIRMOUNT DR SE
ACADEMY DR SE
7 ST SE
PALLISER DR SW
SPRINGWOOD DR SW
SOUTHLAND DR SE
SACRAMENTO DR SW
SOUTHPORT RD SW
14 ST SW
SOUTHLAND DR SW
104 AV SW
99 AV SE
WILLOW PARK DR SE


HARROW PL SW
HARROW PL SW
CPKC RAILWAY
HORTON RD SW
HARDISTY PL SW
HARDISTY PL SW
MACLEOD TR S
BONAVENTURE DR SE
94 AV SE

Previous Council Direction

None.

Planning Evaluation

Land Use

The subject site is comprised of five parcels with two different land use districts. The eastern portion of the site (3.29 hectares) is designated C-COR3 District and the western portion of the site (0.62 hectares) is designated I-G District. The height and density modifiers for the C-COR3 portion of the site limit the floor area ratio (FAR) to 1.0 and building height to 12 metres. The C-COR3 District is intended to accommodate commercial development along major urban corridors such as Macleod Trail SW, with a focus on uses that serve both local residents and the broader city. Residential uses are not listed uses within C-COR3 or the I-G Districts, limiting the ability to introduce a mixed-use or multi-residential development on the site. The application proposes to redesignate approximately 3.44 hectares of the site to MU-2 District and 0.47 hectares of the site to a DC District based on the rules for MU-2 District to allow the additional use of 'Nightclub'. Both proposed districts include a maximum FAR of 4.0 and building height of 40 metres.

Other districts were explored but had specific purpose statements or requirements that were not an ideal fit for this parcel configuration. For example, MU-1 is more suitable for sites where a design requires flexibility in the location and selective use of active frontage. C-COR3 is intended for auto-oriented commercial corridors and standalone commercial development along major roadways. C-R2/ C-R3 are intended for large-format commercial developments and lack the mixed-use framework, active frontage requirements, or residential integration intended for this location. Centre City commercial districts were created specifically for the Downtown context and include built form objectives and policy assumptions unique to those areas which would not be an appropriate planning framework for this site. The MU-2 District proposed supports the active, pedestrian-oriented mixed-use urban form envisioned by the Local Area Plan.

The MU-2 District is intended to be located along commercial streets where active commercial uses are required at grade to promote activity at the street level including developments with storefronts along a continuous block face on the commercial street. Development should accommodate a mix of commercial and residential uses in the same buildings. The *Heritage Communities Local Area Plan* (LAP) supports this land use in this location and the proposal is aligned with the purpose statements of the MU-2 District.

Development and Site Design

If this application is approved by Council, the rules of the MU-2 District and the DC District provide guidance for the design of the development, including appropriate building height and massing. The development is proposed to be constructed in two phases. A development permit has been submitted for phase one of the development concurrent with this application. Additional items that will be considered through any future development permit includes but is not limited to the development form, the public realm requirements, appropriate pedestrian interfaces, and the accommodation of motor vehicle parking. The *Heritage Communities LAP* guides development at this stage with more detailed direction in Sections 2.4.1 Built Form, Section 2.5.1 Macleod Trail S Urban Main Street Area and Section 2.6 Mobility.

Transportation
The site is served by a variety of mobility options that include several bus routes, as well as strong vehicular and pedestrian access routes. The site sits between two transit station areas that include the Heritage LRT and the Southland LRT Stations. This parcel falls just outside the 600 metre radius of these Station Areas. Existing pedestrian sidewalks and crosswalk connectivity is provided around the site along Macleod Trail SW and Horton Road SW. Pedestrian connectivity is also provided to the Heritage LRT Station by a pedestrian overpass near Horton Road SW and Hull Avenue SW. Public transit services are provided on Macleod Trail SW, Southland Drive S and Heritage Drive S. Bus services provided along Macleod Trail SW include Route 81 (Macleod Tr S) 130 metres north and south (a two-minute walk) from the site, which provides service every 30 minutes during peak hours. The site is also 1.1-kilometres (a 16-minute walk) to the Heritage LRT station and 1.2 kilometers to Southland LRT station where additional bus routes are located.

The site is located in close proximity to the Calgary Pathway network: 280 metres away from an existing on-street bikeway along Haddon Road SW; directly adjacent to a recommended pathway along Macleod Trail SW; 420 metres away from a recommended pathway along Southland Drive SW. As part of the Southwest Bikeway Project, a multi-use pathway is proposed for Horton Road SW. Additionally, a future multi-use pathway is proposed to be added to both the east and west side of Macleod Trail SW in the vicinity of the site, as part of the Macleod Trail S and Hull Avenue SW 5A Improvements Project. Existing and proposed vehicle access to the site is via Macleod Trail SW and Horton Road SW.

A Transportation Impact Analysis was required in support of the land use redesignation application. Administration accepted the findings of the analysis.

Environmental Site Considerations
An Environmental Site Assessment (ESA) Phase 1 was submitted for the site (with concurrent DP2026-02619) and reviewed by Administration. Given the year of construction (circa 1970s) of the existing buildings on site, there is a potential for asbestos-containing materials and other toxic construction substances associated with the age of the existing buildings to be present on site. These would need to be identified and resolved at the later stages of the permitting process as per the recommendations of the Phase I Environmental Site Assessment conducted for this site.

Utilities and Servicing
Public water, sanitary and storm utilities exist, either on-site (from within an existing utility right-of-way), or adjacent to the site (within the adjacent public road rights-of-way). Servicing requirements will be determined at the time of development permit application.

Legislation and Policy

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

Municipal Development Plan (Statutory – 2009)
The *Municipal Development Plan* (MDP) identifies this site as an Urban Main Street as indicated in Map 1: Urban Structure. Urban Main Streets are identified as key corridors where growth and change are encouraged through compact, mixed-use and mid-rise development which supports a vibrant public realm and high levels of pedestrian activity. An Urban Main Street should achieve a minimum intensity threshold of 200 jobs and population per gross developable hectare and be in accordance with the direction of the applicable local area plan. The Urban Main Street should contain a broad range of employment, commercial and retail uses as well as housing (form, tenure, and affordability) to accommodate a diverse range of the population.

Relevant policies from the MDP are found in 'Section 2.2 Compact Urban Form' and 'Section 3.4 Main Streets'. These policies support forms of urban activity within the Inner City that make more efficient use of existing infrastructure, public amenities, and transit. This delivers incremental benefits to climate resilience. In addition, the MDP Policy 'Section 2.2.5: Creating Great Communities', is applicable to this proposal and emphasizes high-quality urban design, walkability and the creation of lively, safe and inclusive public spaces. A key test of this development is how the design responds to the surrounding context of the site, shifting needs of the community, and adjacent developments. The above policies support the proposed form of intensification within the Inner City to make more efficient use of existing infrastructure, public amenities, and transit. Therefore, the proposed land use designation is in alignment with the applicable policies in the MDP.

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

The Heritage Communities Local Area Plan (Statutory – 2025)
The *Heritage Communities Local Area Plan* (LAP) identifies the subject site as a 'Commercial Corridor' as shown on Map 3: Urban Form and is indicated as a building scale of 'Mid' (Up to 12 storeys)' as shown on Map 4: Building Scale. Commercial Corridor areas are characterized by a range of commercial uses, typically concentrated at key nodes or along key corridors. The intent is that new development will support intensification through new buildings that frame public and private streets, improve connectivity and provide a comfortable pedestrian experience. It envisions a dynamic urban environment where a diverse range of residential, commercial and service-oriented uses coexist, fostering a lively streetscape and supporting development near transit. In addition to the general site, building and landscape design policies in Section 2.4, development in Commercial Corridor areas should support commercial uses on the ground floor facing a public street or internal publicly accessible private street; establish a fine-grained block pattern through a hierarchy of internal vehicular and pedestrian routes; locate access and service areas off a lane, where possible, and; locate residential, and office uses on the upper floors of buildings.

The Plan recognizes Macleod Trail S Urban Main Street as a strategic growth area as shown on Map 2: Community Characteristics. All sites along an MDP Urban Main Street should provide opportunities for streetscape improvements to enhance the overall visual appearance of Macleod Trail and adjacent streets, increase green elements and reduce the environmental impacts of vehicle infrastructure. Development should be comprehensively designed to improve the public realm and create safe, welcoming pedestrian environments along public streets and within development sites.

The proposed MU-2 District aligns with the Commercial Corridor typology outlined in the LAP, by reinforcing a mixed-use corridor that serves the local community and broader city. The MU-2 Districts emphasis on integrating commercial uses at-grade with residential or office uses above supports the LAP's goal of establishing continuous, animated street edges that improve safety, accessibility and overall urban experience. The proposed maximum building height of 40 metres (approximately 12 storeys) is consistent with the Mid building scale modifier of the LAP. The proposed land use amendment is in alignment with the applicable policies of the LAP.

PROPOSED

CPC2026-0859
ATTACHMENT 2

BYLAW NUMBER 142D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2026-0025/CPC2026-0859)

* *

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

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

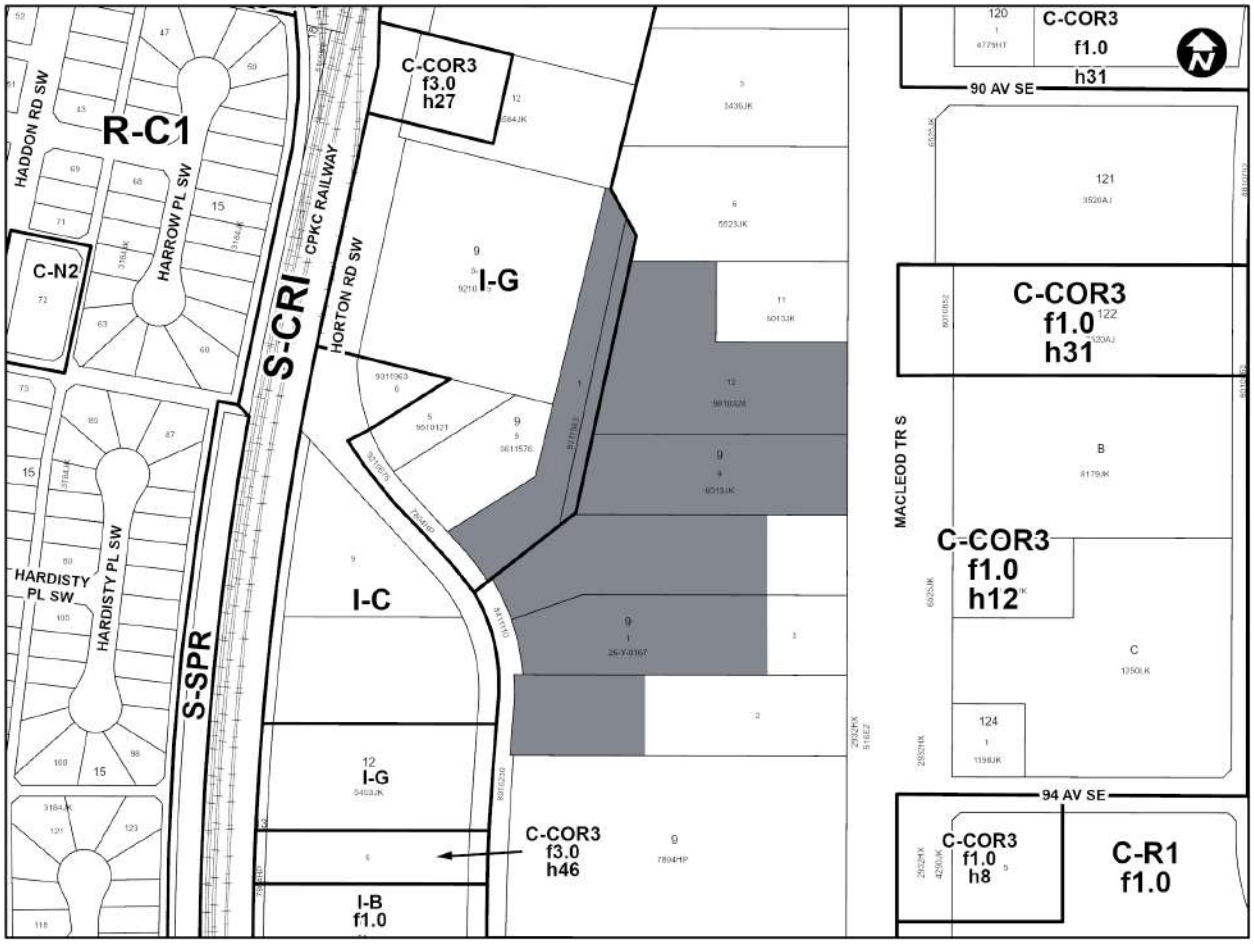
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0025/CPC2026-0859
BYLAW NUMBER 142D2026

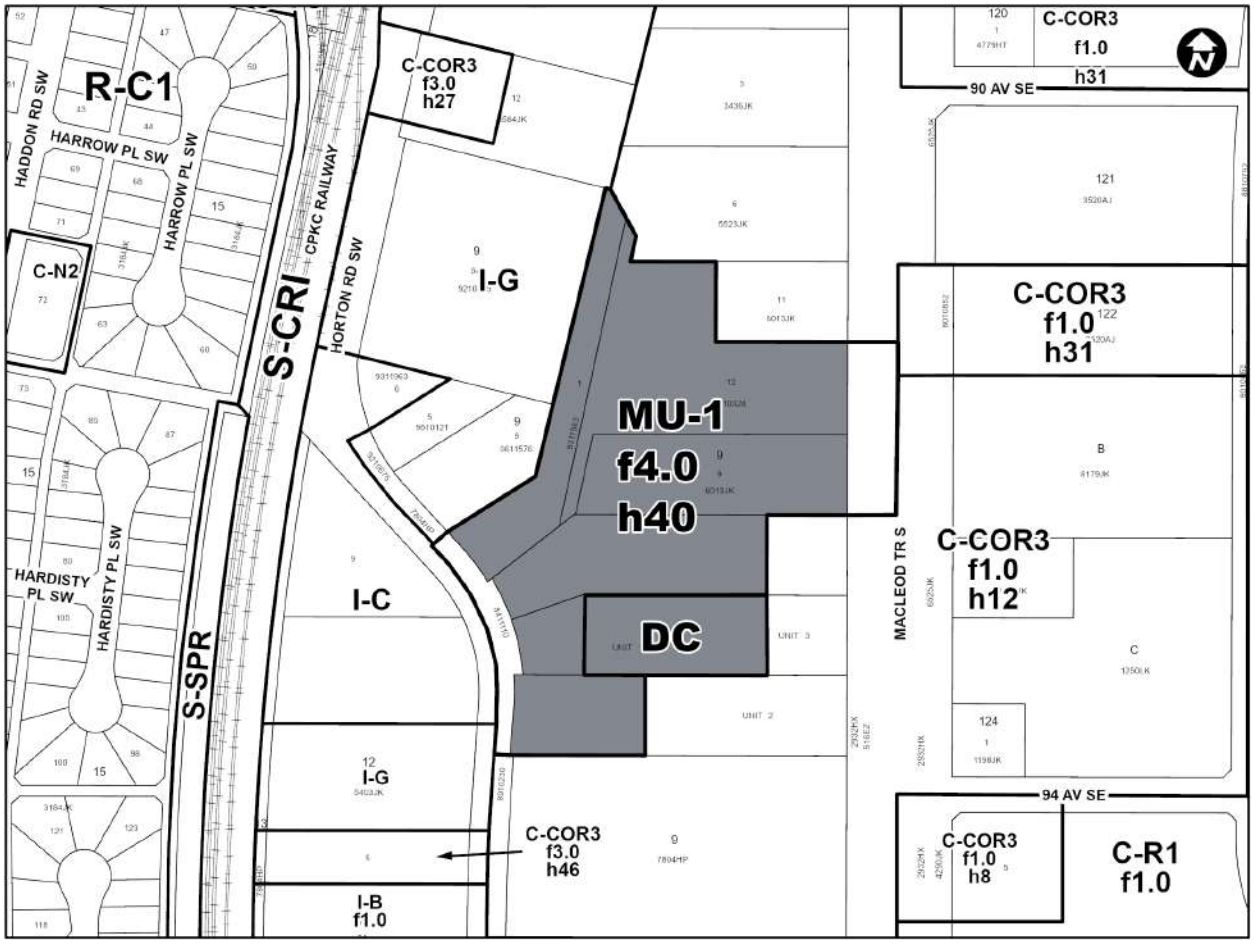
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0025/CPC2026-0859
BYLAW NUMBER 142D2026

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to allow for the additional use of night club.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

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

Discretionary Uses

5 The ***discretionary uses*** of the Mixed Use – General (MU-1) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District, with the addition of the following ***use*** when it is located in a ***building*** existing at the time of approval of this Direct Control District:

(a) **Night Club**.

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Mixed Use – General (MU-1) District of Bylaw 1P2007 apply in the Direct Control District.

Floor Area Ratio

7 The maximum ***floor area ratio*** is 4.0.

Building Height

8 The maximum ***building height*** is 40.0 metres.

Relaxations

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

Applicant Submission

Applicant's Submission

February 24, 2026

On behalf of Deveraux Developments and Lansdowne Equity Ventures, B&A Studios (B&A) is submitting a land use amendment application for an 9.67-acre site located along the Macleod Trail corridor in the community of Haysboro. The site represents a significant opportunity to redevelop underutilized land into a vibrant, mixed-use development. Situated in close proximity to two LRT stations and well-served by existing transit and roadway infrastructure, the site is ideally positioned to support higher density residential and mixed-use redevelopment. This proposal aligns with city-wide planning objectives that encourage the efficient use of land, support increased housing choice near transit and promote the revitalization of aging commercial properties.

The subject site comprises of five parcels and is currently designated as Commercial – Corridor 3 (C-COR3f1.0h12) District with a small portion designated as the Industrial – General (I-G) District. The C-COR3 District allows for a range of commercial uses with a maximum floor area ratio (FAR) of 1.0 and a maximum building height of 12 metres. This district is intended to accommodate commercial development along major urban corridors such as Macleod Trail, with a focus on uses that serve both local residents and the broader city. However, residential uses are not permitted within this district, limiting the ability to introduce a mixed-use or multi-residential development on the site. Given the site's strategic location, size and proximity to primary transit infrastructure, a land use amendment is being proposed to enable a more flexible and intensified form of development that supports housing choice and aligns with City policies. The current land use limits the site's full development potential and a land use amendment is necessary to achieve the envisioned redevelopment.

The vision for the site is to transform an underutilized property into a vibrant, mixed-use community that reflects Calgary's evolving urban fabric. Anchored by its strategic location along a key transportation corridor and within walking distance of two LRT stations, the site offers a unique opportunity to deliver a thoughtfully designed, higher-density development that supports diverse housing options, active mobility and economic vitality. This redevelopment envisions a complete community where residential, commercial and amenity spaces are integrated to create a dynamic and livable environment. Preserving the history and legacy of the iconic Ranchman's nightclub has also been a key consideration. A relocation is proposed to allow the business to continue operating nearby and remain in the existing community with minimal disruption.

The proposed Mixed Use – Active Frontage (MU-2f4.0h40) District allows for a broad range of residential and commercial uses in a street-oriented built form, ensures active commercial uses at-grade facing the commercial street, with a proposed floor area ratio (FAR) of 4.0 and a maximum building height of 40 metres to align with local policy. A Direct Control (DC) District based on the MU-2 District with the same FAR and height rules is proposed on a portion of the site to accommodate the relocation of the Ranchman's nightclub. The DC will allow for a consistent land use across the entire site but add the use of Nightclub to this portion of the site. This will ensure any future development will maintain a cohesive vision across the entire site. Given the limited standard districts available with the Nightclub use, the use of a DC is required.

The proposed Mixed Use – Active Frontage (MU-2) District is well aligned with the Municipal Development Plan (MDP), particularly within the Urban Main Street typology. Urban Main Streets are identified as key corridors

where growth and change are encouraged through compact, mixed-use and mid-rise development that supports a vibrant public realm and high levels of pedestrian activity. The MU-2 District is designed to facilitate exactly this type of development, by requiring active commercial uses at grade facing the commercial street and supporting higher-density forms in a way that reinforces street vibrancy and transit accessibility. The proposed land use also aligns with the Commercial Corridor typology in the Heritage Communities Local Area Plan (LAP). This typology envisions a dynamic urban environment where a diverse range of residential, commercial and service-oriented uses coexist, fostering a lively street scape and supporting development near transit. The proposed maximum height of 40 metres is consistent with the mid building scale classification in the LAP which allows for development of up to 12 storeys.

In summary, the proposed land use amendment would enable the redevelopment of an underutilized commercial property into a vibrant, mixed-use community. The proposed land use aligns with City policies and supports higher-density housing, active commercial uses and a cohesive vision for the site.

Stanford, Carl

From: Jennifer Duff <JDuff@bastudios.ca>
Sent: Wednesday, August 5, 2026 3:13 PM
To: Stanford, Carl
Subject: [External] Ranchman's - Additional DC Rationale

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Reference

This Message Is From an External Sender
This message came from outside your organization.
ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Report Suspicious

Hi,

I have added to my rationale for a DC which speaks to each stock district that allows the nightclub use.

The proposed Direct Control (DC) District is intended to address a unique circumstance that cannot be effectively achieved through the application of an existing stock land use district. Specifically, the DC District is proposed to facilitate the relocation of the iconic Ranchman's nightclub within the existing building on the subject site while maintaining a cohesive mixed-use redevelopment framework across the broader lands.

The proposed DC District is based on the Mixed Use – Active Frontage (MU-2) District and retains the same floor area ratio (FAR), building height, built form, streetscape requirements and development regulations as the underlying MU-2 District. The only modification is the addition of the Nightclub use as an allowable use within the existing building. This approach maintains a single, consistent land use framework across the site while accommodating a long-established use that would otherwise not be permitted within the MU-2 District.

The applicant reviewed the available stock land use districts that permit the Nightclub use, including the Commercial – Corridor 3 (C-COR3), Commercial – Regional 2 (C-R2), Commercial – Regional 3 (C-R3) and Centre City commercial districts. None of these districts are appropriate for the subject site for the following reasons:

- **C-COR3** is intended for auto-oriented commercial corridors and standalone commercial development along major roadways. It does not support the active, pedestrian-oriented mixed-use urban form envisioned by the applicable Local Area Plan and would permit a range of auto-oriented commercial uses that are inconsistent with the long-term redevelopment vision for the site.
- **C-R2** is intended for regional shopping centres and large-format commercial developments. It permits extensive commercial uses, large-format retail, and site layouts designed around surface parking. The district does not provide the mixed-use framework, active frontage requirements, or residential integration intended for this location.
- **C-R3** is intended for major regional commercial centres and destination retail developments. Similar to C-R2, it facilitates large-scale commercial development with broad commercial permissions that are

1

inconsistent with the planned urban neighbourhood and would substantially alter the development framework established through the Local Area Plan.

- **Centre City commercial districts** were created specifically for the Downtown and Centre City context and include development regulations, built form objectives and policy assumptions unique to those areas. They are not intended for application outside the Centre City and would not provide an appropriate planning framework for this site.

While each of these districts permits the Nightclub use, they would also introduce a significantly different suite of land uses, development standards and built form permissions that extend well beyond the single use contemplated by this application. Applying one of these districts would fundamentally alter the planning framework for the site, create inconsistencies with the surrounding MU-2 lands, and undermine the comprehensive mixed-use redevelopment vision established through the applicable statutory plans.

As such, the proposed DC District is not being used as a substitute for an available stock district. Rather, it is necessary to ensure all provisions of the MU-2 District are consistently maintained across the site and introduces only one additional use. Furthermore, the applicant is willing to amend the DC District to specify that the Nightclub use is only permitted within the existing building. This would ensure the use is tied to the adaptive reuse of the existing structure and could not be established within future redevelopment of the site without a subsequent land use amendment. This provides certainty that the long-term redevelopment of the site will continue to reflect the intent of the MU-2 District while accommodating the unique circumstance of preserving and relocating Ranchman's within the existing building.

This approach reflects the intent of the Direct Control District provisions by responding to a site-specific circumstance that cannot reasonably be accommodated through a stock land use district while maintaining consistency with the policy direction, urban form and development objectives established for the area.

Let me know if you have any questions.

Thanks,

Jen

Jennifer Duff
Associate

C 403-542-1704
2700, 605 - 5 Ave SW, Calgary, AB T2P 3H5 CANADA



Follow us

Applicant Outreach Summary

2026 June 30

Calgary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Ranchman's Village

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

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

Outreach Strategy

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

A What We Heard Report will be provided prior to CPC. An extensive engagement strategy has commenced and will continue through the circulation period. Given this development includes the iconic Ranchman's Country Nightclub, there will be widespread community interest in the future of Ranchman's. Engagement with the current business owners on the parcel has already commenced with a wider media release planned for February 26th.

Affected Parties

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

calgary.ca/planningoutreach

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1.0 PROJECT INTRODUCTION

CIMA+/B&A is supporting the land use redesignation application for the project's developers; Deveraux Group of Companies and Lansdowne Equity Ventures (the project team). The land use redesignation is the first step in realizing the vision for a multi-residential community along the Macleod Tr corridor.

The subject site is just over 9 acres and includes the well-known western bar, Ranchman's Dancehall and Cookhouse. The future development will revitalize underutilized commercial land, creating a connected urban community. Its location is in between two walkable LRT stations, Heritage and Southland, and is near existing infrastructure able to support higher-density development.

The name Ranchman's Village was chosen to pay homage to the location and the venue's roots within Calgary's County & Western music and rodeo scene.

The development will bring new multi-residential homes, shops, and public spaces to create an active, walkable community designed for everyday life.

The current lands are designated as General (I-G) District and Industrial – Commercial (I-C_ District to the west, and Commercial – Corridor 3 (C-COR3) District to the north, south and across to the east. Two land use districts are being proposed on the site:

- Mixed Use – Active Frontage (MU-2) District to allow for a broad range of residential and commercial mixed-use forms. The proposed maximum allowable building height is 40 metres (approximately 12 storeys).
- Direct Control (DC) District ensures flexibility for existing and potential uses within existing buildings prior to future redevelopments. The DC will also allow for the inclusion of a nightclub, while maintaining the same District restrictions as defined in the MU-2.

2.0 OUTREACH STRATEGY

Proactive Communications

Due to the subject site's inclusion and subsequent relocation of Ranchman's Cookhouse and Dancehall, the outreach strategy took a considerable proactive approach in communicating the proposed land use redesignation. On February 26, 2026, prior to the notice posting being placed onsite, the project team coordinated a joint news release with Ranchman's owners to mitigate media interest and public reaction.

While the proposed development does fall within the community of Haysboro, the project team recognized that the subject site also borders the communities of Southland and Acadia. In respect to the communities' close proximity, broader community association outreach was conducted.

On March 3, 2026, following the news release, CIMA/B&A reached out to Councillor Ward's office (Ward 11), the Haysboro Community Association, Southwood Community Association and the Acadia Community Association to notify them of the proposed development, offer a meeting and share more project related information.

Community Outreach, Promotions and Engagement

Following the initial outreach efforts to direct interest holders, broader community engagement began. The timeline below details outreach, promotional efforts and engagement that was conducted with the community.

March 23, 2026: Designated project website is live: RanchmansVillage.ca is developed to host information related to land use amendment application and project vision.

March 26, 2026: Invitational postcards to an online engagement (information session) were distributed to residents in Haysboro, within 500m from the site.

April 1, 2026: Following outreach to the Haysboro Community Association, a meeting was held with CA board members and representatives from the project team at the Haysboro Community Centre. A presentation was shared with the board members to show preliminary concept plans and application details. The presentation was followed by questions and open discussion. The CA requested that the project team host a larger in-person meeting with its community members. A summary of the comments received are included in the "What We Heard" section below.

April 7, 2026: An **online information session** was hosted by the project team. Following the invitational postcards, a total of **3 people registered** for the event and **2 attended**.

Following the online information session, a feedback form shared with the attendees to share feedback, comments and concerns. One person completed the form. See the "What We Heard" section below for more information.

May 12, 2026: The project team attends the Acadia Community Association board meeting to discuss the proposed project and land use amendment details. Full representation from the board members attends and the project is well received with few questions from board members and no noted concerns. The CA expressed their appreciation for including them in the outreach efforts.

June 11, 2026: The project team holds an in-person Open House at the Haysboro Community Centre, as requested by the CA. A graphic for a social media post, post copy and an e-newsletter banner were created and shared with the CA on May 29 to promote the event through its community channels. The **event garnered 12 attendees**, most of whom represented the Haysboro Planning Committee. Feedback forms were available in-person during the event, and a QR code was created to access the form online. A total of 11 feedback forms were completed following the Open House.

June 16: A post-event "thank you" email is sent via Mailchimp those who opted-in at the Open House to receive project updates, a copy of the information boards were included, as well as a link to the feedback form. The email was sent to 6 recipients, opened by 2 and received 3 link clicks (2 to the survey, and 1 to the info boards).

3.0 WHAT WE HEARD

Overall, sentiment is showing a favorable trend of support for the proposed project based on the feedback received from the various interested parties who were engaged from February – June 2026.

During the initial in-person meeting with Haysboro Community Association board members, general questions came up regarding density, building form and scale, curiosity to learn outcomes of a Transportation Impact Assessment, and an expressed desire to see site plans in more detail. Questions probed to understand the site's western slope and the plan for residents and visitor parking. Conversations around social disorder and broader community safety were of concern, exclusive of the proposed application.

Of the 12 total completed feedback forms, 11 people shared they were Haysboro residents and 1 was a resident of Acadia.

Ranchman's Village Open House Feedback Form

Q4 11 responses

After reviewing the information presented, how do you feel about the proposal overall?

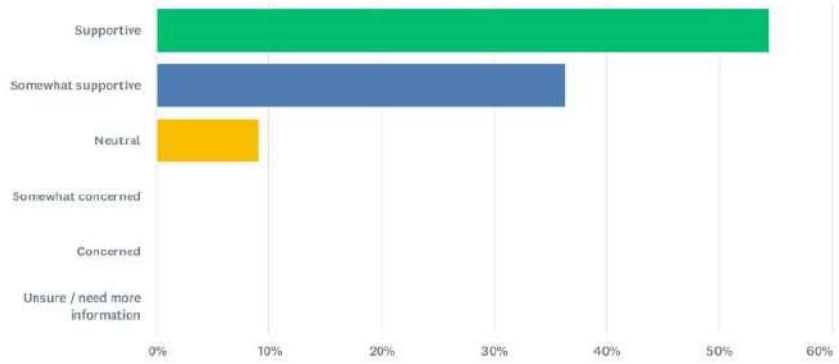


Figure 1: Bar graph results from Feeback Form following the June 11 Open House.

The survey respondent following the virtual session provided their support to the overall proposal.

Q7 Is there anything else you would like the project team to consider at this stage?

Answered: 1 Skipped: 0

#	RESPONSES	DATE
1	I think its great & fully support it!	4/7/2026 6:26 PM

Respondents were asked to share up to three topics that were most important to them as planning continues. The following percentages show the ranked preferences based on the June survey results:

Ranchman's Village Feedback Summary

- Traffic and transportation (selected by 81.82% of respondents)
- Building height and scale (54.55%)
- Compatibility with surrounding areas (54.55%)
- Public spaces and pedestrian experience (54.55%)
- Construction impacts (54.55%)

Other notable topics included safety and security, parking, site access and circulation, transit access and walkability, and landscaping and site design.

3.1 Open Ended Responses

The feedback form included an opportunity to provide comments or additional feedback through an open-ended field. Seven comments were received and consistent with feedback heard during the April 1 meeting with the CA: a couple shared preference to a height of 6-storeys, and some comments expressed concerns related to safety near and at the LRT stations, as well as onsite security and traffic/parking management.

Ranchman's Village Open House Feedback Form

#	RESPONSES	DATE
1	Try to coordinate construction activities to minimize disruptions to local businesses. This and additional developments are too much for Horton road traffic.	6/19/2026 9:32 AM
2	I like the overall idea of this project. My only issue/concern would be security for parking area and the pool area. This could potentially be a big issue a more people come to the area as well as those who frequentthe LRT stations. Consultation with CPS maybe a good idea.	6/12/2026 4:27 PM
3	Supportive at 6 storeys. Supportive if there is a plan to provide access to each LRT station. Without sidewalks or bridges, everyone will drive to the LRT. Maybe direct bus route to the station.	6/12/2026 4:25 PM
4	I like the overall design + plan to create a real community feeling.	6/12/2026 4:23 PM
5	We discussed safety issues with 2 c-train stations. i.e. security cameras, etc. It seems that these are covered. Thank you. Keeping @ 6 storeys creates a community. Towers are not a community, it's just "housing".	6/12/2026 4:22 PM
6	need access (walkable) to LRT. Would be more supportive if land use redesignation was for th6 stories you say the buildings will be.	6/12/2026 4:19 PM
7	I'm hoping we can keep up engagement with the community for Phase 2, as you've done with Phase 1, even though you'll have your land use. I hope you do as much green as possible - we can review at the DP phase. Very happy about Fenyk! Please meet with Constable Colbert from District 6, as security + safety are essential, especially on the main street, will be inviting public access + therefore crime. Density can improve visibility + lower crime, but given the commercial access/main st., I think having a security guard 24/7 is required. Thank you for bringing a comprehensive plan!	6/12/2026 4:12 PM

4.0 CLOSING THE LOOP

The project team will share a "What We Heard" report (similar to this feedback summary) to the interested parties, which includes the Community Associations, attendees of the engagement events, and will post a copy to the project website for broader public access. Additionally, communications will continue with the Community Associations and project subscribers to notify the interested parties of upcoming application milestones, such as CPC and Council dates.

Community Outreach for Planning & Development
Applicant-led Outreach Summary

What did you hear?
Provide a summary of main issues and ideas that were raised by participants in your outreach.

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

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

calgary.ca/planningoutreach

Community Association Response

HAYSBORO
Community Association

April 8, 2026

Carl Stanford
Planning and Development
City of Calgary
Carl.Stanford@calgary.ca

Application Notice: LOC2026-0025
Application Description: Land Use Amendment
Address: **9615 Macleod Trail SW (Multiple Addresses)**

Subject: Request for Further Community Engagement Regarding Ranchman's Village Land Use Change

Dear Mr. Stanford,

On Wednesday, April 1, 2026, the Haysboro Planning Committee appreciated the opportunity to host the Deveraux Developments team regarding the proposed land use change for the Ranchman's Village project.

We appreciate the effort to engage with the community early in the planning process, as open communication is vital for a successful development that aligns with community interests. However, our planning committee has some concerns that we believe should be addressed to ensure clarity and transparency moving forward.

Specifically, the developer is requesting a 40-metre land use change, yet their current project plan indicates a height of approximately 24 metres (6 storeys). This discrepancy creates uncertainty about the final scope of the development. Additionally, we were only provided with a mock-up drawing, and a detailed site plan was not available for review. The developer mentioned that they are still in the early stages of gathering community feedback, which suggests many aspects of the project remain undefined.

In light of these points, the Haysboro Planning Committee respectfully requests an additional engagement session before this Land Use Change (LOC) proposal proceeds before the city council. We believe it is crucial for the developer to present a more comprehensive plan that can be reviewed and commented on by the community to facilitate informed decision making prior to any land use approval.

Thank you for your attention to this matter. We look forward to working collaboratively to ensure the development aligns with community interests and expectations.

Respectfully,

Karen Arndt
Planning Director
Haysboro Community Association

Carl.Stanford@calgary.ca - Planning File Manager
Ward11@calgary.ca - Councillor Ward
CAward11@calgary.ca - Kevin Taylor
lthomson@bastudios.ca - Leah Thomson
Planning@haysboro.org - Haysboro Community Association Planning Committee

Land Use Amendment in Douglasdale/Glen (Ward 11) at multiple addresses, LOC2026-0112

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 3.29 hectares ± (8.12 acres ±) located at 344 Quarry Park Crescent SE and 40 Quarry Park Crescent SE (Plan 2510413, Block 5, Lots 11 and 15) from Mixed Use – General (MU-1f3.0h50) District and Multi-Residential – Medium Profile (M-2) District to Multi-Residential – High Density Medium Rise (M-H2f3.0h50) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 OCTOBER 8:

That Council give three readings to **Proposed Bylaw 131D2026** for the redesignation of 3.29 hectares ± (8.12 acres ±) located at 344 Quarry Park Crescent SE and 40 Quarry Park Crescent SE (Plan 2510413, Block 5, Lots 11 and 15) from Mixed Use – General (MU-1f3.0h50) District and Multi-Residential – Medium Profile (M-2) District to Multi-Residential – High Density Medium Rise (M-H2f3.0h50) District.

HIGHLIGHTS

- This application seeks to redesignate the lands to provide for high density residential with support commercial in alignment with the anticipated development for this portion of the site.
- The proposal represents an appropriate land use for the subject sites and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP), including those for a Community Activity Centre (CAC), and the *Barlow Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposed Multi-Residential – High Density Medium Rise (M-H2) District would allow for housing choice within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed M-H2 District enables more compact development and a greater variety of housing and commercial options near a fully funded Green Line Light Rail Transit (LRT) station.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the southeast community of Douglasdale/Glen, was submitted by B&A Studios on behalf of the landowner, Remington Development Corporation, on 2026 July 03. The approximately 3.29 hectare (8.12 acre) site is bound by 18 Street SE to the west and 24 Street SE to the east and Quarry Park Boulevard SE to the north. There is vacant land and office commercial development located to the north and multi-residential and the Quarry Park YMCA Child Development Centre located to the south. The subject lands are currently vacant.

The proposal seeks to develop this area of Douglasdale/Glen, known as Quarry Park, into a

residentially focused, mixed-use development which supports the vision of the Quarry Park Green Line LRT station area becoming a vibrant transit-oriented development (TOD). The proposal is aligned with the previously approved outline plan (LOC2023-0168) and would allow for up to 16-storey residential and mixed-use buildings along 18 Street SE and 24 Street SE. There are no municipal or school reserves owing for this site. Pedestrians will be able to circulate through a connected network of sidewalks and pathways that link this site to the future Green Line LRT station.

As indicated in the Applicant Submission (Attachment 2), the proposed M-H2 District provides an appropriate regulatory framework for the mixed-use apartment-style development envisioned for these sites while maintaining flexibility in building design, site layout and unit configuration. No development permit application has been submitted at this time. The proposed development intensity exceeds the MDP minimum intensity threshold of 150 jobs and population per gross developable hectare required for a CAC.

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, 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 (CA) was appropriate. No additional engagement occurred for this application as the vision remains the same as the previously approved outline plan. More details can be found in the Applicant Outreach Summary (Attachment 3).

City-Led Outreach

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

Administration received four letters of opposition, one letter of support and two letters neither in support nor in opposition from the public. The letters of opposition included the following areas of concern:

- a lack of area amenities, such as schools;
- increased parking issues;
- increased density; and
- increased traffic and existing speed issues.

No comments from the DouglasQuarry CA were received. Administration contacted the CA to follow up and did not receive a response.

Land Use Amendment in Douglasdale/Glen (Ward 11) at multiple addresses, LOC2026-0112

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate and in alignment with the previously approved outline plan. The site design, building location and other requirements will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social
The proposal would allow a variety of housing choices in medium and high-density residential building forms, providing for a range of housing opportunities within walking distance to existing Bus Rapid Transit (BRT) stops and a future Green Line LRT station. The proposal would also support employment and retail that would meet some of the needs of residents locally.

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

Economic
The proposal would enable the development of new housing and commercial opportunities within Quarry Park. These will support development of Quarry Park as a complete community and allow for a more efficient use of infrastructure and services.

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with this proposal.

ATTACHMENTS
1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 131D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the Quarry Park area of the southeast community of Douglasdale/Glen. The site is within a Community Activity Centre (CAC) as defined by the *Municipal Development Plan* (MDP). The fully funded Quarry Park Green Line LRT Station is 400 metres (a seven-minute walk) northeast of the subject site and therefore the site is also within a transit-oriented development (TOD) area.

The subject site is approximately 3.29 hectares (8.12 acres) in size and comprises two parcels that are a portion of an approved outline plan area (LOC2023-0168). These two parcels are bound by 18 Street SE to the west and 24 Street SE to the east and Quarry Park Boulevard SE to the north. The undeveloped site is currently accessed via Quarry Park Boulevard SE at the northwest edge of the site. There are office development and undeveloped lands located to the north, industrial development to the east and residential development to the south and west of the site and a child development centre to the southwest.

The Multi-Residential – High Density Medium Rise (M-H2f3.0h50) District is proposed to replace the existing Mixed Use – General (MU-1) District and a small portion of Multi-Residential – Medium Profile (M-2) District as it will allow the applicant to achieve their development vision for this site and is in keeping with MDP policies, specifically regarding CACs, as well as TOD policy guidelines.

The proposal anchors the east and west areas of the approved outline plan with the M-H2 District to provide multi-residential with support commercial uses, while keeping the Multi-Residential – High Density Low Rise (M-H1) District to the central north portion of the site and M-2 District to the central south portion of the approved outline plan. At the subdivision and development permit stage, the applicant may be required to apply for a variance to exempt the site from the Waste Management Facility restricted uses (Waste Management Facility and Setback Variance Guide).

Community Peak Population Table

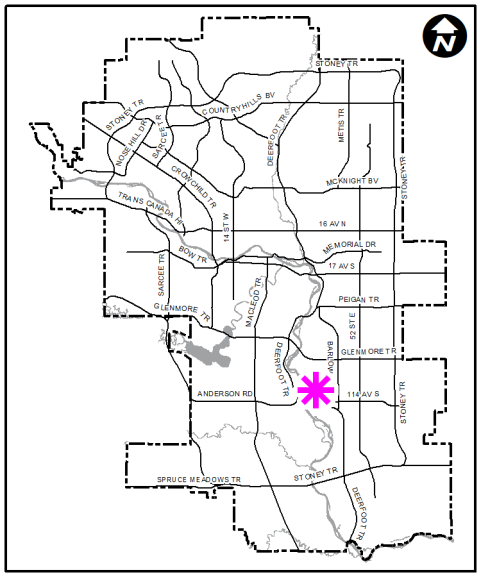
As identified below, the community of Douglasdale/Glen reached its peak population in 2014.

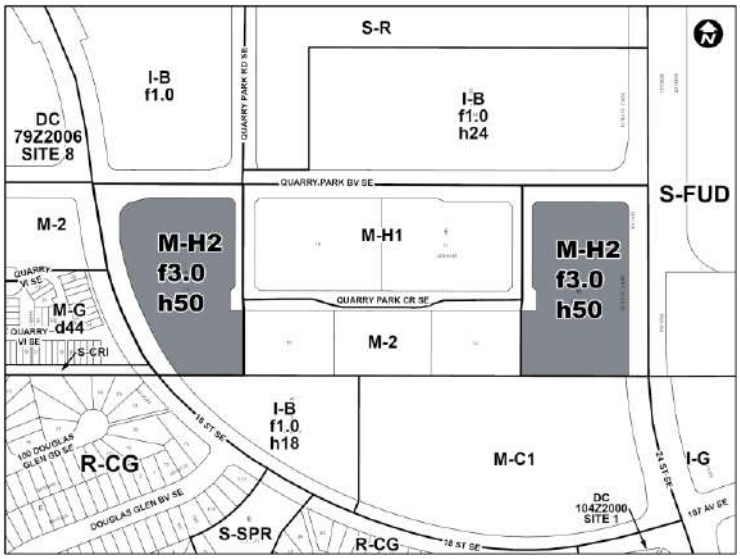
Douglasdale/Glen	
Peak Population Year	2014
Peak Population	12,952
2019 Current Population	12,881
Difference in Population (Number)	- 71
Difference in Population (Percent)	- 0.55%

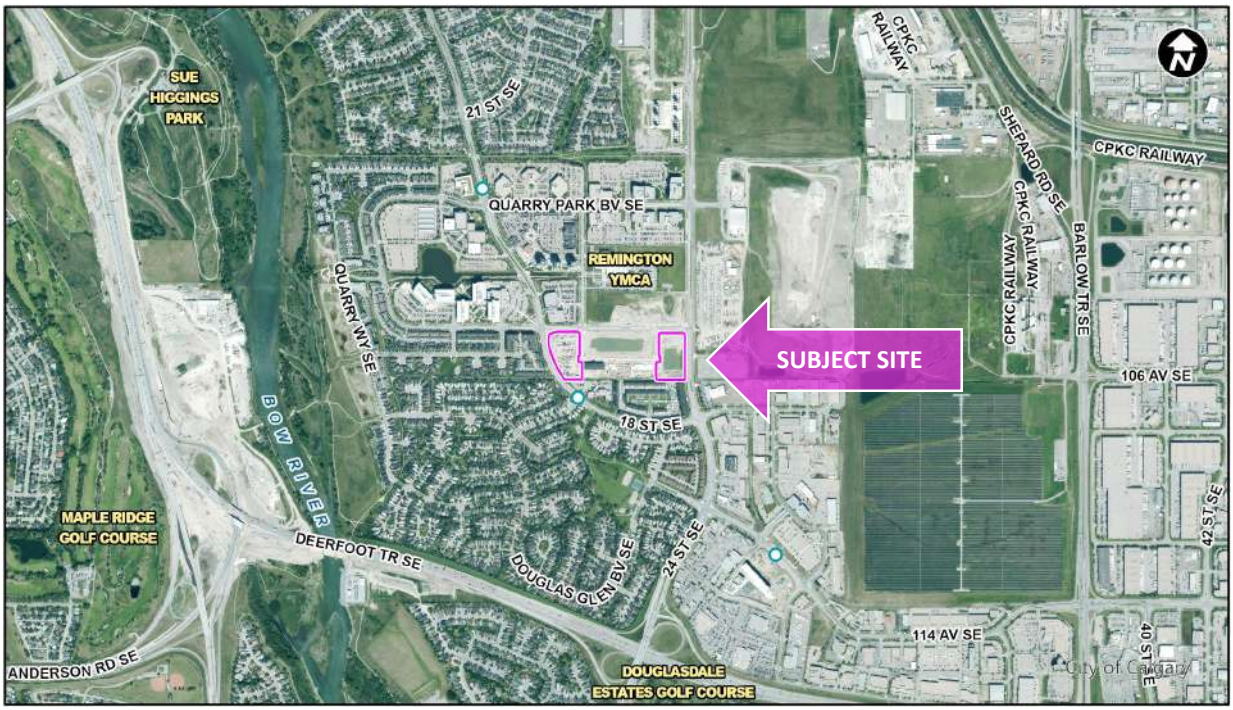
Source: *The City of Calgary 2019 Civic Census*

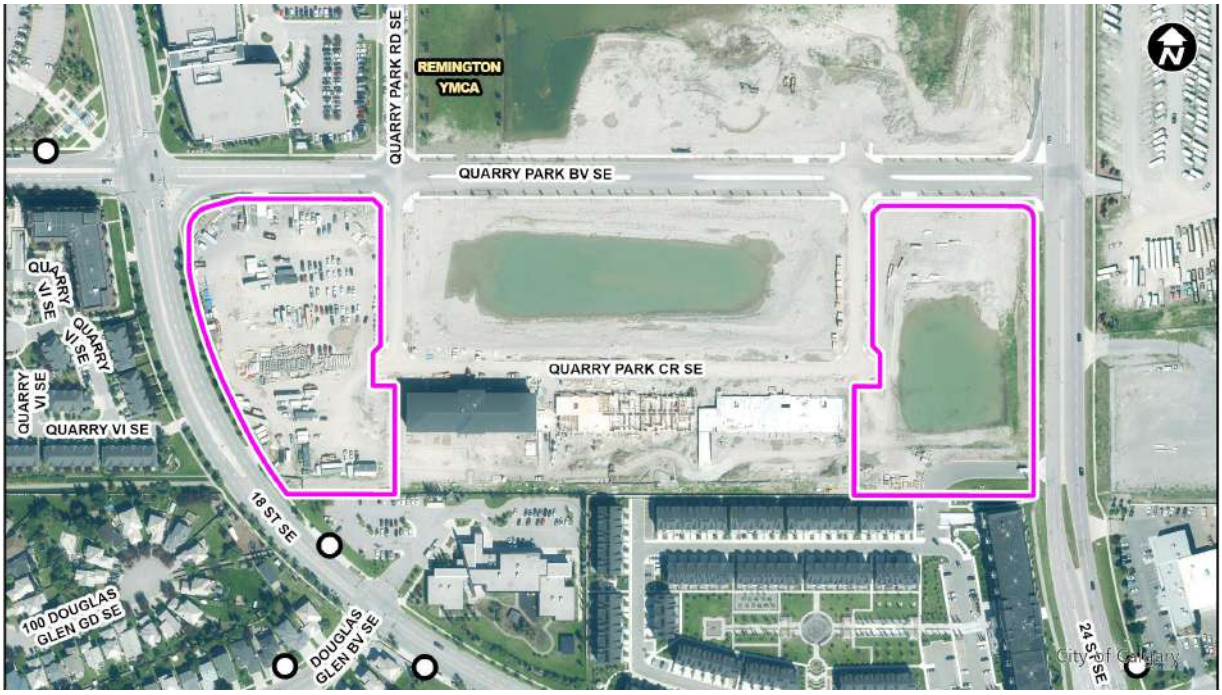
Additional demographic and socio-economic information may be obtained online through the Douglasdale/Glen Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The land use amendment area is for approximately 3.29 hectares (8.12 acres) of land in the southeast community of Douglasdale/Glen. As noted in the Applicant Submission, the purpose of this application is to help facilitate a mixed-use urban village at full build-out.

The subject lands were redesignated through a comprehensive Outline Plan and Land Use Redesignation application (LOC2023-0168) approved by Council in 2024 March. This application does not seek to amend the vision established through that approval, but to refine the land use district to better align with the anticipation of residential development with support commercial uses.

The proposed M-H2 District is intended to provide for multi-residential development in a medium profile building form, where intensity is measured by floor area ratio to provide flexibility in building form and dwelling unit size and number and includes a limited range of support commercial uses. The M-H2 District is intended to be located at strategic parcels, including transit and transportation corridors and nodes. The Floor Area Ratio (FAR) and height is intended to remain the same as the existing MU-1f3.0h50 District while bringing the small portion of the parcel that was designated M-2 District into alignment with the rest of the parcel. The intent of the parcel remains the same as approved with the original outline plan for the area.

Density and Intensity
The proposal anticipates 159 jobs and a minimum of 497 units over 3.29 hectares for an anticipated combined intensity of 336 jobs and people per hectare. The proposal exceeds the MDP's minimum intensity threshold of 150 jobs and population per gross developable hectare. The subject site falls within a Community Activity Centre (CAC) as indicated in the MDP. The MDP defines CACs as areas of "moderate job and population growth, near one or more communities and supported by the Primary Transit Network."

Transportation
The surrounding road network consists of 18 Street SE along the western edge of the plan area, and 24 Street SE along the eastern boundary of the plan area. Both roads are classified as arterial roadways and have been constructed to their full width. Primary vehicular access to the subject site will be provided with the extension of Quarry Park Boulevard SE between Quarry Park Road SE and 24 Street SE. A new internal loop road accessed off Quarry Park Boulevard SE and Quarry Park Crescent SE will provide access to all parcels.

The location is well served by Calgary Transit and is considered a TOD due to the funded Quarry Park Green Line LRT station being located approximately 400 metres (a seven-minute walk) north of this site on 24 Street SE at Quarry Park Boulevard SE. Express Route 302 (BRT Southeast/City Centre) currently provides service along 24 Street SE. The site is also served by the MAX Teal BRT (Westbrook/Douglas Glen), with stations 50 metres (a one-minute walk) south of the site on 18 Street SE at Douglas Glen Boulevard SE. Local Routes 24 (Ogden), 117 (McKenzie Towne Express), 131 (East Bow Express) and 151 (New Brighton Express) also serve the area.

Environmental Site Considerations
Environmental Site Assessments (ESAs) Phase 1 and Phase 2 were submitted and reviewed as part of the previous land use (LOC2023-0168). At this time, there are no known concerns that would prevent support of the proposed land uses shown in the plan area. The applicant will be required to adequately address the recommendations outlined in the Phase 2 ESA prior to the approval of a future subdivision or development permit application.

The easterly portion of the plan area is situated within the setback of the private ECCO landfill. A variance will be required for any restricted uses proposed within the required setback.

Utilities and Servicing
Existing public (deep) and private (overhead and shallow) utilities reside within and immediately adjacent to the plan area. Utility relocations or utility protection, by way of utility right-of-way and/or easement will be at the developer's expense and to the satisfaction of the relevant utility owners.

The developer will be responsible for constructing and/or extending public water, sanitary and storm main extensions to adequately service the plan area. Said work will be subject to the terms and conditions of a development agreement prior to the endorsement of the future subdivision application.

Water Servicing
Water is immediately available to service the plan area. Multiple connections to the existing/proposed public mains that border the plan area will be constructed by the developer to create an adequate looped system within/throughout the proposed plan area. A water network plan was required (and accepted) to support the subject proposal.

Sanitary Servicing
Sanitary is immediately available to service the plan area. Sanitary mains will be constructed by the developer within/through the plan area and connected to the public mains that border the plan area. A sanitary servicing study was required and accepted in support of the subject proposal.

Stormwater Servicing
Storm is immediately available to service the plan area. Storm infrastructure will be constructed by the developer in the plan area and connected to existing public infrastructure which borders the plan area. A Staged Master Drainage Plan (SMDP) was not required, as the plan area is located within the boundary of an existing SMDP. Storm pond infrastructure exists southwest of the plan area. This infrastructure was previously designed to accommodate runoff from the plan area. Prior to the approval of the subdivision a Stormwater Management Report (SWMR) will be required. The SWMR shall adequately coincide with any/all overarching or governing reports at that time.

Legislation and Policy

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

Municipal Development Plan (Statutory – 2009)
The subject site is located within a Community Activity Centre (CAC) as defined on Map 1: Urban Structure of the *Municipal Development Plan* (MDP). The MDP states that Activity Centres should contain a mix of medium and higher density employment and residential uses with environments that prioritize pedestrian convenience, safety, comfort and enjoyment. CACs should achieve a minimum intensity threshold of 150 jobs and population per gross developable hectare. The proposal anticipates a combined intensity of 287 jobs and population and therefore exceeds the MDP's development intensity requirements. The MDP states that CACs should contain a broad range of ground-oriented and medium to high density apartment housing and a mix of housing tenure and affordability levels to accommodate a diverse range of the population. The proposal is in keeping with all applicable MDP policies.

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

Transit Oriented Development Policy Guidelines (2004)
The *Transit Oriented Development Policy Guidelines* provide direction for the development of areas typically within 600 metres of a transit station. The Guidelines encourage the type of development that creates a higher density, walkable, mixed-use environment within station areas to optimize use of existing transit infrastructure, create mobility options for Calgarians and benefit local communities and city-wide transit riders alike. The site is exceptionally well-served by transit and the proposed land use meets the key policy objectives of the Guidelines including ensuring transit supportive land uses, optimizing existing sites and infrastructure, as well as increasing density around transit stations.

Barlow Area Structure Plan (Statutory – 1980)
The subject site is shown in the *Barlow Area Structure Plan* (ASP) as “Residential” on Map 2: Land Use, as amended with the previously approved outline plan. The proposed land use aligns with the ASP’s direction for this site, including considering how comprehensive development would be considered through subsequent outline plans for the area, in alignment with the policies of the MDP.

Applicant Submission

2026 July 03

AMELIA IWANICKI
Community Planner II, MPlan, RPP, MCIP
aiwanicki@bastudios.ca
C 403 816 1430

July 3, 2026

LOC:
40 & 344 Quarry Park Crescent SW, Land Use Redesignation
Applicant Submission Form

On behalf of Remington Development Corporation, B&A is pleased to submit this Land Use Redesignation application for 40 Quarry Park Crescent SW (Parcel 1) and 344 Quarry Park Crescent SW (Parcel 2). The subject site consists of two parcels, legally described as Plan 2510413, Block 5, Lot 11 and Lot 15, encompassing +/- 3.29 ha (8.12 ac). The subject lands were redesignated through a comprehensive Outline Plan and Land Use Redesignation application (LOC2023-0168) approved by Council in 2024. This application does not seek to amend the vision established through that approval. Rather, this application is intended to refine the land use district to better align with the anticipated residential development and remove an unintended consequence associated with the existing mixed-use designation.

Purpose of the Application

The purpose of this application is straightforward – to redesignate the subject lands from Mixed Use – General (M-U1f3.0h50) to Multi-Residential – High Density Medium Rise (MH-2f3.0h50). The proposed district continues to support the mixed-use vision established through the original approval by allowing complementary commercial uses integrated with residential development. However, unlike the M-U1 district, MH-2 does not include the broader range of commercial uses that are unnecessary to implement the approved development concept for these lands. This is not an application to increase development potential or alter the planning framework approved by Council. Remington is not requesting additional density, additional height, increased floor area ratio, changes to the approved transportation network, servicing strategy, or Outline Plan.

Following approval of LOC2023-0168, the subject lands were reassessed by The City of Calgary Assessment. Through that process, Remington learned that properties designated M-U1 are classified as 100% commercial for assessment purposes until a Development Permit has been approved and the ultimate land use is established. By comparison, lands designated MH-2 are classified as 100% residential until development proceeds, at which time the assessment is updated to reflect the approved development. As a result, the current M-U1 designation creates a significant increase in annual carrying costs during the period between land use approval and development. For these two parcels alone, the additional annual property tax burden exceeds $200,000.

This additional cost is an unintended consequence of the current land use designation. It does not alter the approved planning framework, create additional public benefit, or change the form or intensity of development ultimately permitted on the site. Instead, it unnecessarily increases the cost of delivering the future residential development approved by Council.

The proposed redesignation removes this unintended consequence while maintaining the same development intensity, including the approved floor area ratio of 3.0, maximum building height of 50 metres, and overall Outline Plan approved through LOC2023-0168. The application simply applies a land use district that better aligns with the intended development and supports the efficient delivery of future housing while preserving opportunities for compatible commercial uses.

Site Context

The subject site is located in the Quarry Park area of the southeast community of Douglasdale/Glen, along Quarry Park Crescent SE. Parcel 1 is bound by Quarry Park Blvd SE to the north, 18 Street SE to the west. Quarry Park Cres SE to the east, and the YMCA Quarry Park Child Development Centre to the south. Parcel 2 is bound by Quarry Park Blvd SE to the north, a vacant parcel to the west, 24 St SE to the east, and the Les Jardins multi-family development to the south.

Policy Context

The proposed redesignation remains fully consistent with the policy framework established through LOC2023-0168. As part of that application, minor amendments to the Barlow Area Structure Plan were required to adjust the intended land use strategy from High Standard Ligh Industrial to Residential. This was undertaken to align with the MDP's direction for this site to be included within the Community Activity Centre. The subject lands are located entirely within 700 metres of a fully funded Green Line LRT station and within a CAC, making it well positioned to support transit-oriented development. The proposed redesignation maintains alignment with the Municipal Development Plan's key direction to "Direct land use change within a framework of Activity Centres and Main Streets" and supports Council's objective that, by 2050, 95 percent of Calgarians will live within 2,000 metres of a dedicated transit facility, such as an LRT station or MAX bus station, as identified in the Calgary Climate Strategy (2022). The subject lands are also located within the area currently being planned through the Carburn Communities Local Area Plan.

Land Use Amendment

The proposed redesignation changes the land use district from M-U1f3.0h50 to MH-2f3.0h50. Importantly, this amendment does not increase development intensity or alter the approved planning framework. The application maintains:

- the approved Floor Area Ratio of 3.0;
- the approved maximum building height of 50 metres;
- the mixed-use development vision;
- the approved Outline Plan;
- the approved transportation and mobility framework;
- the approved servicing strategy; and
- the approved density distribution.

The MH-2 district provides an appropriate regulatory framework for the mixed-use apartment-style development envisioned for these sites while maintaining flexibility in building design, site layout, unit configuration, and complementary commercial uses through the Development Permit process.

Planning Considerations

Approval of LOC2023-0168 established the planning framework for the Quarry Rise South lands, transitioning the site from business park uses to a transit-oriented, mixed-use residential community with a strong emphasis on housing, active transportation, and public realm improvements. The Outline Plan established the road network, block pattern, servicing strategy, mobility framework, density distribution, and overall urban design vision. The current application does not alter any of these fundamental planning elements. Both the M-U1 and MH-2 districts support mixed-use development. However, the MH-2 district more appropriately reflects the scale and type of mixed-use development contemplated for these parcels while eliminating the broader range of commercial permissions that are unnecessary to implement the approved development vision.

The proposed redesignation aligns with the regulatory framework with the intended primarily residential use, supporting the efficient development of transit-orientated housing and improving the development's ability to deliver a broader range of housing options.

Conclusion

By eliminating an unintended assessment consequence that results in significant additional carrying costs prior to development, the redesignation supports the efficient delivery of future housing without altering any of the planning outcomes previously approved by Council. It represents the most appropriate land use district for these lands and better aligns the regulatory framework with the approved development vision. For these reasons, we respectfully request Administration's support on this Land Use Redesignation application.

Sincerely,



AMELIA IWANICKI
RPP, MCIP, MPlan
Community Planner II

Applicant Outreach Summary

2026 July 03

Community Outreach on Planning & Developmer
Applicant-led Outreach Summar

Please complete this form and include with your application submission.

Project name: Quarry Rise 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.

No, the development intention remains the same and will not result in changes to Quarry Park or impact surrounding neighbours. As part of the Outline Plan and Land Use process in 2023, Remington conducted community outreach via direct contact and a Virtual Open House. Additionally, the outreach assessment resulted in a low impact to the community.

Outreach Strategy

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

While targeted outreach was not undertaken for this application, Remington maintains ongoing engagement with adjacent community associations and neighbouring landowners and will provide updates, if required, following submission.

Affected Parties

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

The following are the stakeholders with whom Remington maintains regular contact: Riverbend CA, Douglasglen Estates CA, Jayman (south) and The City of Calgary (east). Remington will connect directly with identified stakeholders if required.

PROPOSED

CPC2026-0854
ATTACHMENT 4

BYLAW NUMBER 131D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2026-0112/CPC2026-0854)

* *

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

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

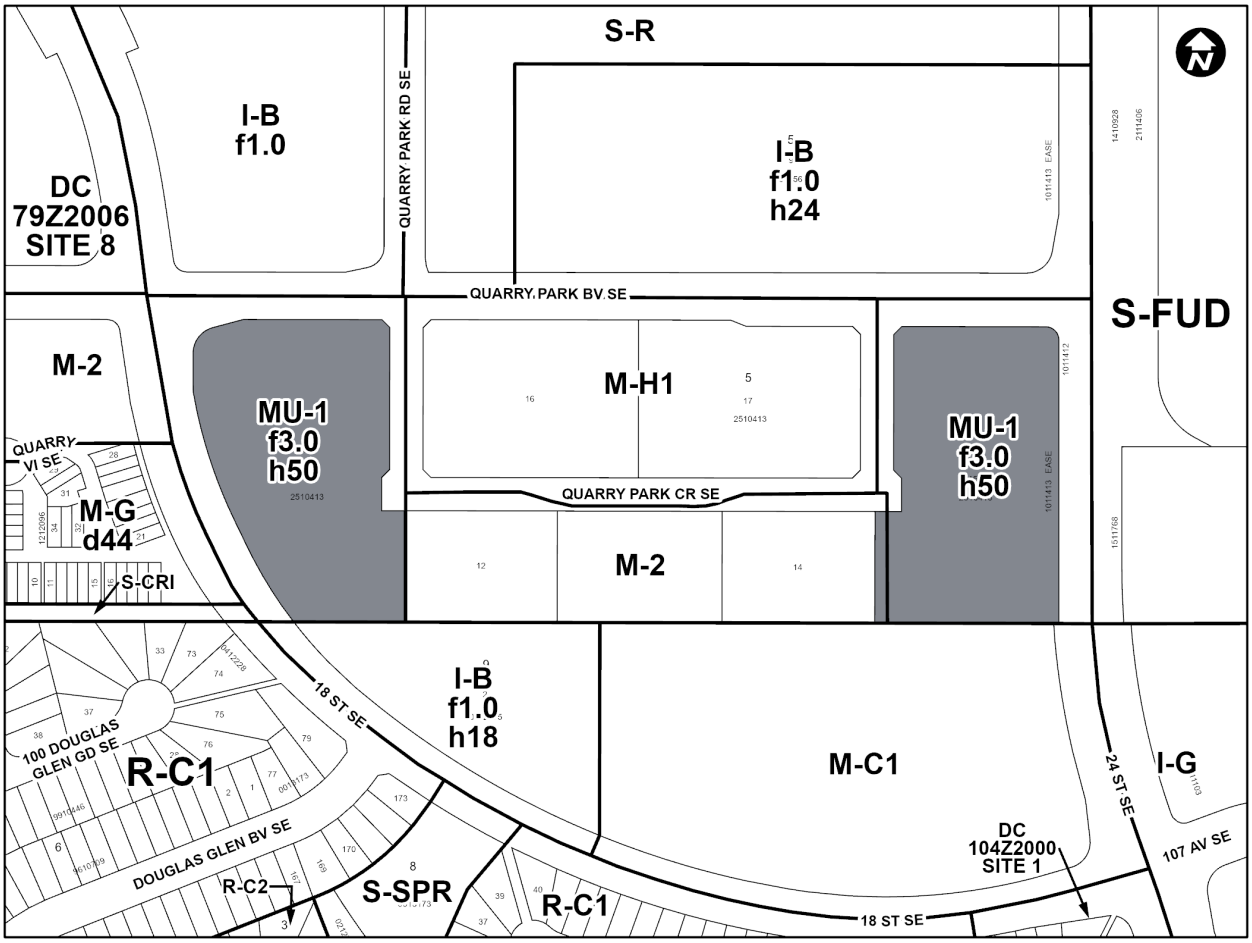
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0112/CPC2026-0854
BYLAW NUMBER 131D2026

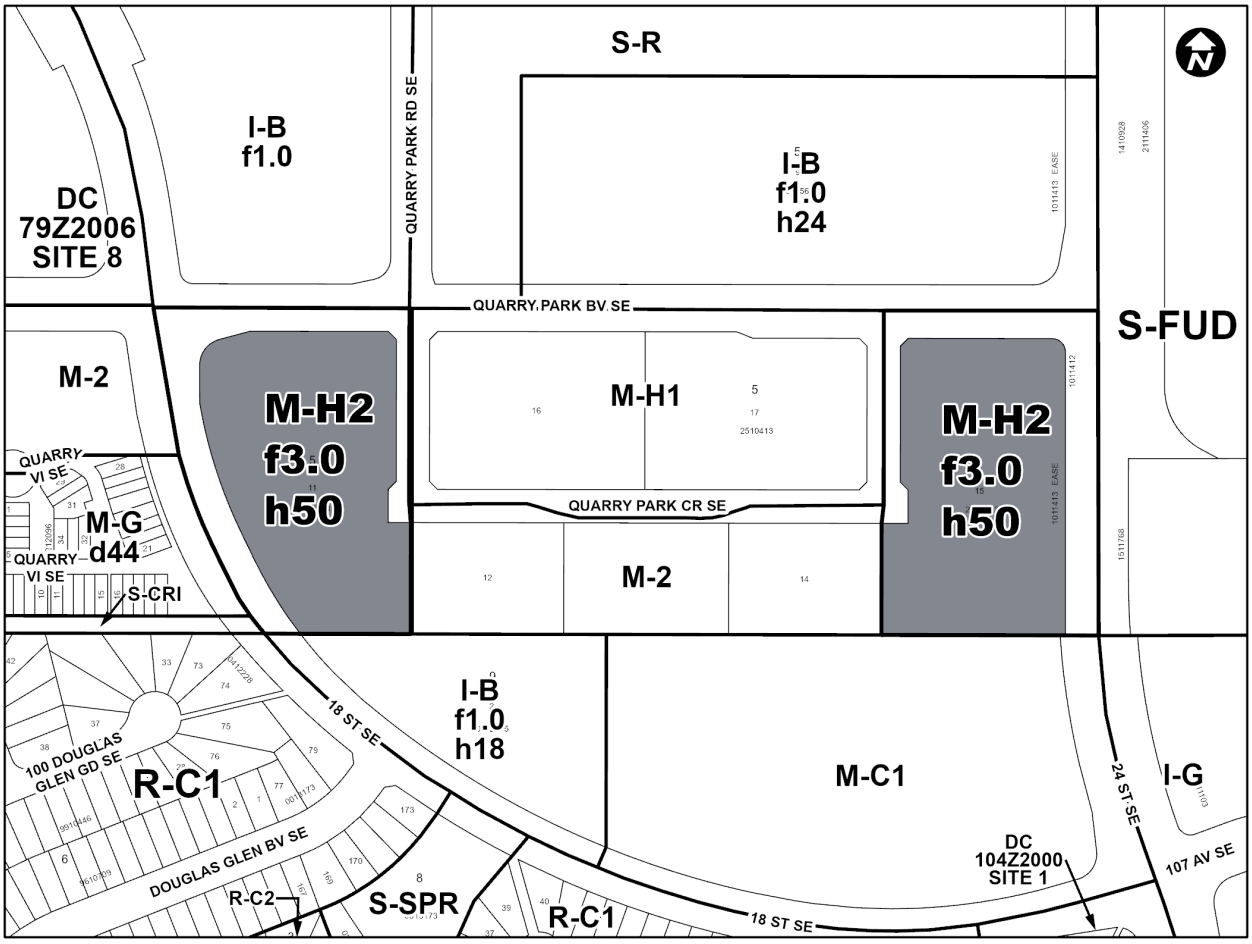
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0112/CPC2026-0854
BYLAW NUMBER 131D2026

SCHEDULE B



Outline Plan, Policy and Land Use Amendment in Belmont (Ward 13) at 310 – 210 Avenue SW, LOC2025-0007

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 310 – 210 Avenue SW (15-22-1-W5M; Legal Subdivisions 2 and 7) to subdivide 22.60 hectares ± (55.83 acres ±) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for an amendment to the West Macleod Area Structure Plan (Attachment 8); and

3. Give three readings to the proposed bylaw for the redesignation of 17.71 hectares ± (43.76 acres ±) located at 310 – 210 Avenue SW (portion of Section 15-22-1-W5M; Legal Subdivisions 2 and 7) from Direct Control (DC) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – High Density Low Rise (M-H1) District, Mixed Use – General (MU-1f3.5h20) District, Mixed Use – General (MU-1f3.5h26) District, Mixed Use – Active Frontage (MU-2f4.0h56) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to Multi-Residential – Low Profile (M-1) District, Mixed Use – General (MU-1f3.5h26) District, Mixed Use – General (MU-1f4.0h56) District, Mixed Use – Active Frontage (MU-2f4.0h56) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 OCTOBER 22:

That Council:

1. Give three readings to **Proposed Bylaw 51P2026** for an amendment to the West Macleod Area Structure Plan (Attachment 8); and

2. Give three readings to **Proposed Bylaw 145D2026** for the redesignation of 17.71 hectares ± (43.76 acres ±) located at 310 – 210 Avenue SW (portion of Section 15-22-1-W5M; Legal Subdivisions 2 and 7) from Direct Control (DC) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – High Density Low Rise (M-H1) District, Mixed Use – General (MU-1f3.5h20) District, Mixed Use – General (MU-1f3.5h26) District, Mixed Use – Active Frontage (MU-2f4.0h56) District and Special Purpose – School, Park and Community Reserve (S-SPR) District to Multi-Residential – Low Profile (M-1) District, Mixed Use – General (MU-1f3.5h26) District, Mixed Use – General (MU-1f4.0h56) District, Mixed Use – Active Frontage (MU-2f4.0h56) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

Outline Plan, Policy and Land Use Amendment in Belmont (Ward 13) at 310 – 210 Avenue SW, LOC2025-0007

HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate lands in the community of Belmont to allow for mixed-use and residential development, a park and supporting public infrastructure.
- The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal would allow for increased housing choice within a compact, higher density greenfield development, which would be served by a neighbourhood park, a future Red Line light rail transit (LRT) station and local commercial uses.
- Why does this matter? The proposal will allow for more compact development and efficient use of lands within the developing community of Belmont.
- An amendment to the *West Macleod Area Structure Plan* (ASP) is needed to accommodate the proposed pedestrian streets.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This outline plan, policy and land use amendment application located in the southwest community of Belmont was submitted by B&A Studios Inc. on behalf of the landowners, Balboa (Alberta) GP Inc. (Carlisle Group) on 2025 January 23. The site is approximately 22.60 hectares (55.83 acres) in size and is adjacent to a future Red Line LRT station and LRT maintenance and storage facility to the east, a future high school, athletic park and the Belmont Recreation Centre to the south, medium density residential to the west, and low density residential and a storm pond to the north. The subject site was part of a previously approved outline plan and land use amendment application (LOC2016-0335). This new application under new ownership proposes to adjust the layout of the subdivision framework and make moderate adjustments to the land use, while still achieving the objectives of transit-oriented development and pedestrian connectivity of the originally approved plan.

The applicant is proposing a comprehensively designed, mixed-use, transit-oriented development with a combination of medium and high density residential in the form of townhouse and apartment building typologies, as indicated in the Applicant's Submission (Attachment 6). The proposed land uses include Multi-Residential (M-1) District, Mixed Use - General (MU-1f3.5h26) District, Mixed Use - General (MU-1f4.0h56) District, Mixed Use - Active Frontage (MU-2f4.0h56) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure, and are in alignment with the *West Macleod ASP* (Attachment 4). A minor policy amendment to the *West Macleod ASP* is needed to accommodate the proposed pedestrian streets and to ensure a compatible built form along these streets (Attachment 8).

The proposed outline plan (Attachment 3) provides a grid-oriented street and block pattern with strong pedestrian connectivity to the future LRT station. In addition, the outline plan anticipates 2,137 units at a proposed overall density of 94.7 units per gross hectare (38.3 units per gross acre) (Attachment 5). Although this is a decrease from the 3,213 anticipated units in the

originally approved plan, the anticipated 2,137 units still exceeds the *West Macleod ASP* policy requirements. Overall, since the proposal meets the policies set out in the *West Macleod ASP*, Administration is in support of this 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 application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with the public/interested parties and the community association was appropriate. The applicant did not conduct engagement based on the application being a greenfield site located within a developing area. The Applicant Outreach Summary with reasons can be found in Attachment 7.

City-Led Outreach

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

Following Calgary Planning Commission, notification of a Public Hearing of Council for the land use amendment will be posted on site and mailed out to adjacent landowners. The proposal aligns with the policies of the *West Macleod ASP* by providing medium and high-density mixed-use, and multi-residential development with a greater focus on high streets and dedicated pedestrian streets in a transit-oriented development area. In addition, Commission's recommendation and the date of the public hearing will be advertised.

IMPLICATIONS

Social

The proposal would allow for a variety of housing choices in medium and high density residential and mixed-use building forms, providing a range of housing opportunities. The proposal would also provide employment and retail areas that would meet some of the needs of residents locally. The development of these lands may enable a more efficient use of land and infrastructure and support surrounding uses, future infrastructure and amenities such as the future LRT station, high school, athletic park and Belmont Recreation Centre, 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 would be explored and encouraged at subsequent

development permit stages.

Economic
The proposed application would allow for more efficient use of land and existing infrastructure by housing residents within the existing but developing greenfield community.

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with this proposal.

ATTACHMENTS
1. Background and Planning Evaluation
2. **Approved Outline Plan Conditions of Approval**
3. **Approved Outline Plan**
4. Proposed Land Use District Map
5. **Approved Outline Plan Data Sheet**
6. Applicant Submission
7. Applicant Outreach Summary
8. **Proposed Bylaw 51P2026**
9. **Proposed Bylaw 145D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the developing southwest community of Belmont. The parcel is approximately 22.60 hectares (55.83 acres) in size and is located approximately one kilometre west of MacLeod Trail SW and 250 metres north of 210 Avenue SW. The site has generally been used for agricultural purposes and pasture lands. The eastern homestead was removed in 2016, while the western homestead within the current outline plan application will be removed upon redevelopment of the land.

The terrain of the land is slightly undulating with low-lying potholes that exhibit wetland characteristics. Within these depressions, a total of five wetlands were identified ranging in classification from temporary marsh to seasonal marsh, with one artificial dugout. All of the wetlands are deemed to be low value and as such received approval to be removed and compensated for, under the *Alberta Wetland Policy*.

An outline plan application (LOC2016-0335) for the subject site and the lands to the south was approved by Calgary Planning Commission in December 2018 and the corresponding land use amendment application was approved by Council in February 2019. The application was to accommodate a medium and high density mixed-use residential development and future high school. The land has since changed ownership and the current owner submitted a new, land use amendment and outline plan application in early 2025. The intent of this new plan is to adjust the layout of the development with less dedicated public road rights-of-way and make moderate adjustments to the land use with a greater amount of mixed-use land use district and parcel area proposed, while still achieving the objectives of transit-oriented development and pedestrian connectivity represented in the original outline plan for the site.

The surrounding area to the north consists of a storm pond designated as Special Purpose – City and Regional Infrastructure (S-CRI) District and land designated as Residential – Low Density Multiple Dwelling (R-2M) District. The lands to the east are designated as Special Purpose – Future Urban Development (S-FUD) District and owned by The City of Calgary. Though not part of this application, in the future the City-owned land that will be across the future Belmont Boulevard SW to the east will accommodate a Red Line LRT station and LRT maintenance and storage facility, between the Canadian Pacific Kansas City (CPKC) rail line and the subject site. The future LRT station and maintenance and storage facility are being planned to include a bus terminal, park and ride parking area, pedestrian drop-off zone, and pedestrian amenities such as a plaza and walkways through the site. Access to the future LRT station will be via Belmont Boulevard SW and streets proposed as part of the subject application.

The land to the south is designated as Special Purpose – School, Park and Community Reserve (S-SPR) District to accommodate a future high school and athletic park and the land to the southwest, designated as Special Purpose – Recreation (S-R) District, is currently under construction for phase one of the Belmont Recreation Centre and library. The properties along the western boundary consist of medium density residential in the form of townhouses and apartments designated as Multi-Residential – Low Profile (M-1) District and Multi-Residential – Medium Profile (M-2) District.

Community Peak Population Table

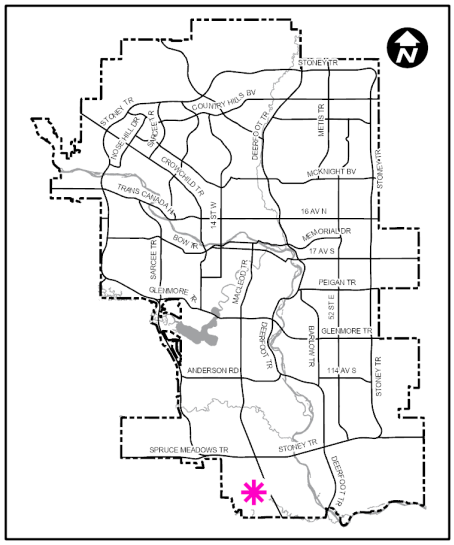
As identified below, the community of Belmont reached its peak population in 2019.

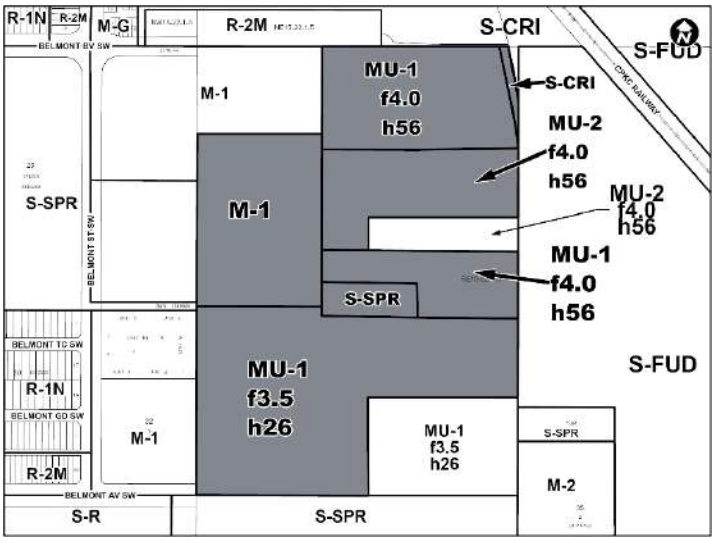
Belmont	
Peak Population Year	2019
Peak Population	86
2019 Current Population	86
Difference in Population (Number)	± 0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

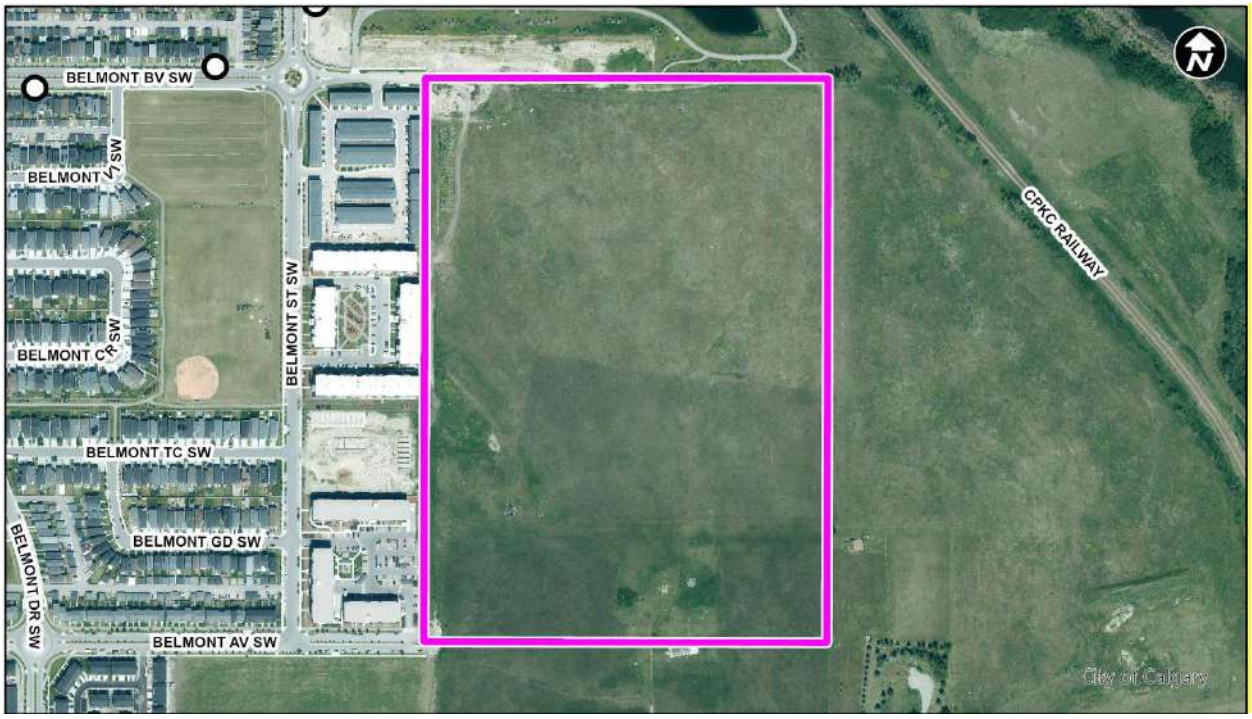
Location Maps



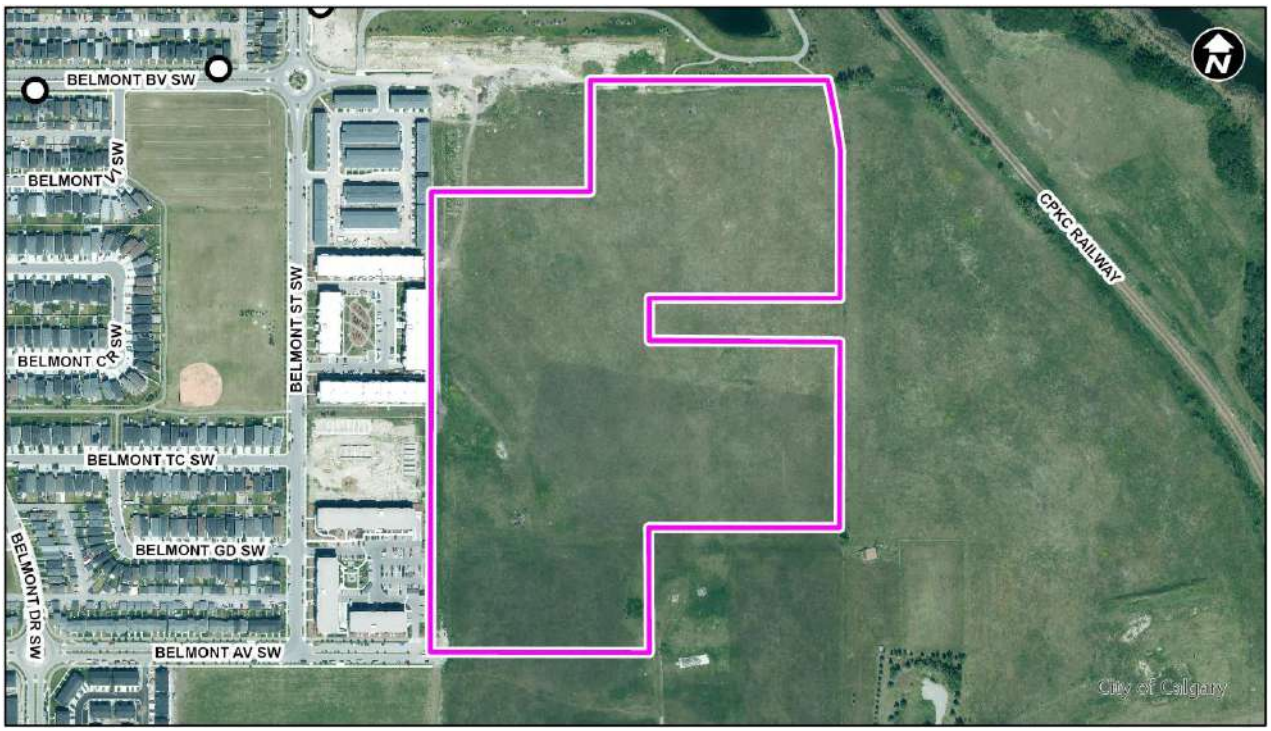




Outline Plan Area



Land Use Amendment Area



Previous Council Direction

None.

Planning Evaluation

Land Use
The site is currently designated Direct Control (DC) District (Bylaw 50D2019), M-1 District, M-2 District, Multi-Residential – High Density Low Rise (M-H1) District, Mixed Use – General (MU-1f3.5h20) District, Mixed Use – General (MU-1f3.5h26) District, Mixed Use – Active Frontage (MU-2f4.0h56) District, and S-SPR District. These existing districts are intended to accommodate a combination of medium and high density residential and mixed-use development along with parks and open spaces.

The application proposes the following land use districts within the plan area:

- M-1 District;
- MU-1f3.5h26 District;
- MU-1f4.0h56 District;
- MU-2f4.0h56 District;
- S-SPR District; and
- S-CRI District.

The proposed M-1 District is intended to accommodate multi-residential development with low height and medium density in the form of townhouses or apartments. The minimum density is 50 units per hectare and the maximum density allowed is 148 units per hectare. The aggregate parcel area for the M-1 District is 4.48 hectares (11.07 acres) which would allow for a maximum of 663 units. The maximum building height is 14.0 metres.

The MU-1 District is intended to be located along commercial streets where both residential uses and commercial uses are supported at grade facing the commercial street. In addition, it is intended to accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout an area.

The proposed MU-1f3.5h26 District has an aggregate parcel area of 7.57 hectares (18.71 acres) and would allow for a maximum floor area ratio of 3.5 which equates to a building floor area of approximately 264,950 square metres. The proposed 26-metre building height would allow for approximately six to eight storeys.

The proposed MU-1f4.0h56 District has an aggregate parcel area of 3.53 hectares (8.72 acres) and would allow for a maximum floor area ratio of 4.0 which equates to a building floor area of approximately 141,200 square metres. The proposed 56-metre building height would allow for approximately 15 to 17 storeys.

The proposed MU-2 District allows street-oriented developments with opportunities for a mix of residential and at-grade commercial uses. The proposed land use requires at-grade commercial uses to promote street level activities.

The proposed MU-2f4.0h56 District has an aggregate parcel area of 2.67 hectares (6.60 acres) and would allow for a maximum floor area ratio of 4.0 which equates to a building floor area of approximately 106,800 square metres. The proposed 56-metre building height would allow for approximately 15 to 17 storeys.

The proposed S-SPR District has an aggregate parcel area of 0.34 hectares (0.85 acres) and is intended to provide for schools, parks, open space, and recreation facilities with parcels of various sizes and use intensities. This district is applied to lands that will be dedicated as Municipal Reserve (MR) pursuant to the *Municipal Government Act* (MGA). The proposal includes a parcel in the central area of the community intended as a local park and open space.

Subdivision Design

The proposed outline plan establishes the subdivision framework for a well-connected neighbourhood comprised primarily of medium and high density residential and mixed-use development, with the highest densities and heights located closest to the future LRT station. The plan proposes a grid and block-based street network that prioritizes active transportation modes, providing direct connections within the neighbourhood, as well as to the future LRT station to the east and the surrounding community to the north, south and west. The proposed multi-use and regional pathways also contribute to strong active modes connections within the neighbourhood and surrounding communities.

In addition to a network of public road rights-of-way, the proposal includes a mid-block network of 4.5-metre-wide private pedestrian streets within private parcels. These private pedestrian streets will be implemented as public access easements at the subdivision and development permit stages. To ensure a proper built form and urban design consistency along these private pedestrian streets so that they do not become dark canyons, a policy amendment to the *West Macleod Area Structure Plan* (ASP) is required, the details of which can be found in Attachment 8. The policy amendment will require the built form along the private pedestrian streets to have a height-to-width ratio no greater than 1:1, ensuring a human scale environment and adequate sunlight along these streets.

The proposed outline plan also includes a private commercial high street running through the middle of the block designated as MU-2 and will connect directly to the LRT station and the LRT station plaza to the east. This private commercial high street will be implemented at the development permit stage and be accommodated via a public access easement. The high street is intended to provide mixed-use buildings with commercial use at-grade and residential uses above, as well as a publicly accessible private open space in the form of a plaza. Both the retail main street and its associated plaza are a specific requirement of the *West Macleod ASP* under section “5.12.2 Main Street Retail Area Policies.”

Open Space

The MGA provides the legislative authority for municipalities to require land dedication of MR for park space and other related uses. The MGA permits municipalities to require dedication of up to 10 percent of the gross developable area as MR.

The proposed outline plan strategically and centrally locates the required 0.34 hectares (0.85 acres) of park space in the middle of the subject site as one parcel. The proposed park space will be designed in accordance with City of Calgary Parks standards and is proposed to include a playground, seating areas, picnic tables, ornamental planting beds, and 2.5 metre local pathways, which will connect to the adjacent public streets and pedestrian streets.

Density and Intensity
The outline plan provides for development that achieves both the *Municipal Development Plan* (MDP) and the *West Macleod* ASP minimum density and intensity targets (population and jobs). This will help to support the future transit, LRT station and community amenities within the greater area.

The application anticipates accommodating 2,137 residential units. This equates to an anticipated residential density of 94.7 units per hectare (38.3 units per acre). This density contributes to meeting the minimum residential density of 25 units per hectare (9 units per acre) required when calculated over the entire ASP.

The subject application is located in a Transit Station Planning Area as depicted in the ASP (Map 5: Transit Station Planning Area). There are two specific density categories for the subject lands, as per Map 7: Density. The ASP policies provide direction to achieve a minimum density of 98.8 units per hectare (40 units per acre) where located within the High Density/Mixed Use area and 49.0 units per hectare (20 units per acre) where located within the Medium Density/Mixed Use area. The anticipated residential densities of 129 units per hectare (61 units per acre) within the High Density/Mixed Use area and 61 units per hectare (24 units per acre) within the Medium Density/Mixed Use area exceeds both of these density requirements.

Development for the overall community is required by the MDP and the ASP to achieve an intensity of 60 to 70 people and jobs per hectare. The anticipated intensity of the subject site is approximately 227 people and jobs per hectare. The ASP (Table 1) identifies a minimum intensity requirement of 61 people and jobs per hectare for Community “B” and a minimum intensity requirement of 62 people and jobs per hectare for the entire ASP area. The anticipated intensity of 227 people and jobs per hectare exceeds both of these intensity targets.

Transportation
The proposed road network within the outline plan boundary is planned as a grid pattern, with emphasis on public connections to the future LRT station area.

Primary access to the subject lands is from an east-west arterial roadway, 210 Avenue SW, with additional connections to the adjacent plan area provided by Belmont Boulevard SW and Belmont Avenue SW. There is a direct connection from 210 Avenue SW to Macleod Trail SW.

Administration worked with the applicant to develop a transportation network that supports multi modal connectivity for local and regional trips, with a street network comprised of the primary collector street, collector streets and local residential streets that accommodate active modes, transit, and vehicular movement within the plan area, as well as connections to the regional transportation network. The combination of the street network, block sizes with public access easements (active mode connections through blocks), pathways and park space that are supportive of the planned future LRT station provides opportunities for pedestrians and cyclists to enjoy good connectivity within and around the plan area.

A Transportation Impact Assessment (TIA) was submitted in support of this application. Administration reviewed and accepted the TIA and the results were used to refine the outline plan design.

Environmental Site Considerations
No environmental concerns were identified in the Environmental Site Assessment report, and further investigations or assessments were not recommended.

Utilities and Servicing
The subject site is within the Glenmore Pressure Zone. Water servicing is provided via connections to the water feeder main along 210 Avenue SW, and water mains along Belmont Avenue SW and Belmont Boulevard SW.

The West Pine Creek Sanitary Trunk will run along the west and south boundaries of the proposed development. Sanitary servicing is provided via a connection to the sanitary trunk along Belmont Boulevard SW.

Storm water runoff for the proposed development will be directed towards Belmont Pond E located south of 194 Avenue SE. Storm water servicing is provided via a connection along Belmont Boulevard SW. The allowable release rates for the subject site are to be in accordance with the Belmont Stage Master Drainage Plan.

Any required extensions or network upgrades to service the site are at the developer's expense.

Legislation and Policy

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

Municipal Development Plan (Statutory – 2009)
The *Municipal Development Plan* (MDP), Map 1 'Urban Structure' identifies the subject lands as 'Developing Residential – Planned Greenfield with ASP. The MDP provides guidance for the development of new communities through the policies of the *West Macleod ASP*.

The proposed outline plan meets the following MDP objectives (Section 3.6.2):

- Providing a diversity of housing types;
- Providing daily needs and transit options within walking distance;
- Providing parks located throughout the community in walkable proximity to all residences;
- Creating a physical combination of the public realm and related built form to establish a "heart" for the community; and
- Creating an inter-connected, multi-modal street network.

In addition, the outline plan also meets the MDP objective in section 2.2.2 of providing transit-supportive density and land use at higher densities within 400 metres of a transit station as part of the primary transit network.

Calgary Climate Strategy (2022)

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

West Macleod Area Structure Plan (Statutory – 2014)

The *West Macleod Area Structure Plan* (ASP) provides more direction with detailed policies and guidelines for development. The subject lands are identified as 'Community B' on Map 3: Communities and as 'Medium Density/Mixed Use' and 'High Density/Mixed Use' on Map 4: Land Use Concept as part of the Transit Station Planning Area. The ASP also depicts an LRT Station adjacent to the site to the east. The proposed outline plan is generally consistent with the applicable policies of this plan, however, an amendment to the ASP is required to accommodate the proposed pedestrian streets (see Attachment 8).

Approved Outline Plan Conditions of Approval

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

The following Conditions of Approval shall apply:

Planning

1. If applicable, prior to approval of the initial tentative plan of subdivision, the special conditions addressing the formation and maintenance/financial responsibilities of the Residents Association shall be applied as a condition of subdivision approval, to the satisfaction of the Approving Authority.

2. The 10 per cent Municipal Reserve (MR) dedication required per the Municipal Government Act was originally considered under approved LOC2016-0335, which planned to allocate:

   a. 2.92 hectares as part of the Belmont School Site south of the subject site (being reviewed concurrently under SB2025-0025);

   b. 0.43 hectares as a neighbourhood park east of the subject site (also being reviewed concurrently under SB2024-0169); and

   c. 0.34 hectares within the subject site plan area now being considered under LOC2025-0007.

   If the S-SPR (MR) is not dedicated as part of the first subdivision of this plan area, a Deferred Reserve Caveat in the amount of 0.34 hectares shall be registered on 15-22-1-W5M; Legal Subdivisions 2 and 7 concurrent with registration of the first legal plan of subdivision.

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

4. With each tentative plan of subdivision, the developer shall submit a density phasing plan indicating the intended phasing of subdivision within the outline plan area and the projected number of dwelling units within each phase, demonstrating compliance with the minimum required densities.

5. The 7.0 metre public walkway (public right-of-way) on the western side of the plan area that connects to the existing linear Municipal Reserve parcel to the west must not contain any private or public fences along its boundaries.

6. A Homeowner's Association (HOA) shall be registered on title at the time of subdivision registration. The HOA shall be comprised of all residents in the community and all impacted titles within the plan area shall have an encumbrance identifying the financial and maintenance responsibility of said parcels to the Homeowner's Association, registered against the titles concurrent with the registration of the legal plan of subdivision.

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7. Pursuant to Part 4 of the Water Act (Alberta) and the Public Lands Act (Alberta), the applicant shall provide the City of Calgary Parks and Open Spaces Department with a copy of the Water Act approval, issued by Alberta Environment and Protected Areas, for the proposed wetland disturbance. If a wetland is crown-owned, both Public Lands Act approvals and Water Act Approval will be required prior to the disturbance of the wetland.

8. Rehabilitate all portions of the Municipal School Reserve, Municipal Reserve, and Public Utility Lot lands along the boundaries of the plan area that are damaged as a result of this development, all to the satisfaction of the Director, Calgary Parks.

9. Construct all regional pathway routes within and along the boundaries of the plan area according to Calgary Parks Development Guidelines and Standard Specifications: Landscape Construction (current version), including setback requirements, to the satisfaction of the Director, Calgary Parks.

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

11. Prior to the approval of a development permit for excavation, stripping and grading, a development agreement or a subject area tentative plan of subdivision (whichever comes first), Calgary Parks requires details pertaining to the total limit of disturbance adjacent to existing Municipal Reserve extents or proposed Municipal Reserve extents resulting from the proposed development in its entirety. it shall be confirmed that grading of the development site will match the grades of existing adjacent parks and open space (Municipal Reserve (MR), with all grading confined to the private property, unless otherwise approved by Parks.

12. Prior to approval of the tentative plan of subdivision, landscape concepts prepared at the outline plan stage shall be refined to add:

    a. A site plan showing general conformance to outline plan landscape concepts, intended park program, site layout, and preliminary planting;

    b. Grading plans that are coordinated with engineering to show updated perimeter grades to confirm slope percentage and details of any other features, including (but not limited to) retaining structures, utility rights-of way, green infrastructure, trap lows, drainage from private lots, etc; and

    c. Storm-related infrastructure details above and below ground, including (but not limited to) access roads with required vehicle turning radii, inlets, outlets, retaining walls, control structures, oil grit separators, etc.

13. Prior to endorsement of the legal plan of subdivision, submit complete landscape construction drawings that are reflective of the subject tentative plan of subdivision for the proposed Municipal Reserve lands and Boulevard and Median Tree Line Assignment to parksapprovals@calgary.ca for review and approval.

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14. All proposed parks (Municipal Reserve/Environmental Reserve) and Regional/Local Pathways and Trails must comply with the Calgary Parks and Open Spaces DGSS - Development Guidelines and Standard Specifications: Landscape Construction (current edition).

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

16. All stormwater related infrastructure is to be located within Public Utility Lots (PUL) extents.

17. All shallow utility alignments, including street light cables, shall be set back 1.5 metres from the street tree alignment on all road cross sections in accordance with Section 4.1.3 of Calgary Calgary Parks and Open Spaces Development Guidelines and Standard Specifications: Landscape Construction (current edition). Street trees must have a minimum of 1.0 metre distance provided from hard surfaces (sidewalk, pathway) and vertical elements (utility boxes).

18. The developer, at its sole cost and expense, shall be responsible for the construction of the Municipal Reserve (MR)/ Municipal School Reserve (MSR) parcels within the boundaries of the plan area according to the approved Landscape Construction Drawings and the Calgary Parks and Open Spaces Development Guidelines and Standard Specifications: Landscape Construction (current version).

19. Throughout the development process, adhere to the mitigation measures as outlined in the Belmont Station Biophysical Impact Assessment as prepared by Stantec Consulting Ltd., approved by the City of Calgary on 8 June, 2017.

Utility Engineering

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

21. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).

22. This subject plan area is within the boundary of the Pine Creek drainage catchment and subject to stormwater volume control measures. Volume targets based on Table 6.1 of the Belmont Revised Staged Master Drainage Plan must be met. Low Impact Development and stormwater source control is required as per the approved Belmont Revised Staged Master Drainage Plan Section 3.2.

23. Prior to approval of the first tentative plan of subdivision, a letter by a qualified Engineer to confirm that the assumptions made on the Belmont Staged Master Drainage Plan (SMDP), approved in 2016, is still applicable, such as catchments, imperviousness and runoff volume. Submit the letter to Development Engineering, Utility Specialists and it is to be prepared by a qualified Professional Engineer under seal and permit to practice stamp to

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the satisfaction of Development Engineering, Utility Specialists. For further information contact Development Engineering, Utility Specialists.

Runoff from the subject land shall discharge to the Belmont pond via internal storm system. It should comply with:

a. 70 litres per second per hectare for residential area;

b. 115 litres per second per hectare for multi-family/commercial;

c. A minimum 85 per cent total suspended solids (TSS) removal for particles larger or equal to 50 microns prior to leaving the site;

d. A minimum 50 per cent TSS removal for the full Particle Size Distribution as per 2023 Stormwater Management Facilities and Miscellaneous Items bulletin; and

e. Shall meet volume target as specified in Table 6.1 of SMDP.

24. Prior to endorsement of any Tentative Plan of subdivision or prior to release of a development permit, execute a Development Agreement. Contact the Infrastructure Strategist, Development Commitments for further information at 587-229-7368 or email Joseph.Ma@calgary.ca.

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

26. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:

a. Install the offsite/onsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements;

b. Construct the underground utilities and surface improvements within Belmont Boulevard SW along the north boundary of the plan area;

c. Construct the underground utilities and surface improvements within Belmont Boulevard SW along the east boundary of the plan area;

d. Construct the underground utilities and surface improvements within Belmont Avenue SW along the south boundary of the plan area;

e. Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing;

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

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g. Construct the Municipal Reserve within the plan area; and

h. Construct the multiuse & regional pathways within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.

27. Make satisfactory cost sharing arrangements with UNITED ACQUISITION II CORP. for proportionate share of the of the waterline in 210 Avenue SW (intersection of Macleod Trail SW) installed by UNITED ACQUISITION II CORP. through their BELMONT, PHASE 01(DA2017-0022) subdivision.

28. Make satisfactory cost sharing arrangements with Mattamy (Burgess) Ltd, United West Macleod I Lands Ltd Partnership, and United Acquisition II Corp. for their share of the West Pine Creek Phase II Sanitary Trunk as per the Construction Agreement dated 2026 February 10.

29. Make satisfactory cost sharing arrangements with UNITED ACQUISITION II CORP. for part cost of the existing storm pond, installed/constructed in 1PUL, BLOCK 9 that was paid for and/or constructed by UNITED ACQUISITION II CORP. under BELMONT, PHASE 01(DA2017-0022).

30. Prior to endorsement of any tentative plan of subdivision or prior to approval of a Development Permit, provide fire access review for sites with shared mutual access to comply with fire access requirement and register access easements as required.

    Multi-family sites within the plan area may require additional access points depending on the final building layout and/or total number of units. Sites with over 100 dwelling units require a secondary access. A third access is required for sites in excess of 600 dwelling units two of which must be public.

Mobility Engineering

31. In conjunction with the applicable tentative plan of subdivision, indicate the pathway connections to the north adjacent storm pond (from Belmont Boulevard SW.). Consider the north/south pedestrian connection alignment and include bump-outs to serve pedestrian connectivity to the plan area.

32. The West Macleod Global Transportation Impact Assessment (prepared by Stantec June 2015) has been completed and the Regional Transportation network infrastructure required to support development throughout the plan area up to 7,300 units and 200,000 square feet of commercial is defined as follows:

    a. At-grade intersection of Macleod Trail S and 210 Avenue SW;

    b. At-grade intersection of Macleod Trail S and 194 Avenue SW;

    c. 210 Avenue SW - four (2-2) paved lanes from Macleod Trail S to Sheriff King Street SW;

    d. 194 Avenue SW - four (2-2) paved lanes from Macleod Trail S to Sheriff King Street SW; and

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e. Sheriff King Street SW - four (2-2) paved lanes from 210 Avenue S to Stoney Trail S.

Prior to endorsement of the initial tentative plan of subdivision, the regional transportation network infrastructure must be available and connects the outline plan area with Macleod Trail and/or 22X, in accordance with the approved Calgary Transportation Plan (CTP) and Municipal Development Plan (MDP) and Area Structure Plan.

Available is defined as follows:

f. The ability to construct or provide a financial contribution for construction of the Regional Transportation Network infrastructure required to provide a connection to the tentative plan of subdivision; and

g. The ability to construct or provide financial contribution for construction of a pedestrian / active modes system to service the tentative plan of subdivision.

33. In conjunction with each tentative plan of subdivision, two connections from the affected tentative plan to the Regional Transportation Network must be constructed and open to the public and built to City standards, to the satisfaction of the Manager, Development Engineering.

Note: the intent is that two accesses are available for each tentative plan. It is understood that construction sequencing between all landowners and developers in the area is not certain and the connections above may change at tentative plan.

Offsite requirements to connect roadways within the plan area to the transportation system may be required and will be determined at each tentative plan. Further Transportation Analysis may be required.
Each tentative plan shall demonstrate that it provides a contiguous extension of development within the outline plan area. The intent is to ensure internal transportation connectivity for all modes (walking, cycling, transit, vehicles) and facilitate interim transit routing.

34. Prior to endorsement of the initial tentative plan of subdivision, the developer shall enter into a Payment Agreement to the satisfaction of the City Solicitor, and the Manager, Development Engineering to establish terms for the Developer's contribution for interim improvements of Macleod Trail S / 210 Avenue SW and Macleod Trail S / 194 Avenue SW based on the Transportation Impact Assessment recommendations for the East and West Macleod Area. The City may require additional security or Letter of Credit to secure payments. Contributions from this outline plan area are estimated to be $762,909 (at a build-out of 2,137 units).

35. Prior to endorsement of each tentative plan of subdivision, the developer shall contribute to the costs to upgrade the intersections of Macleod Trail S / 194 Avenue SW and Macleod Trail S / 210 Avenue SW based on the Transportation Impact Assessment recommendations for the West and East Macleod area. The cost sharing contribution is estimated at $762,909 (at a build out of 2,137 units) and will be confirmed during each tentative plan application. The estimate is determined planned number of units in the tentative plan area.

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The details of this requirement are defined by the "West Macleod Global Transportation Impact Assessment" - Stantec, June 25, 2015 and Authentication Page stamped by Dale Lynch August 28, 2015. The purpose is to facilitate interim improvements at Macleod Trail S & 194 Avenue SW and Macleod Trail S & 210 Avenue SW to support development in the West Macleod area.

36. In conjunction with the applicable tentative plan of subdivision, detailed engineering drawings and turning templates shall be submitted and approved to the satisfaction of the Manager, Development Engineering for:

    a. Roundabout located at the intersection of Belmont Avenue SW and the Calgary Board of Education school site access;

    b. Corner of Belmont Boulevard SW to determine if building or road widening is required to accommodate parking and drive lanes on this bus route; and

    c. All remaining intersections and roads within the plan area and boundary roads where appropriate.

    As the applicant is aware, the final Light Rail Train station location will be determined through the ongoing planning study. Given the anticipated high volumes of pedestrians, vehicles, and bus traffic along the surrounding roads upon Light Rail Transit opening, ensure the roadway design accounts for this. Turn templates for both regular and articulated buses must be included in the design.

    As the applicant is aware, the above project includes a new Light Rail Vehicle Maintenance and Storage Facility (LRV MSF) adjacent to their site. It is important that road access to the LRV MSF aligns with the proposed outline plan. The future roadway and intersection / roundabout designs must accommodate WB-21 design vehicles to ensure adequate access for maintenance operations.

    All intersections shall be designed to City standards, complete with appropriate corner cuts, channelization, tapers, etc to the satisfaction of the Manager, Development Engineering. Construction drawing review may require changes to proposed right-of-way to meet the approved design.

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

38. In conjunction with the applicable tentative plan of subdivision, detailed design of any proposed roundabouts shall be approved prior to approval of the tentative plan of subdivision, ensuring sufficient road right-of-way is reserved for potential design adjustments as required.

    A roundabout is to be evaluated at the entrance to the Light Rail Transit station. All roundabouts shall be designed and constructed to the satisfaction of the Manager, Development Engineering, as follows:

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a. All bus stops adjacent to roundabouts should be located outside the curb flares influence zone and along the curb lanes where there is on-street parking;

b. A sight lines analysis for roundabouts, as well as truck and transit sweep and fastest path analysis through all roundabouts shall be provided. Transit buses shall not be required to mount the central truck apron in order to navigate the roundabout;

c. In conjunction with the tentative plan of subdivision, all roundabouts in the plan area shall include bike ramps to facilitate cycling access through the roundabouts;

d. Turning movements should be provided for articulated buses;

e. Ensure the centre circle island has proper clear sight lines (i.e. no objects to block vehicle's sight lines), and chevron patterns shall be embedded upon the concrete pad on the inner side of the roundabout; and

f. No driveway accesses are permitted within the functional area of roundabouts.

39. Prior to approval of construction drawings and permission to construct surface improvements, the developer shall provide signed copies of back sloping agreements for any back sloping that is to take place on adjacent lands.

40. In conjunction with the applicable tentative plan of subdivision, if the developer intends to use any road subject to load restrictions (as indicated on the City of Calgary Load Bans Map), they must obtain a valid load ban permit before using that road. For more details, please refer to the link below: https://www.calgary.ca/roads/permits/overweight-load-bans.html

41. In conjunction with the applicable tentative plan of subdivision or development permit for the staged construction of the road network, Transit stops shall be provided to the satisfaction of the Manager, Development Engineering. All bus zones shall be located:

a. Where commercial areas are concentrated;

b. Where the grades and site lines are compatible to install bus zones; and

c. Where pedestrian walkways, pathways, and roadway crossing opportunities are provided.

42. A **restrictive covenant** shall be registered against the specific lot(s) identified by the Manager, Development Engineering concurrent with the final instrument prohibiting the construction of front driveways over the bus loading area(s).

43. In conjunction with the applicable tentative plan of subdivision, the developer shall ensure that all pathways from Municipal Reserve lands have a direct pedestrian connection by sidewalk or pathway, to the desired crossing locations at intersections to the satisfaction of the Manager, Development Engineering.

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44. In conjunction with the applicable tentative plan of subdivision or Development Permit, all community entrance features must be located outside the public right-of-way.

45. In conjunction with the applicable tentative plan of subdivision, the developer shall provide a Letter of Credit for pedestrian-actuated crossing signals that are required by the Manager, Development Engineering. Pedestrian-actuated crossing signals shall be considered to the satisfaction of the Manager, Development Engineering:

    a. where regional pathways or multi-use pathways intersect with the street;

    b. at mid-block crossings; and

    c. at intersections or pedestrian crossings adjacent to Joint Use sites.

    The developer shall also provide a letter, under Corporate Seal, indicating that they are responsible for any additional costs of signalization that could be in excess of the amount identified in the Letter of Credit, and is required to submit payment in support of the proposed tentative plan applications.

46. In conjunction with the applicable tentative plan of subdivision or development permit, a noise attenuation study may be required to be submitted for approval by the Manager of Development Engineering for any residential development adjacent to the CPKC Railway. It is to be certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning.

47. All noise attenuation features (noise walls, berms, etc.) and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, etc and associated ancillary works shall not infringe onto the road right-of-ways).

48. Temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25 meters is required at the terminus of each construction phase. Where the developer intends to fence the turnaround, the minimum radius shall be increased to 16.25 meters. If road construction and/or construction phasing affects the operations of transit service, the Developer is required to provide an interim transit route replacement, to the satisfaction of the Manager, Development Engineering. Post and cable fence is required where the temporary turnaround is anticipated to be required for a period greater than 1 year.

49. **Concurrent with the registration of the affected legal plan of subdivision**, Public Access Easements for all proposed publicly accessible private open space(s) / plazas along the private high streets, pedestrian streets, private high streets and private one-way streets as indicated on the approved outline plan, shall be executed and registered on title.

50. Future revisions, addendums, or submissions within the development area are subject to further Transportation review and analysis, at the discretion and satisfaction of the Manager, Development Engineering.

51. In conjunction with the applicable tentative plan of subdivision, the developer shall provide signage within the road right-of-way or on city public land, indicating specific accesses to the plan area which are interim/temporary in nature and subject to change as phasing

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progresses. Signage shall be designed and located to the satisfaction of the Manager, Development Engineering. All work will be at the developer's expense.

52. Show homes and marketing information must contain maps identifying the proximity of the future road and Light Rail Transit extensions and shall be shown on the community land use signs containing affected lots.

53. With the applicable tentative plan, cross section C-C (Belmont Boulevard SW - between Belmont Plaza SW and Belmont Avenue SW), and cross section D-D (Belmont Boulevard SW /Belmont Plaza SW / Belmont View SW) will be reviewed and approved to the satisfaction of the Manager of Development Engineering. With the station under operational conditions, a single lane per direction may not be sufficient due to bus bays, pick-up / drop-off (PUDO), park and ride, and local traffic. In the future, additional lanes in each direction, along with dedicated space for bus bays and PUDO, may be required to support operations.

54. In conjunction with the applicable tentative plan of subdivision, further design review for the access / right of way to the Transit Light Rail Transit Maintenance facility will be required. This may include revisions to the current F-F cross section to provide surface and underground utilities to serve the network. All design will be to the DGSS standard and best practice, to the satisfaction of the Manager of Development Engineering.

55. In conjunction with the applicable tentative plan of subdivision, collector standard roads (and below) shall be registered and built to their full width to the satisfaction of the Manager, Development Engineering. These roads include, but are not limited to, Belmont Boulevard SW, Belmont View SW, Belmont Plaza SW, Belmont Avenue SW, and Belmont Mews SW.

56. In conjunction with the applicable tentative plan of subdivision, mutual access easements will be required to be registered to ensure sufficient connectivity to all parcels.

57. In conjunction with the applicable tentative plan of subdivision and associated construction drawing submission, driveways shall not conflict with crosswalks/wheelchair ramp locations.

58. In conjunction with the applicable tentative plan or development permit for multi-family or commercial sites, Transit shelter(s) shall be provided as identified by the Manager, Development Engineering and shall be supplied and installed at the developer's sole expense. The shelter(s) shall be installed by Transit upon receipt of satisfactory payment.

59. In conjunction with the applicable tentative plan of subdivision, curb extensions to be designed and constructed at the developer's sole expense and to the satisfaction of the Manager, Development Engineering. Curb extensions are required at all mid-block crossings, including those of residential streets, along collector roadways to replace parking lanes, and wherever possible at all other intersection crossings.

    The Developer is to consider the above requirement for bump-outs in future construction drawings and when placing utilities. If the bump-outs conflict with proposed utilities, the utilities are expected to be shifted.

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60. In conjunction with the applicable tentative plan of subdivision, no retaining walls, stairs or similar structures will be permitted in the road right-of-way.

61. At each tentative plan of subdivision stage, the cross-sections approved as part of the outline plan shall apply. However, if new standards or policies are introduced by the City prior to or during subsequent tentative plan submissions, the approved cross-sections may be required to be modified to meet the standards of the day. Please note that this may affect road right-of-way widths through the life of the outline plan.

62. In conjunction with the applicable tentative plan of subdivision or development permit, all access to parcels within the subject lands shall be located and designed to the satisfaction of the Manager, Development Engineering. Accesses are to line up centerline to centerline with streets / driveways across the street.

63. At the applicable tentative plan of subdivision and through the construction drawing or any other related process, the applicant is to demonstrate that any private streets are distinct from adjacent public roads to give a clear visual indication that they are not part of the public network.

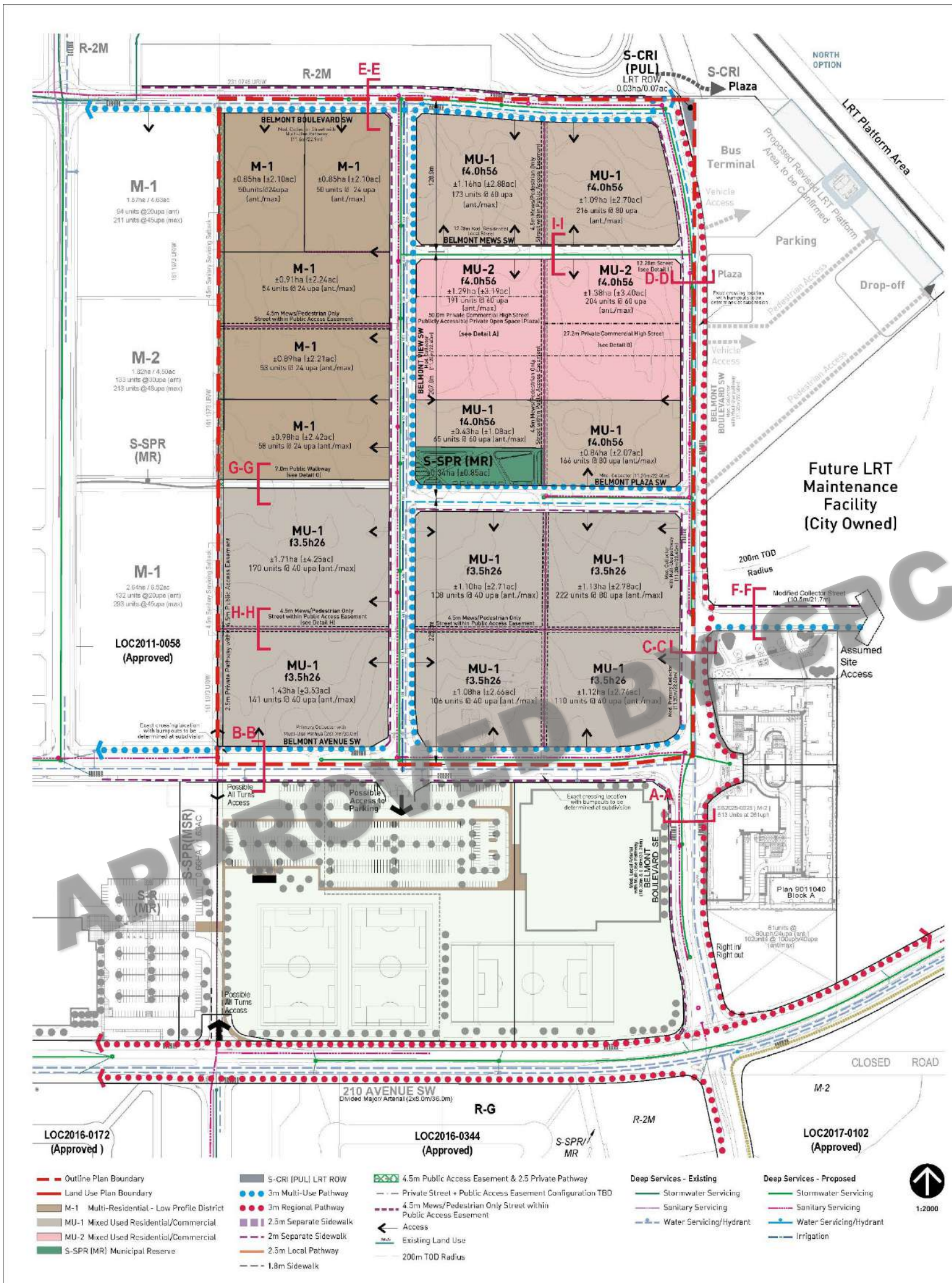
64. At the applicable tentative plan of subdivision and with the associated construction drawings, the applicant to detail east / west pedestrian connections across Belmont View SW at the private commercial high street. Show all pedestrian crossings, desire lines and vehicle turns and conflict points. Safety and ease of navigability for all modes must be demonstrated. Pedestrian connections must serve desire lines in a direct manner.

65. In conjunction with the initial tentative plan of subdivision, the developer shall construct all necessary off-site network connections to support the subdivision, to the satisfaction of the Manager, Development Engineering. The developer will provide all standard boundary requirements which will be reflected in the development agreement necessary to service the proposed development.

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Approved Outline Plan

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



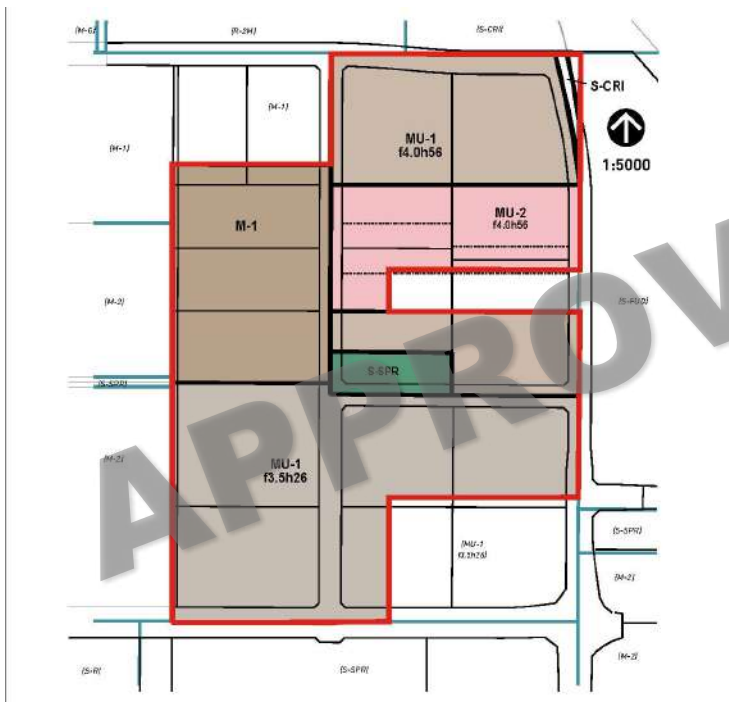
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OUTLINE PLAN STATISTICS				Hectares (±)	Acres (±)		% of GDA
		Total Area		22.60	55.83		
		less					
	S-CRI (PUL)	LRT ROW		*0.03*	*0.07*		
		Gross Developable Area (GDA)		22.57	55.76		100%
	Land Use		Units per acre (upa)	Hectares (±)	Acres (±)	No. of Units	% of GDA
	M-1	**Multi-Residential - low Profile District**		4.48	11.07		19.9%
		Ant./Max number of units based on 24 upa	24 upa			265	
	MU-1f3.5h26	**Mixed Use District - General Distict (MU-1f3.5h26)**		7.57	18.70		33.5%
		Ant./Max number of units based on 40 / 80 upa	40 / 80 upa			857	
	MU-1f4.0h56	**Mixed Use District - General Distict (MU-1f4.h56)**		3.53	8.73		15.7%
		Ant./Max number of units based on 60 / 80 upa	60 / 80 upa			620	
	MU-2f4.0h56	**Multi-Residential - High Density Low Rise District (MU-2f4.0h56)**		2.67	6.59		11.8%
		Ant./Max number of units based on 60 upa	60 upa			395	
Total Units		**Anticipated / Maximum**				2137	
Density		**Anticipated / Maximum**		94.7 upha		38.3 upa	
Open Space				0.34	0.85		1.5%
	S-SPR(MR)	**Special Purpose - Park and Community**		0.34	0.85		
Roadways				3.98	9.83		17.6%

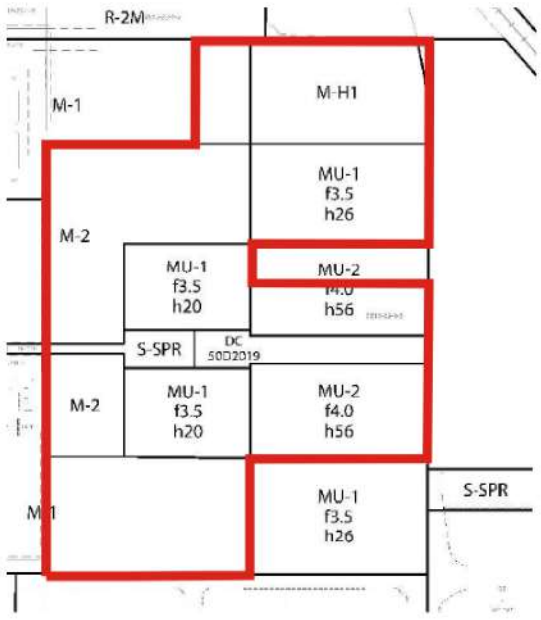
Intensity

Population and Home Jobs			Assumptions
Anticipated	*4,701 people*	179 jobs	2.2 people/multi 3.8 jobs/100people
Anticipated Retail			
MU-1 Retail	*2,500 sqm*	50 jobs	1 job per 50 sqm retail
MU-1 Office	*2,500 sqm*	50 jobs	
MU-2 Retail	*4,000 sqm*	80 jobs	
MU-2 Office	*4,000 sqm*	80 jobs	
Total Retail	*6,500 sqm*	130 jobs	
Total Office	*6,500 sqm*	130 jobs	
Total		260 jobs	
Anticipated Totals	*4,701 people*	439 jobs	*5,140 people + jobs*
	Intensity (People + Jobs/ ha)	227.8 Anticipated	



PROPOSED LAND USE PLAN

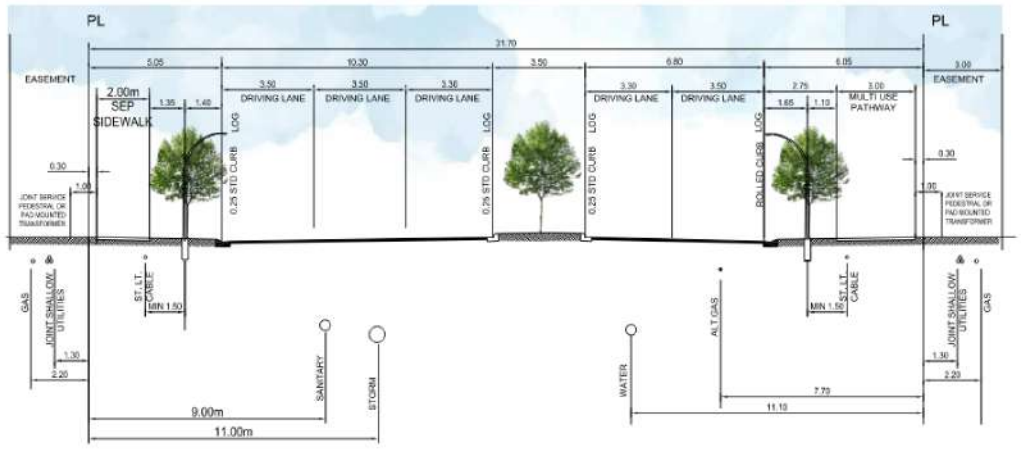
LAND USE STATISTICS			
FROM	TO	AREA	
		ha (±)	ac (±)
M-H1	MU-1f4.0h56	1.92	4.74
M-H1	S-CRI	0.09	0.22
MU-1f3.5h20	M-1	0.68	1.69
MU-1f3.5h20	MU-1f3.5h26	1.24	3.06
MU-1f3.5h20	MU-2f4.0h56	0.23	0.58
MU-1f3.5h20	MU-1f4.0h56	0.23	0.57
MU-1f3.5h20	S-SPR	0.06	0.15
MU-1f3.5h26	MU-1f4.0h56	0.38	0.95
MU-1f3.5h26	MU-2f4.0h56	1.58	3.90
MU-2 f4h56	MU-1f3.5h26	1.85	4.57
MU-2 f4h56	MU-1f4.0h56	0.95	2.35
MU-2 f4h56	S-SPR	0.10	0.24
M-2	MU-2f4.0h56	0.48	1.19
M-2	MU-1f4.0h56	0.12	0.29
M-2	M-1	2.48	6.14
M-2	MU-1f3.5h26	0.88	2.18
M-1	MU-1f3.5h26	2.65	6.54
M-1	MU-1f4.0h56	0.62	1.54
S-SPR	M-1	0.20	0.50
S-SPR	MU-1f3.5h26	0.17	0.43
DC50D2019	MU-1f3.5h26	0.08	0.19
DC50D2019	MU-1f4.0h56	0.35	0.86
DC50D2019	S-SPR	0.36	0.88
Total		17.71	43.76
SUMMARY			
M-1		3.37	8.33
MU-1f3.5h26		6.87	16.97
MU-1f4.0h56		4.57	11.30
MU-2f4.0h56		2.29	5.67
S-SPR		0.51	1.27
RROW		0.09	0.22
Total		**17.71**	**43.76**



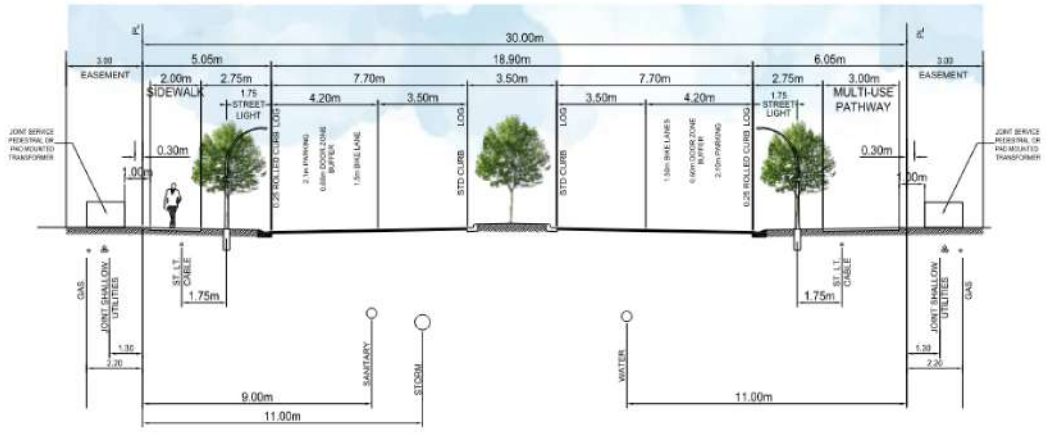
Key map: Existing Land Use

APPROVED BY CPC

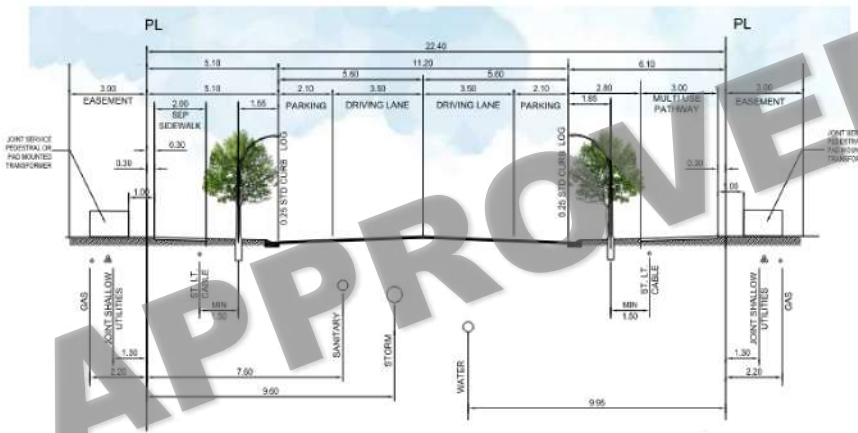
Cross-sections



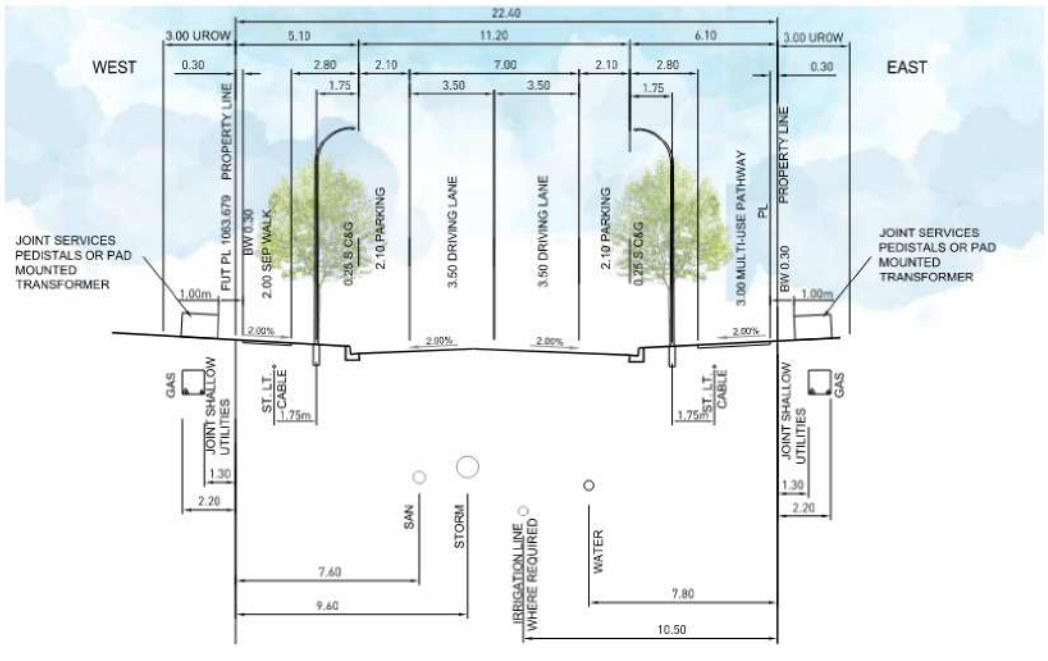
A-A Belmont Boulevard SW (south segment)
Approved with LOC2016-0335
Mod. Local Arterial with Multi-Use Pathway 10.30m & 6.80m/31.70m



B-B Belmont Avenue SW
Approved with LOC2016-0335
Primary Collector with Multi-Use Pathway 2x7.70m/30.00m

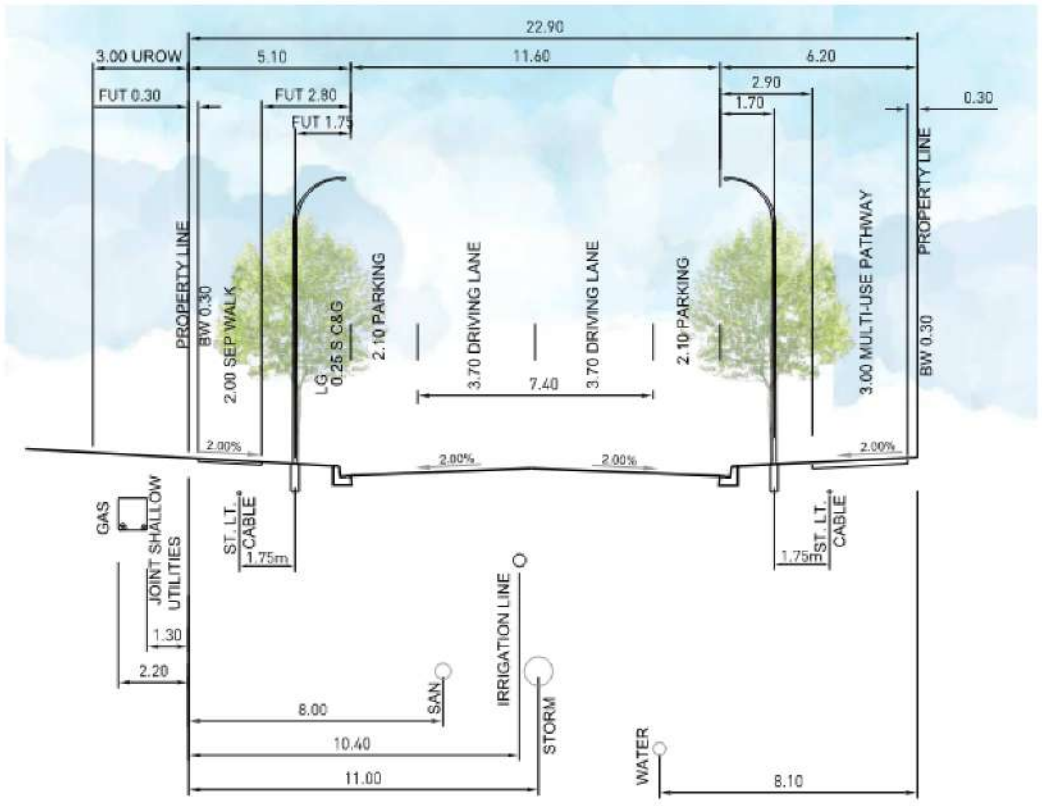


C-C Belmont Boulevard SW (between Belmont Plaze SW and Belmont Avenue SW)
Mod. Primary Collector with Multi-Use Pathway 11.20m/22.40m

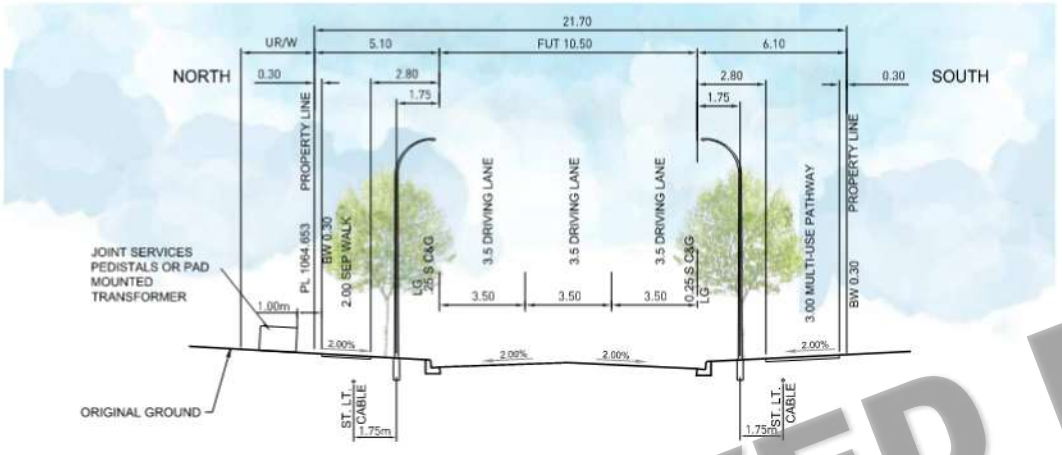


D-D Belmont Boulevard SW /Belmont Plaza SW / Belmont View SW
Mod. Collector with Multi-Use Pathway 11.20m/22.40m

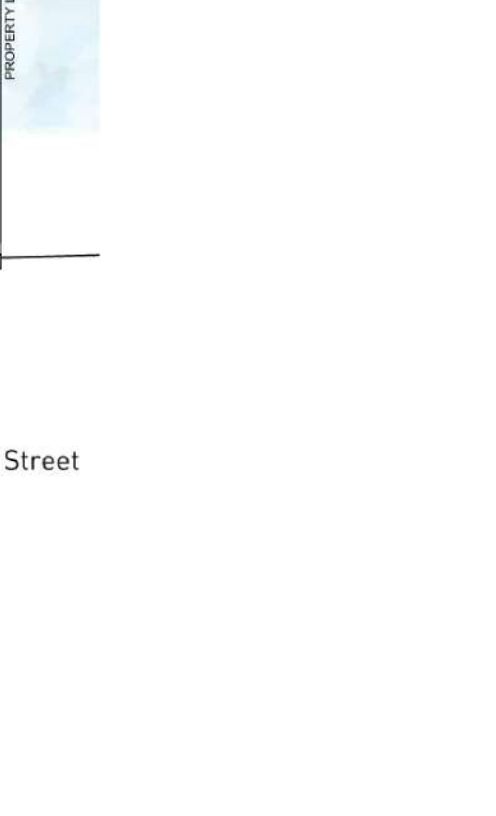
APPROVED BY CPC



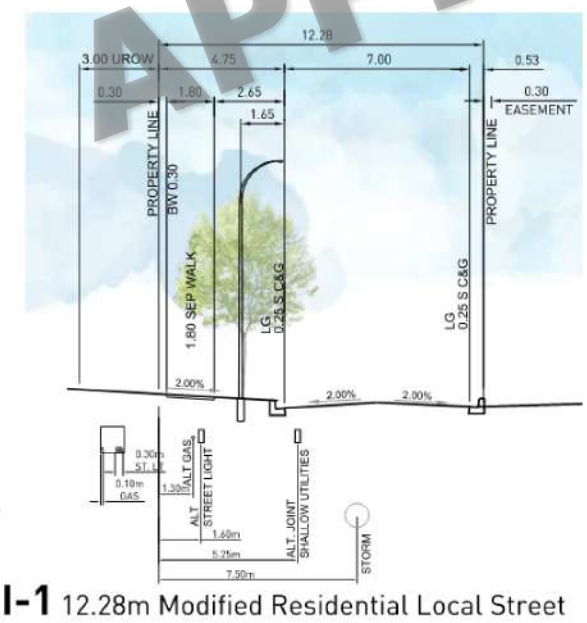
E-E Belmont Boulevard SW
Approved with LOC2016-0335
Mod. Collector Street with Multi-Use Pathway (11.6m/22.9m)



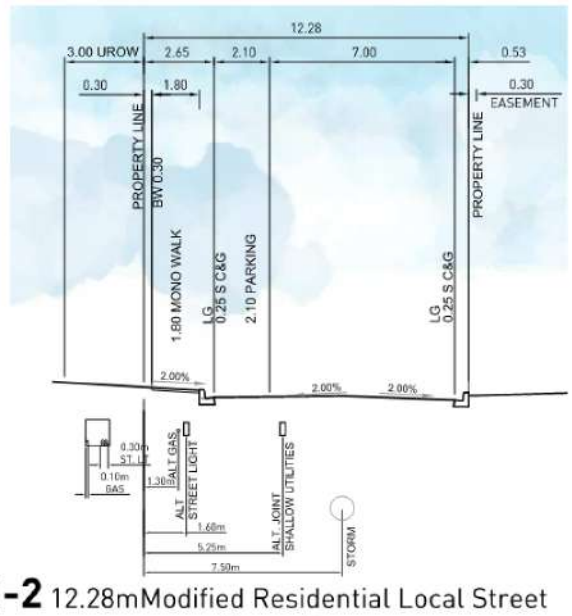
F-F Conceptual only, to be refined by City based on future detailed design
Mod. Collector Street with Multi-Use Pathway (10.5m/21.7m)



Detail I: 12.28m Modified Residential Local Street
Section I-1 and I-2 may be used interchangeably to provide parking lay-by areas as needed at Tentative Plan.

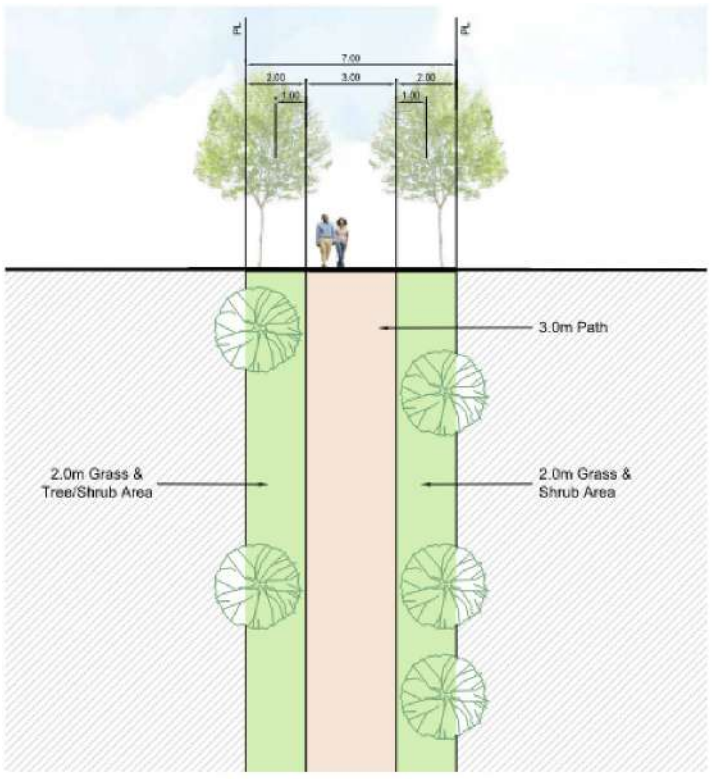


I-1 12.28m Modified Residential Local Street
- without parking

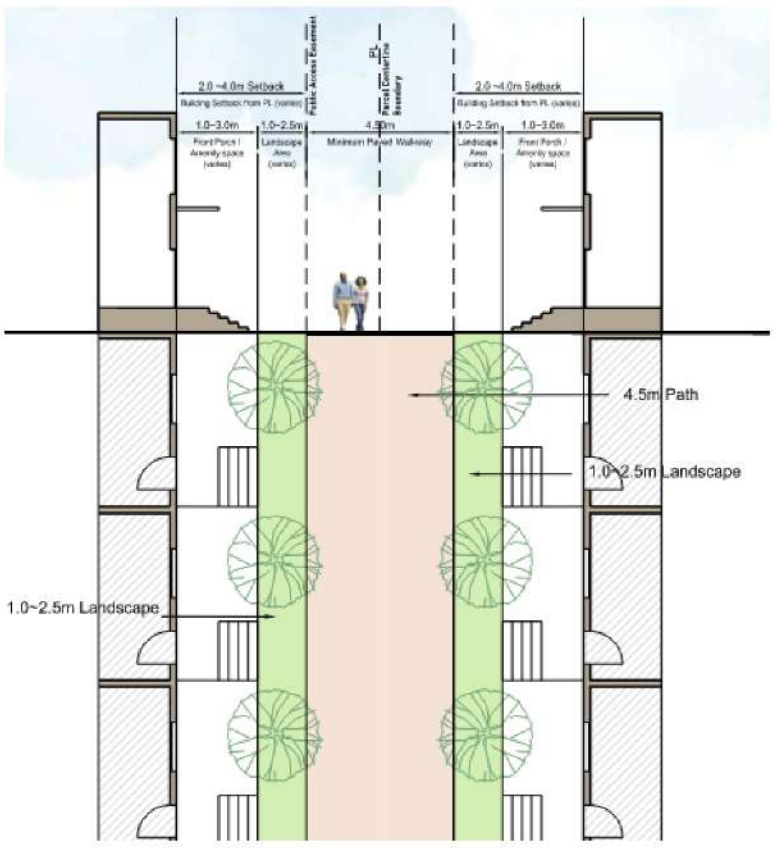


I-2 12.28mModified Residential Local Street
- with parking

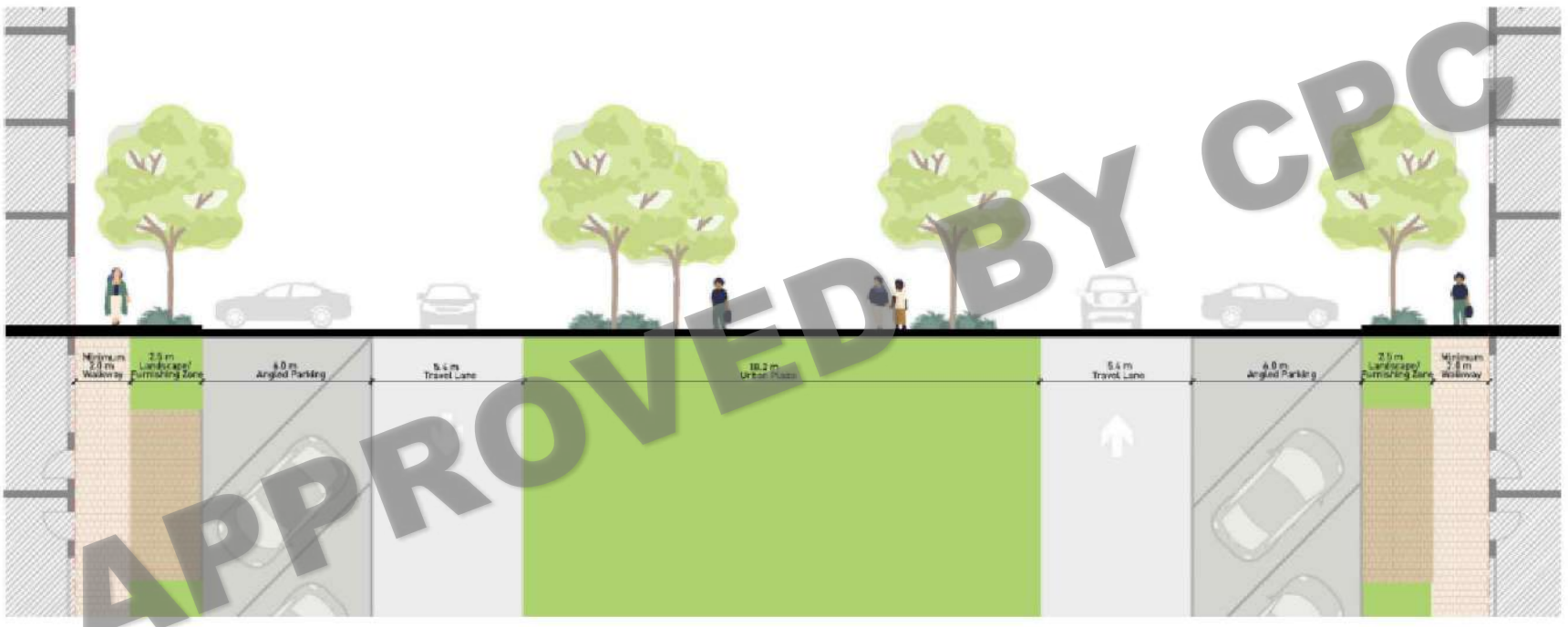
APPROVED BY CPC



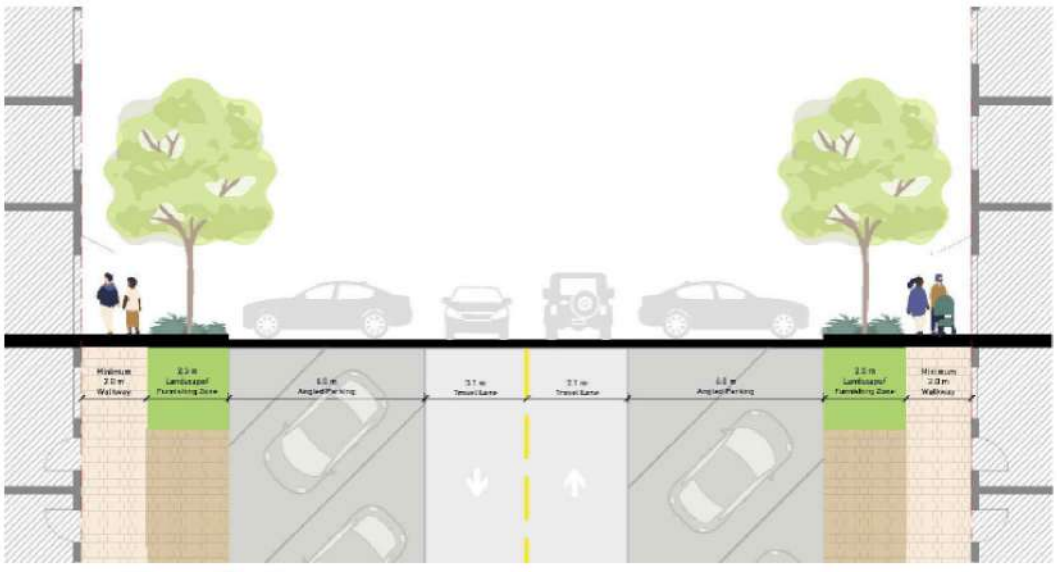
Detail G: 7.0m Public Walkway
(Conceptual only)



Detail H: 4.5m Mews/Pedestrian Only
Street within Public Access Easement
(Conceptual only)



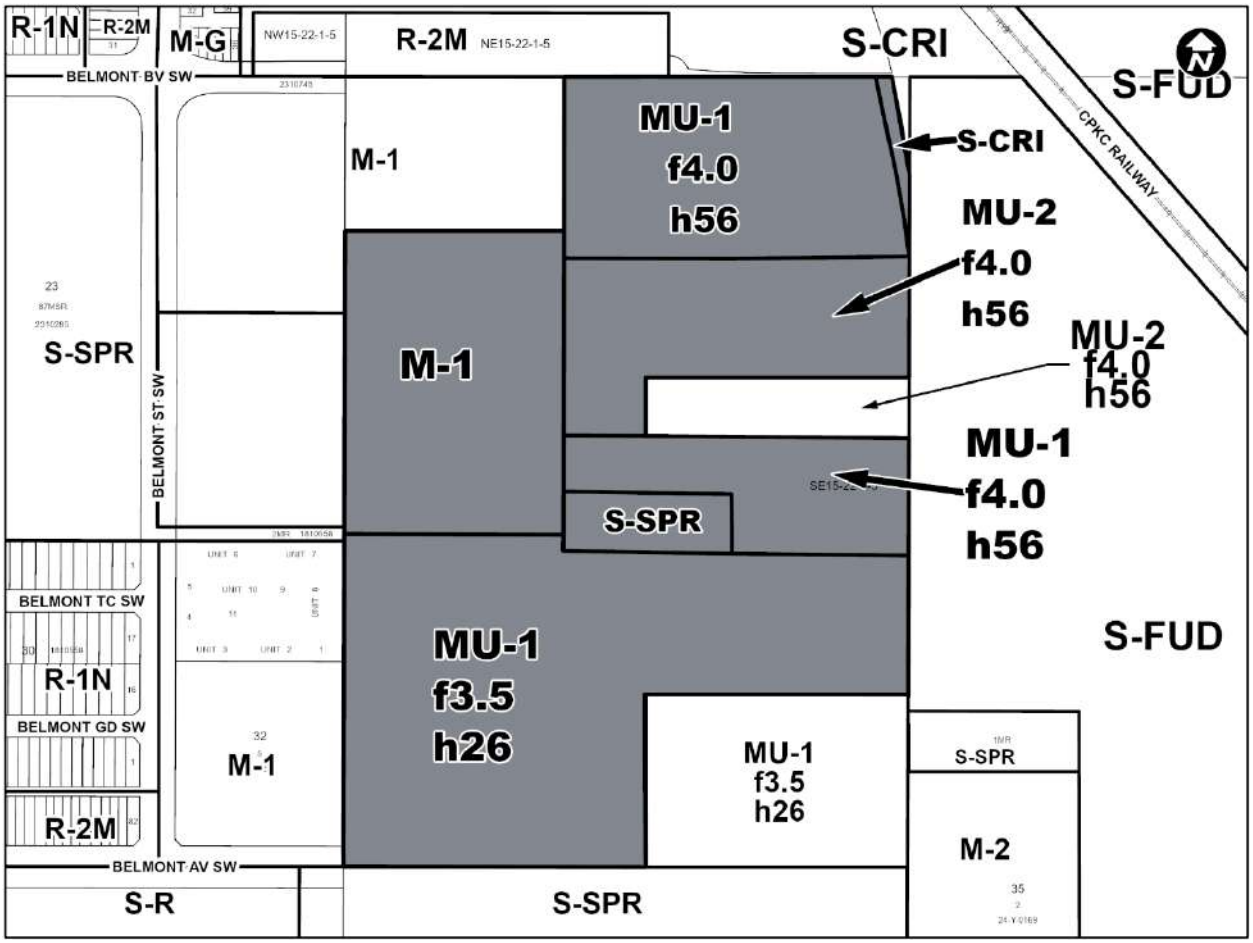
Detail A: **Private High Street (50.0m) (Conceptual only)**



Detail B: **Private High Street (27.2m) (Conceptual only)**

APPROVED BY CPC

Proposed Land Use District Map



Approved Outline Plan Data Sheet

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

	HECTARES	ACRES
GROSS AREA OF PLAN	22.60	55.83
LESS: ENVIRONMENTAL RESERVE		
LESS: LAND PURCHASE AREA	0.03	0.07
NET DEVELOPABLE AREA	22.57	55.76

LAND USE (Residential)	HECTARES	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED # OF UNITS (Multi Residential)
M-1	4.48	11.07		265
Total Residential				265

LAND USE (Mixed Use)	HECTARES	ACRES	ANTICIPATED # OF RESIDENTIAL UNITS	ANTICIPATED COMMERCIAL AREA (SQ.M)
MU-1	11.10	27.43	1,477	5,000
MU-2	2.67	6.59	395	8,000
Total Residential			1,872	
Total Commercial				13,000

	HECTARES	ACRES	% OF NET AREA
ROADS (Credit)	3.98	9.83	17.6

RESERVES	HECTARES	ACRES	% OF NET AREA
MR Credit (S-SPR)	0.34	0.85	1.5

APPROVED BY CPC

	UNITS	UPH	UPA
ANTICIPATED # OF RESIDENTIAL UNITS	2,137		
ANTICIPATED DENSITY		94.70	38.32
ANTICIPATED INTENSITY		228 people + jobs per hectare	92 people + jobs per acre

APPROVED BY CPC

Applicant Submission

2026 September 29

On behalf of Carlisle Group, B&A Studios is submitting this Outline Plan & Land Use amendment application for the Belmont Station lands directly adjacent to the future LRT station in the community of Belmont. These lands were part of a previously approved Outline Plan & Land Use application (LOC2016-0335) for a combined land ownership group. This site has since been purchased by Carlise Group, who is seeking to develop the site as a comprehensively designed, mixed-use, transit-oriented development.

The proposed amendment is intended to allow for the original design vision to be successfully implemented on the site. The location of the proposed LRT station has been relocated since the initial approval, which requires adjustments to the location of the proposed commercial high street and road network. Refinements to the proposed school site, rec centre and library site have also taken place. The updated Outline Plan provides a greater focus on high streets and dedicated pedestrian streets, prioritizing the pedestrian experience and alternative modes of transportation.

The applicant's vision for this site is directly in line with the previously approved Belmont Station plan. The proposed plan includes all key elements of the prior approval, including:

- Comprehensive mixed-use and multi-residential, with the highest densities and heights located closest to the future LRT station
- A central pedestrian-oriented corridor from east to west through the plan, creating a direct connection from existing pedestrian routes to the future LRT
- A central public amenity space and private high street including one-way streets, enhanced pedestrian amenities and dedicated pedestrian streets throughout each development block.
- A comprehensive approach to the interface of buildings and publicly accessible private spaces, prioritizing the pedestrian experience.

The current Land Use Districts for this site include mixed-use (MU-1, MU-2), medium density multi-residential (M-1, M-2, M-H1), public open space (S-SPR) and private open space (DC – S-R). Land uses in the surrounding area include multi-residential (M-1 and M-2) to the west and east, and a high school and rec centre site (S-SPR) to the south.

The proposed land uses for the site are:

- Mixed Use (MU-1, MU-2) – intended to provide for a range of horizontal and vertical mixed-use in proximity to the future LRT station and high school site, these sites are anticipated to accommodate primarily multi-residential with retail at grade along the proposed high street. The sites closest to the LRT are proposed to have a higher potential FAR and height.
- Multi-Residential (M-1) – intended to provide a range of comprehensive multi-residential, ranging from townhouses to 4-storey apartment. Each site has the potential to offer a combination of housing configurations and private amenity space.
- Public Open Space (S-SPR) – a central public open space will serve as the heart of the pedestrian corridor, with an additional connection to pedestrian pathways to the west. This open space will be seamlessly integrated with the proposed private streets to create a pedestrian-oriented high street, lined with shops and amenities. This park space will be a public gathering place and will be programmed to allow a variety of activities such as pop-ups and markets.

The proposed Outline Plan provides 0.85 acres of public open space, which is greater than the original dedication of 0.77 acres and exceeds the MR requirement for the site. The proposed Outline Plan provides an anticipated 2,137 units at 38.3 units per acre.

As proposed, this Land Use Redesignation follows both the direction of City Policy and the development pattern of the surrounding area. The West Macleod ASP identifies the site as Medium Density / Mixed Use and High Density/Mixed Use, also within the Transit Station Planning Area. The proposed development aligns with the policies of the ASP by providing medium and high-density mixed-use, multi-residential and public/private amenity space in a transit-oriented development format adjacent to the LRT station.

High School / Rec Centre

The proposed amendment does not adjust the land uses or areas of the high school and rec centre site. However, the detailed design for these sites has been progressed which required updates to the associated transportation infrastructure for site access and circulation.

Thank you for your consideration. Please do not hesitate to reach out with any questions or concerns. We look forward to Administration's support of this application.



JACK MODDLE, MPlan, RPP, MCIP
Associate – B&A

Applicant Outreach Summary

2026 September 29

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Belmont Station OP/LU

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

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

The applicant undertook discussion and correspondence with adjacent landowner groups. No additional engagement was necessary for a couple reasons:
• The application does not propose any significant revisions to the proposed development pattern from the previously approved Outline Plan.
• The site is bounded primarily by undeveloped or actively developing lands, meaning there is minimal potential to impact surrounding residents.

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

The applicant engaged with adjacent landowners and City of Calgary Administration on two key items, which were the revised location of the proposed LRT station and the detailed site design of the high school / rec centre / athletic fields to the south.

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

calgary.ca/planningoutreach

Community Outreach for Planning & Development
Applicant-led Outreach Summary

What did you hear?
Provide a summary of main issues and ideas that were raised by participants in your outreach.

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

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

calgary.ca/planningoutreach

PROPOSED

CPC2026-0861
ATTACHMENT 8

BYLAW NUMBER 51P2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE WEST MACLEOD AREA STRUCTURE PLAN BYLAW 10P2014 (LOC2025-0007/CPC2026-0861)

* *

WHEREAS it is desirable to amend the West Macleod Area Structure Plan Bylaw 10P2014, 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 West Macleod Area Structure Plan attached to and forming part of Bylaw 10P2014, as amended, is hereby further amended as follows:

   (a) In Section 5.8 Transit Station Planning Area, subsection 5.8.2 Transit Station Planning Area Policies, after Policy 15 add the following new policy:

   "16. Pedestrian Streets

   a. In the High and Medium Density/Mixed Use Areas north of Belmont Avenue SW, there may be pedestrian pathways/walkways that are allowed as a form of street ("pedestrian streets"). These pedestrian streets are intended to:

   i. prioritize active modes of transportation such as walking and cycling;

   ii be permanently closed to motorized vehicular traffic; and

   iii be provided either through a public access easement on private land or as a public walkway as part of a public right-of-way.

   b. Where pedestrian streets are provided, they should be designed to create a human-scale environment and ensure adequate sunlight through the following design measures:

   i the pedestrian street and adjacent built form should have a width to building height ratio no greater than 1:1, with the width measured from the façade of buildings on either side of the pedestrian street as shown in the illustrative diagrams in Figures 1 and 2;

ii. the building heights referenced above may be increased provided the additional height includes a stepback designed so that there is no additional shadowing to the pedestrian street measured at 1:00pm on March 20, as shown in the illustrative diagrams in Figures 1 and 2;

iii. the building height ratio established above would not apply to portions of a pedestrian street within 25 metres of a vehicular street;

iv. fencing or walls that are provided between a building and the pedestrian street should have a maximum height of 1.0 metres; and

v. the pedestrian street must be publicly accessible throughout the day and night and no fences or gates shall be included that would prevent public access.

Figure 1: Pedestrian Street Building Width to Height Ratio

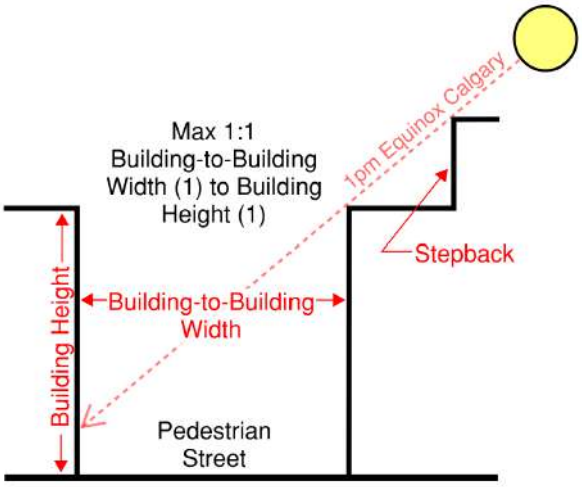
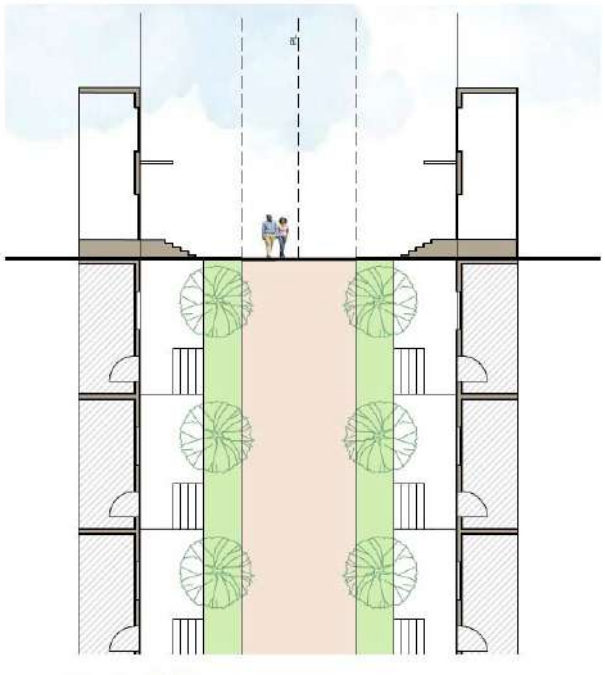


Figure 2: Conceptual Pedestrian Street Cross-section



"

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

CPC2026-0861
ATTACHMENT 9

BYLAW NUMBER 145D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2025-0007/CPC2026-0861)

* *

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 _____

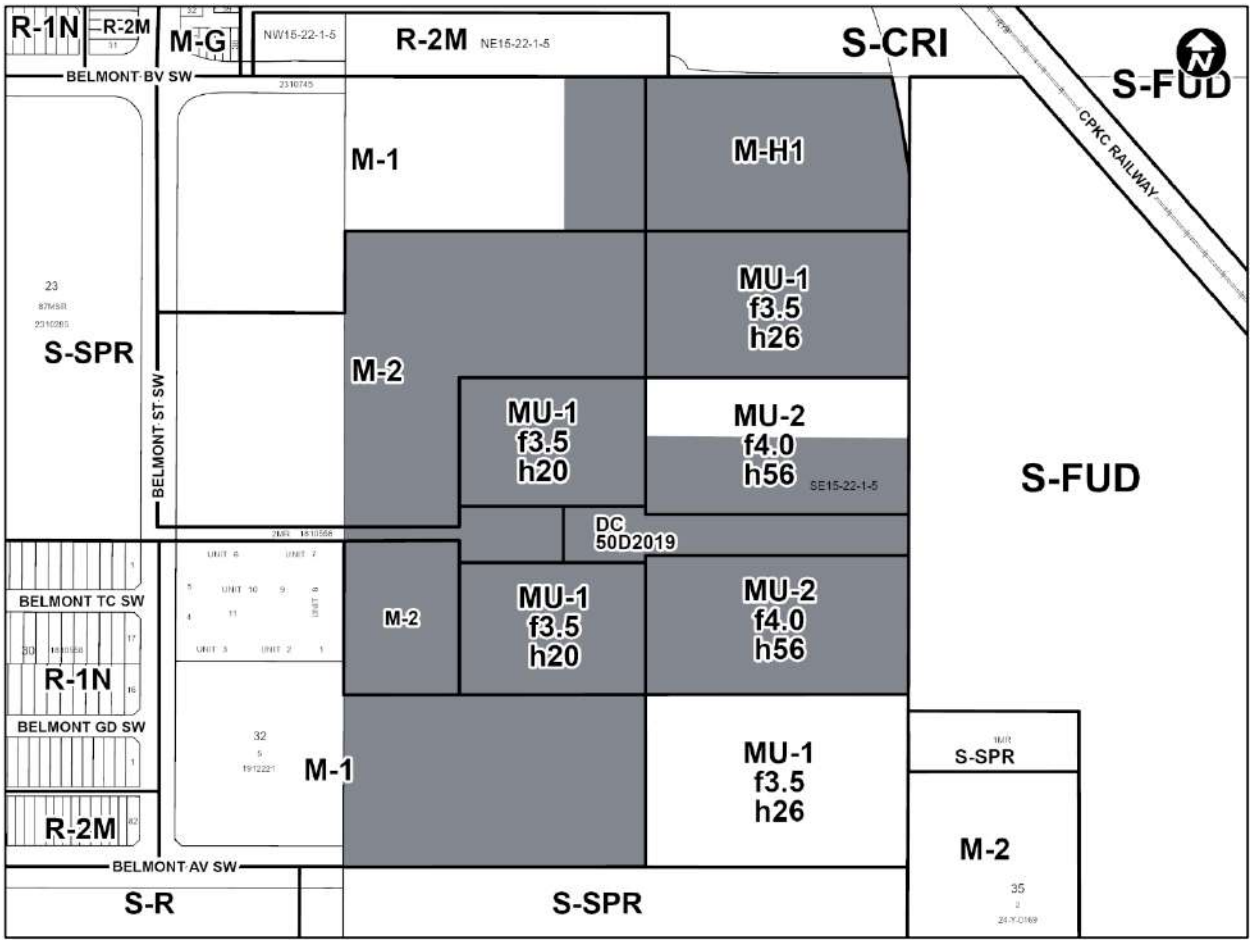
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0007/CPC2026-0861
BYLAW NUMBER 145D2026

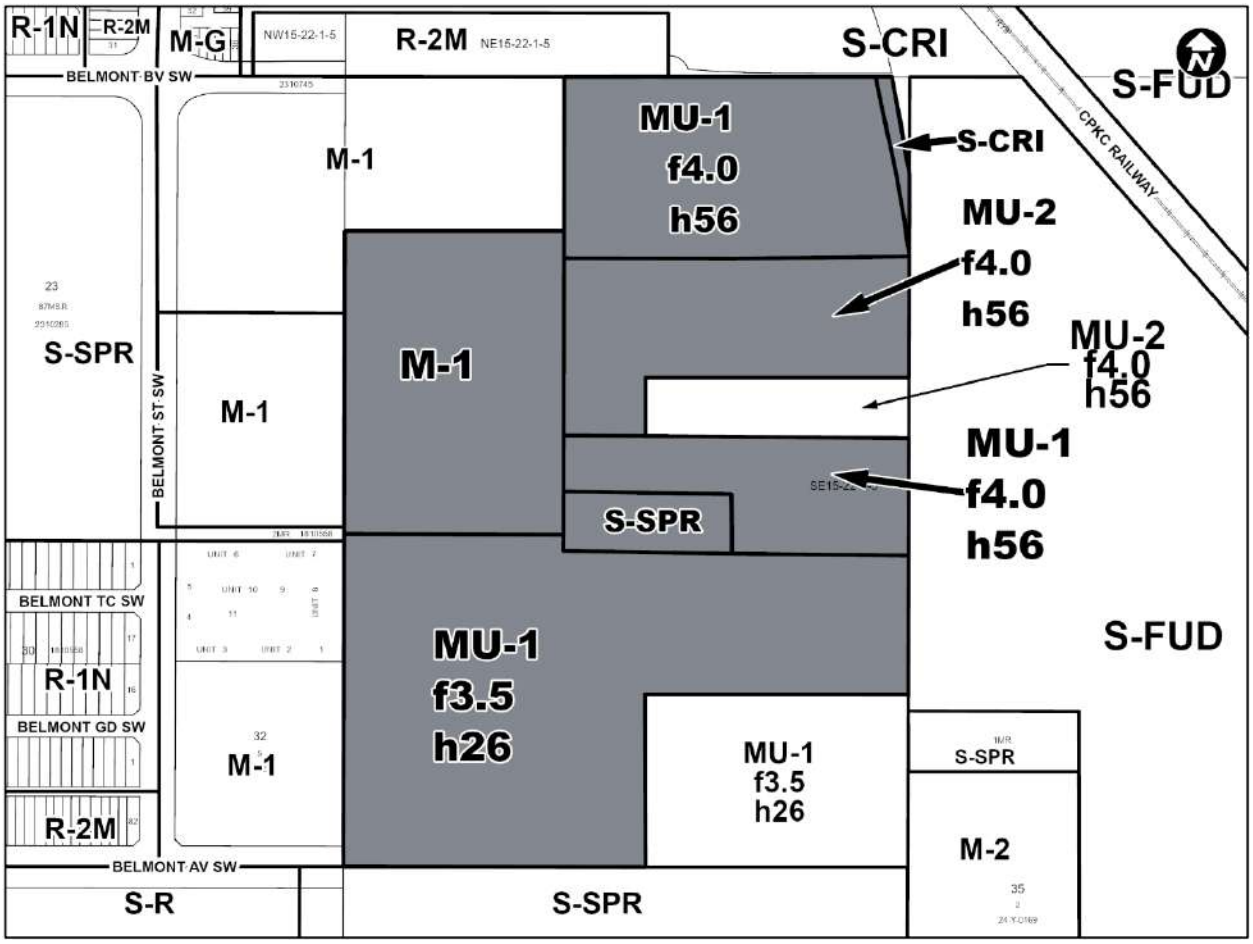
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0007/CPC2026-0861
BYLAW NUMBER 145D2026

SCHEDULE B



Land Use Amendment in Bowness (Ward 1) at 8144 – 47 Avenue NW, LOC2026-0092

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.13 acres ±) located at 8144 – 47 Avenue NW (Plan 2660AP, Block 3, Lot 23) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 SEPTEMBER 10:

That Council give three readings to **Proposed Bylaw 139D2026** for the redesignation of 0.05 hectares ± (0.13 acres ±) located at 8144 – 47 Avenue NW (Plan 2660AP, Block 3, Lot 23) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for semi-detached and duplex dwellings in addition to the building types that are already allowed (e.g. single detached dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Bowness Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed Residential – Contextual One / Two Dwelling (R-C2) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-C2 District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit (DP2026-03888) for a semi-detached dwelling and accessory residential building (garage) 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 Bowness was submitted by Tricor Design Group on behalf of the landowner, Skylar Loder, on 2026 June 18.

As noted in the Applicant Submission (Attachment 2), the proposal seeks to redesignate the subject site to the R-C2 District to allow for a semi-detached dwelling. A development permit application (DP2026-03888) was submitted on 2026 July 3 and is currently under review.

Land Use Amendment in Bowness (Ward 1) at 8144 – 47 Avenue NW, LOC2026-0092

The approximately 0.05 hectares (0.13 acres) parcel is located along 47 Avenue NW on a midblock parcel. The site is currently developed with a single detached dwelling and a detached garage that is accessed from the lane.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach
As part of the review of the proposed land use amendment application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant distributed letters to surrounding neighbours and notified the Bowness Community Association (CA) of the proposal. 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 has received one letter of opposition, generally concerned with the proposed land use and its perceived potential negative impact on density and built form, privacy concerns, obstruction to enjoyment of property and negative impact to surrounding property values.

The CA did not provide comments on this application. Administration followed up with the CA but did not receive a response.

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

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

IMPLICATIONS

Social
The proposed R-C2 District allows for the additional uses of semi-detached and duplex dwellings with secondary suites. The proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Land Use Amendment in Bowness (Ward 1) at 8144 – 47 Avenue NW, LOC2026-0092

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.

Economic
The ability to develop up to two dwelling units on the subject site would allow for more efficient use of existing infrastructure and services.

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with this proposal.

ATTACHMENTS
1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 139D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Bowness, at a midblock site along 47 Avenue NW. The site is approximately 0.05 hectares (0.13 acres) in size and is approximately 15 metres wide and 37 metres deep. The site is currently developed with a single detached dwelling and a detached garage that is accessed from the rear lane.

Surrounding development consists primarily of single detached dwellings, along with semi-detached dwellings within close proximity to the site. These sites are designated with either the Residential – Contextual One Dwelling (R-C1) District, Residential – Contextual One / Two Dwelling (R-C2) District or Residential – Grade-Oriented Infill (R-CG).

The site is less than 400 metres (a six-minute walk) from 85 Street NW, which part of the Primary Transit Network, which includes Route 1 (Bowness/Forest Lawn), Route 26 (Sarcee Trail Crosstown) and Route 40 (Crowfoot Station/North Hill). Other notable amenities within similar walking distance include Belvedere Parkway Elementary School and sports field and Bowness Park.

Community Peak Population Table

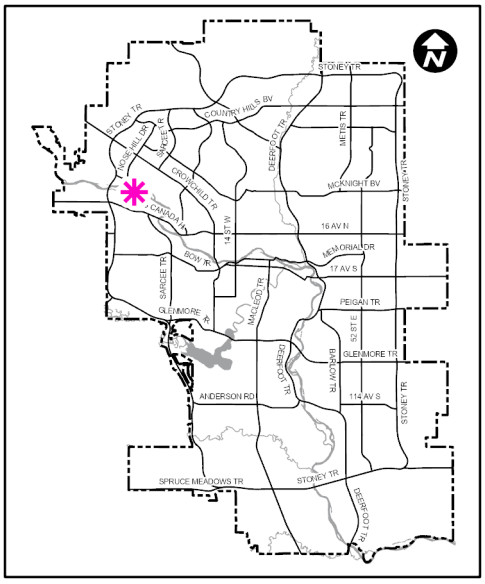
As identified below, the community of Bowness reached its peak population in 1982.

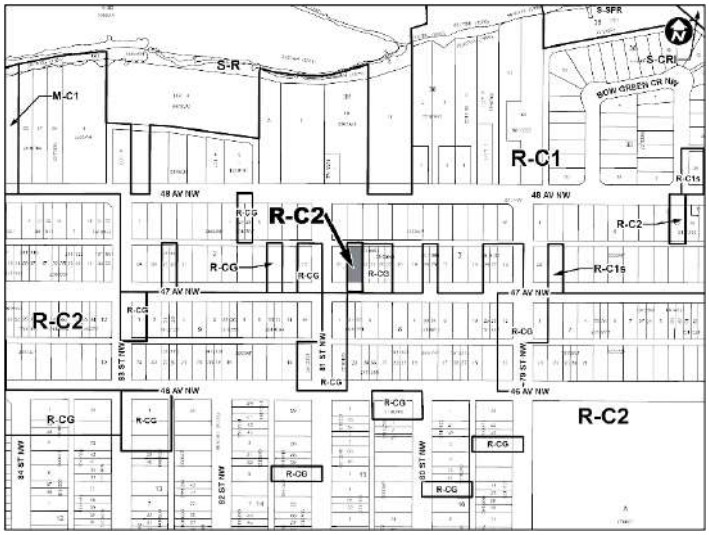
Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	- 1,984
Difference in Population (Percent)	- 15.1%

Source: The City of Calgary 2019 Civic Census

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

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing R-C1 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached dwellings, which may include secondary suites, in the developed area. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one main residential building on a parcel. The minimum parcel width is 12 metres.

The proposed R-C2 District allows for semi-detached and duplex dwellings in addition to the uses already allowed on the site. The R-C2 District allows for a maximum building height of 10 metres. Based on the proposed district, up to two dwelling units may be constructed on the subject parcel.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-C2 District and do not count towards allowable density.

Development and Site Design
The rules of the proposed R-C2 District would provide guidance for future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking.

Transportation
Pedestrian access to the subject site is available from the existing sidewalk along 47 Avenue NW, which is classified as a Residential Street. Vehicular access to the subject site is anticipated to be provided from the rear lane, with the existing driveway curb-cut on 47 Avenue NW to be closed and rehabilitated at the developer's expense at the time of redevelopment.

The subject site is well served by Calgary Transit (Route 26 – Sarcee Trail Crosstown and 40 - Crowfoot Station/North Hill) on 46 Avenue NW approximately 120 metres, or a two-minute walk, from the site. The site is also well connected to Calgary's active transportation network through the existing on-street bikeway on 48 Avenue NW, which provides access to the Bow River pathway system. In addition, 83 Street NW is identified as a future on-street bikeway in Calgary's Pathway Program.

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

Environmental Site Considerations
No environmental concerns were identified.

Utilities and Servicing
Water and sanitary sewer mains are available to service a future development. Further details for site servicing, as well as appropriate stormwater management will be considered and reviewed as part of a development permit application.

Legislation and Policy

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

Municipal Development Plan (Statutory – 2009)
The subject parcel is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

Calgary Climate Strategy (2022)
This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align development of this site with applicable climate strategies are being explored and encouraged through the development permit.

Bowness Area Redevelopment Plan (Statutory – 1995)
The *Bowness Area Redevelopment Plan* (ARP) identifies the subject site as being part of the Residential: Low Density, Conservation & Infill area (Map 2: Land Use Policy Areas). This classification is intended to allow for compatible redevelopment with the intention of maintaining stability in the community and to protect the existing residential character. New developments should be compatible with the scale and form of existing and adjacent homes. The proposed land use amendment is in alignment with the ARP policies.

Applicant Submission

Company Name (if applicable): Tricor Design Group

LOC Number (office use only):

Applicant's Name: Ahmed Gouda

Date: June 15,2026

8144 47 Ave NW
Rezone to R-C2 (lot going back to R-C1 / proposing a duplex)

This parcel is located in the community of Bowness and under the current zoning this lot is R-CG. With the zoning repeal this lot reverts back to an R-C1 zoning. Our client is looking to rezone this lot to R-C2 to allow for a semi-detached home to be built.

8136 and 8140 47th Ave NW have been designated as R-CG and not subject to repeal. Permits for 8136 were issued and approved in 2025 for a semi-detached dwelling. 8140 also has been developed as a semi-detached dwelling. Rezoning 8144 to R-C2 is a modest uptake in density and this type of development current exists on the block face.

While an LAP has not been finalized for this area, the Bowness ARP identifies this parcel as Residential: low density, conservation and Infill.

Sections 6.1 and 6.2 in the ARP outline basic objectives for newer development and a semi-detached type of dwelling is supported if it fits withing the character of the surrounding homes.

Since semi-detached homes are already present in the block, this rezone fits within those guidelines. This is a reasonable up zoning and we hope you can support our application.

Applicant Outreach Summary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 8144 47 AV 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)

We engaged the community association by way of email as listed on the community website.

Planning & Development
Attention: Abby Vadeboncoeur
planning@mybowness.com

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

ADDRESSES of who got the flyer including the community

Letters to neighbors have been hand delivered

8308, 8304, 8304 B, 8148, 8140, 8138, 8136, 8132, 8134,8307, 8303, 8143, 8141, 8139, 8135, 8131A, 8131 B, 8127--- 47 AV NW

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 flyers have been distributed and contact with the community has been initiated. At this time we have had no feedback but it is early in the process. If we receive feedback we will address concerns with the City file manager and update future strategies.

UPDATE (AUG. 03, 2026) :
NO response received from CA or Neighbors till date.

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.

Depending on the type of feedback we get, it may or may not influence our decisions. Typical feedback received on rezone applications deal with development permit issues. We will address input when it is appropriate.

UPDATE (AUG. 03, 2026) :
NO action taken.

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)

The loop on a rezone generally ends with approval or denial of the rezone. But development permit applications will remain open with stakeholders when that part of the process commences.

calgary.ca/planningoutreach

PROPOSED

CPC2026-0916
ATTACHMENT 4

BYLAW NUMBER 139D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2026-0092/CPC2026-0916)

* *

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

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

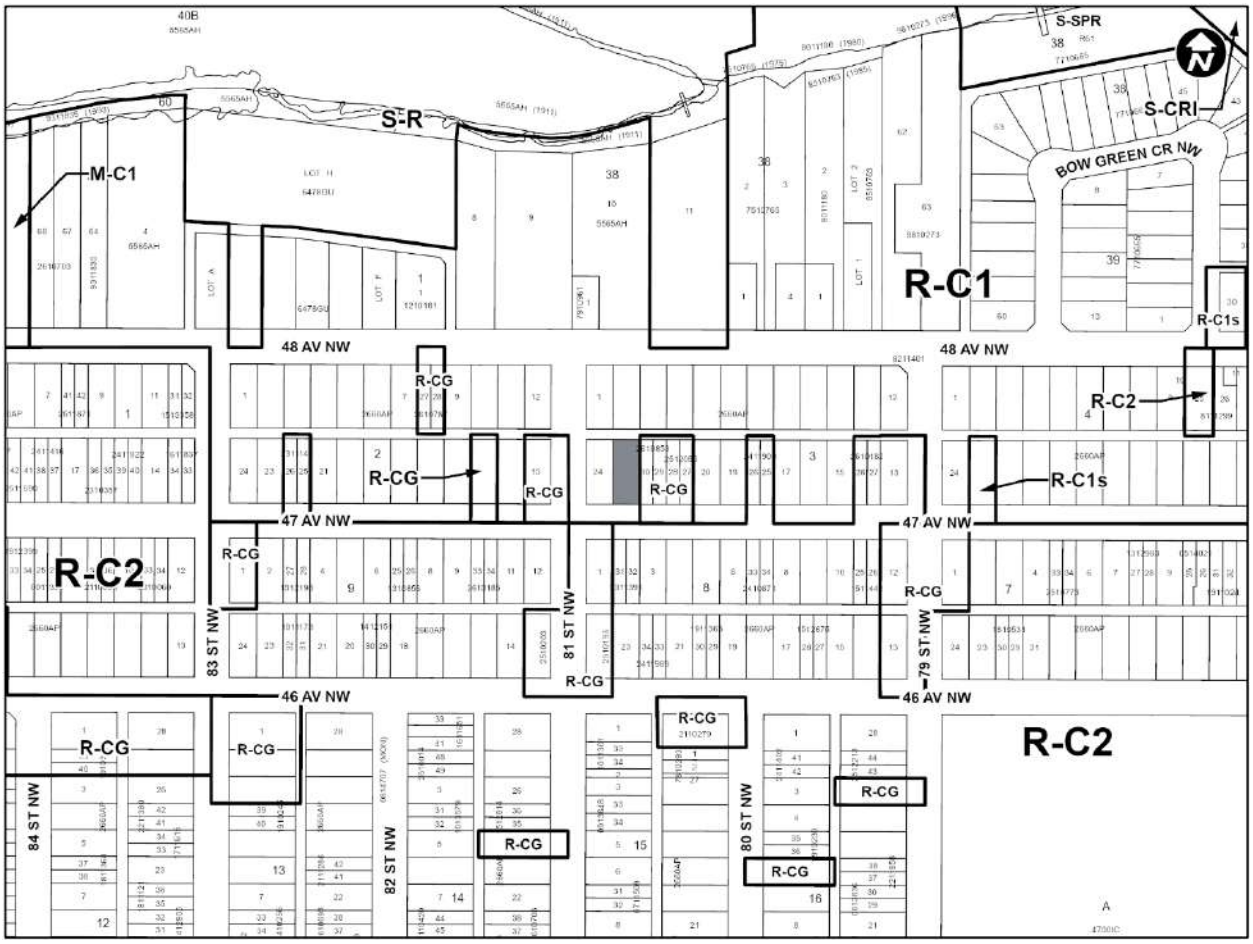
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0092/CPC2026-0916
BYLAW NUMBER 139D2026

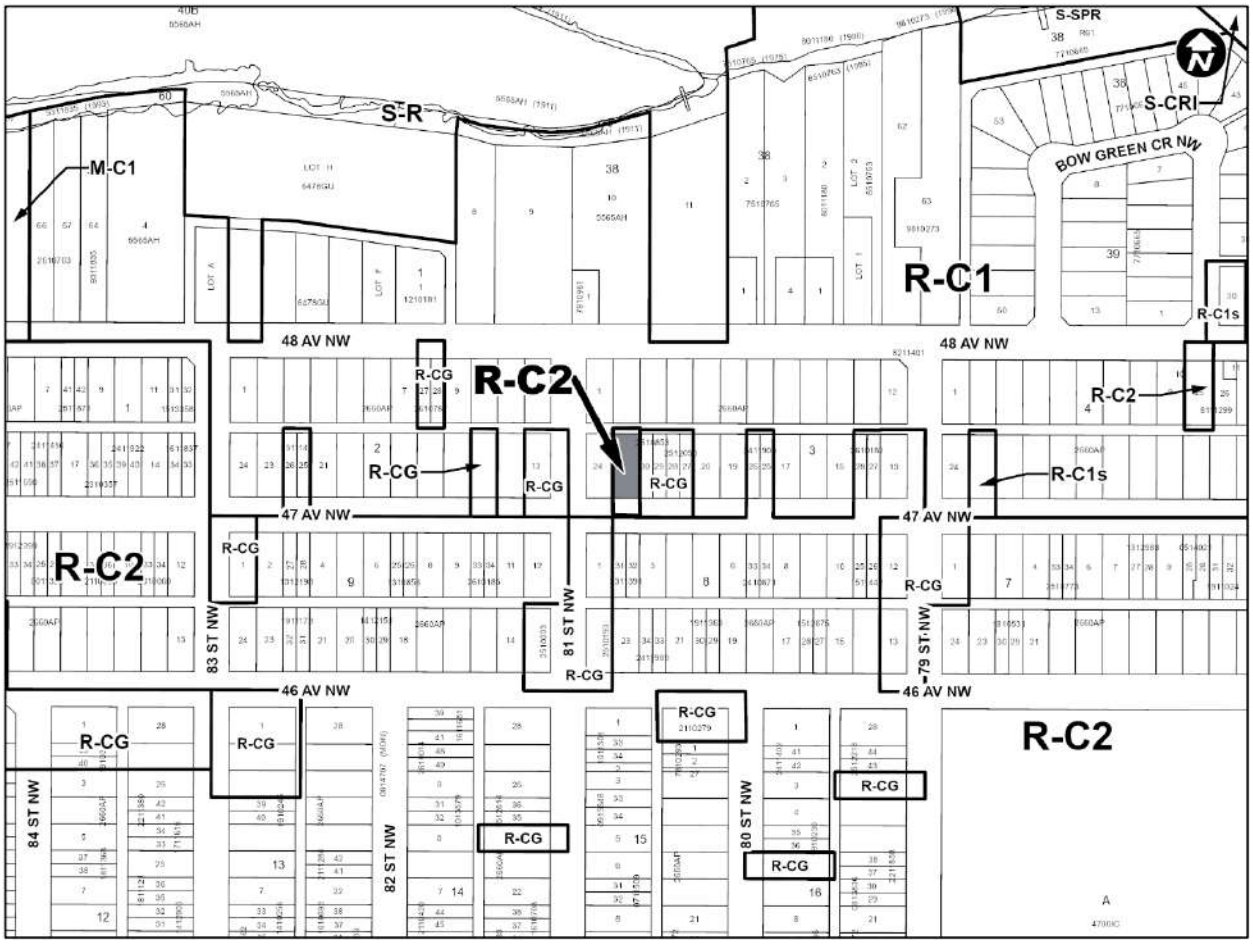
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0092/CPC2026-0916
BYLAW NUMBER 139D2026

SCHEDULE B



Land Use Amendment in Nolan Hill (Ward 2) at 65 Nolanfield Way NW, LOC2026-0038

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.03 hectares ± (0.07 acres ±) located at 65 Nolanfield Way NW (Plan 1212448, Block 9, Lot 45) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 OCTOBER 22

That Council give three readings to **Proposed Bylaw 137D2026** for the redesignation of 0.03 hectares ± (0.07 acres ±) located at 65 Nolanfield Way NW (Plan 1212448, Block 9, Lot 45) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to accommodate a secondary suite while allowing for development that is compatible with the character of the existing neighbourhood.
- The proposal is also in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Symons Valley Community Plan.*
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choices within the community and more efficient use of existing infrastructure and amenities in the community.
- Why does this matter? The proposed Residential – Low Density Mixed Housing (R-G) District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment in the northwest community of Nolan Hill was submitted on 2026 April 8 by the applicant, Zulqurnain Abbas on behalf of the landowner, Ajay Mehta and Drima Corsino-Mehta. The subject site is a mid-block parcel, approximately 0.03 hectares (0.07 acres) in size and has lane access. It is currently developed with a single detached dwelling and a detached garage. No development permit application has been submitted at this time. As noted in the Applicant Submission (Attachment 2), the applicant's intent is to develop a secondary suite on the property.

The existing Direct Control (DC) District (Bylaw 60D2009) is based on the Residential – Narrow Parcel One Dwelling (R–1N) District of Land Use Bylaw 1P2007. When the DC District was established for the subject site, the R-1N District did not allow for secondary suites. While secondary suites are now listed as a permitted use within the R-1N District, the DC Bylaw

includes minimum parcel dimension rules for sites containing a secondary suite. These include a minimum parcel width of 9.1 metres, a minimum parcel depth of 30 metres, and a minimum parcel area of 303 square metres. The subject parcel does not meet the minimum parcel width and area requirements and therefore cannot accommodate a secondary suite. The proposed R-G District would allow for the secondary suite use and support the applicant's development intentions. It would also allow for rowhouses, cottage housing, semi-detached, single detached and duplex dwellings.

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 spoke to the immediate neighbours in person to explain the proposal. 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.

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

- construction noise; and
- impacts to street parking.

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

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

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

Land Use Amendment in Nolan Hill (Ward 2) at 65 Nolanfield Way NW, LOC2026-0038

IMPLICATIONS

Social
The proposed land use amendment is intended to allow for the introduction of a secondary suite on this site. This provides for additional housing options that may better accommodate the needs of different age groups, lifestyles and demographics.

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

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

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with this proposal.

ATTACHMENTS
1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 137D2026**

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 Nolan Hill, on the north side of Nolanfield Way NW. The subject site is approximately 0.03 hectares (0.07 acres) in size and is approximately 8.55 metres wide by 34 metres deep. The existing development on site is a single detached dwelling and a detached two-car garage with rear lane access.

Surrounding development to the north, south and east is characterized by low-density residential development on parcels designated as Direct Control (DC) District (Bylaw 60D2009).

Amenities are available within 600 metres (a 10-minute walk) from the subject site. These include the Nolan Hill Play Fields, located approximately 300 metres (a five-minute walk) west of the site, the Nolanfield Playground, located approximately 600 metres (a 10-minute walk) to the north, and a grocery store and other commercial services, located approximately 550 metres (a nine-minute walk) south of the site.

Community Peak Population Table

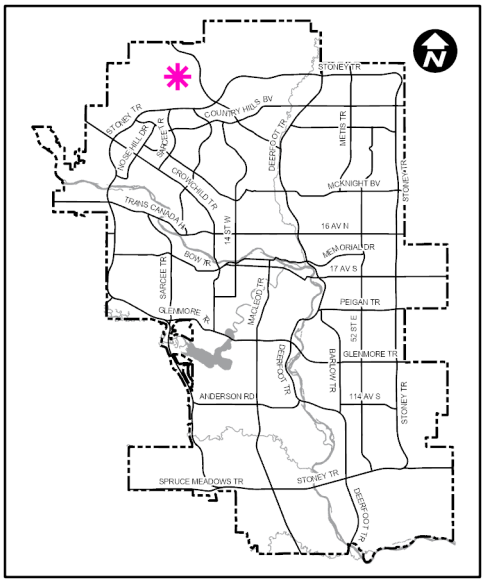
As identified below, the community of Nolan Hill reached its peak population in 2019.

Nolan Hill	
Peak Population Year	2019
Peak Population	4,744
2019 Current Population	4,744
Difference in Population (Number)	0
Difference in Population (Percent)	0%

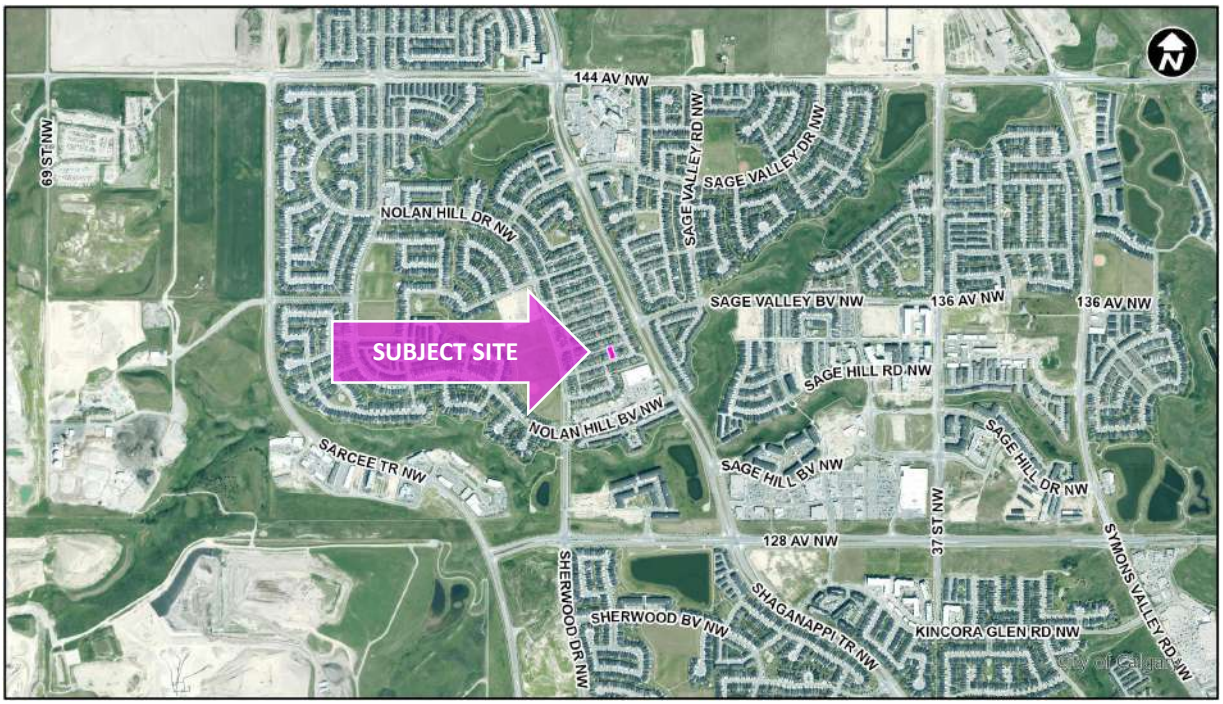
Source: *The City of Calgary 2019 Civic Census*

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

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing DC District (Bylaw 60D2009) is based on the Residential – Narrow Parcel One Dwelling (R-1N) District of Land Use Bylaw 1P2007. This DC District is intended to accommodate residential development in the form of single-detached dwellings on narrow or small parcels in developing areas and to allow a secondary suite on the same parcel as a single-detached dwelling, subject to specific minimum parcel width, parcel depth and parcel area requirements. This DC District was required because the Land Use Bylaw at that time did not allow Secondary Suites within the R-1N District.

The DC District includes minimum parcel dimension requirements that restrict the development of a secondary suite on the subject site, specifically, the minimum parcel width requirement of 9.1 metres and a minimum parcel area of 303 square metres. While the parcel meets the minimum parcel depth requirement, it does not meet the minimum parcel width and parcel area requirements, as the existing parcel width is 8.55 metres and the parcel area is 290.56 square metres. The DC Bylaw does not include any relaxation provisions that would grant the Development Authority discretion in the evaluation of development proposals on undersized parcels.

The current rules of the R-1N District of Land Use Bylaw also require a minimum parcel width of 9.0 metres for a parcel containing a Secondary Suite, and the subject parcel does not meet this

requirement, therefore the applicant is proposing to redesignate the subject parcel to the Residential – Low Density Mixed Housing (R-G) District. The R-G District has a minimum dimensional criteria that the parcel meets, thereby allowing it to accommodate secondary suites, without requiring a relaxation to the Bylaw rules. The proposed R-G District allows for a broader range of low-density housing forms, including single-detached, semi-detached, duplex dwellings, cottage housing clusters and rowhouse buildings. The R-G District requires a minimum parcel width of 6.0 metres and a minimum parcel area of 150.0 square metres per dwelling unit. Secondary suites are permitted in the R-G District and do not count toward allowable density. The parcel would require 1.0 parking stall per dwelling unit and per secondary suite.

Development and Site Design
If this redesignation is approved by Council, the rules of the proposed R-G District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this subject site, additional items that will be considered through the development permit process include, but are not limited to, parking provisions and amenity space provisions.

Transportation
Pedestrian access to the site is available from a public sidewalk along Nolanfield Way NW across the street. There is no direct adjacent sidewalk along the subject site.

Existing pathways along Nolan Hill Boulevard NW and nearby public green space are located approximately 600 metres to the south and west of the subject site and are part of the Calgary Pathway network, supporting access to and from the site by various travel options.

The area is served by Route 82 (Nolan Hill) of Calgary Transit, with the nearest bus stop located along Shaganappi Trail at Sage Valley Boulevard NW for both southbound and northbound travel, approximately one kilometre (a 16-minute walk) from the subject site.

All future vehicle access to the site is to be provided from the rear lane and will be reviewed during the development permit stage. 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 stormwater sewer lines are available to service future development on the subject site. Further details for site servicing, as well as appropriate stormwater management will be considered and reviewed as part of a future development permit application.

Legislation and Policy

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

Municipal Development Plan (Statutory – 2020)
The subject site is located within the Developing Residential - Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure of the *Municipal Development Plan* (MDP). The applicable MDP policies indicate that the local policy document, the *Symons Valley Community Plan* provides specific direction for development of the subject lands. The proposal is in alignment with the applicable policies of the MDP.

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

Symons Valley Community Plan (Statutory, 2001)
The subject site is located within the Residential Area, as identified on Map 3: Land Use Concept of the *Symons Valley Community Plan*. The purpose of this area is to provide for a range of low to medium density residential development. The applicable policies also support a diversity of housing forms that meet the needs of various income groups and lifestyles. The proposed R-G District is listed under low density residential districts of Land Use Bylaw 1P2007 and will enable diversity of housing options in the community. The proposal conforms to the policies of the Plan.

Applicant Submission

Reference: **Land Use Amendment (LOC2026 – 0038) – 65 Nolanfield WAY NW Calgary (for Secondary Suite)**

Direct Control (DC 60D2009) to Residential - Low Density Mixed Housing (R-G)

This is the response letter for city DR – Land Use Amendment comments dated July 14, 2026 received by email. Some city comments that require more detailed reply are bold in blue and our responses are given below each comment in black:

3 (1) - A comprehensive description of the proposal:

In order to acquire approval for the secondary suite, this is an application for a Land Use Redesignation / Amendment to change the Land Use District from the DC to an appropriate Land Use District that allows for secondary suites.

The width of Lot is 8.55m and by-law requirement is 9.1m. Only 0.45m (1.5 ft) parcel width is less. The house gives a spacious look and enough space after recently added front and back balcony as shown in photo (attached).

As the site plans and photos (attached) suggest that there is enough side walk for entrance to the basement, front space and side entrance is on ground level that has no Stairwell. Parcel depth is 30 m that meets the bye-law requirement.

Side Entrance to the basement suite has a dedicated spacious access concrete sidewalk. That side walk is well designed for privacy and maintained for a separate secondary suite entrance as shown in photos. There is enough amenity space for the proposed secondary suite.

October 07, 2026

The vicinity Land Use Map is already submitted. In the same street basements of two lots are already secondary suites:

- 5 Nolanfield LN NW Calgary - since 2018
- 5 Nolanfield Way NW Calgary - since 2015

Councillor's Letter is already submitted. I participate in community event and social gathering for outreach to my community. My street community will support my re-zoning for secondary suite.

The parcel / lot is quite suitable and supportive for a secondary suite supported land use amendment as per provided information and rationale provided.

3 (2) A planning justification in support of the application, including:
i) Alignment of the proposal with the Symons Valley Area Structure Plan.

5.15.2 (g) of the *Symons Valley Area Structure Plan* states that:

"…..Certain low-density, ground-oriented forms may be considered in limited areas, if they can demonstrate strong examples of design innovation and sustainability."

On grade separate side entrance to the basement suite has a dedicated spacious access concrete sidewalk. That side walk is well designed for privacy and maintained for a separate secondary suite as shown in attached photos. There is enough amenity space for the proposed secondary suite.

Site support a low-density residential development which aligns with overall vision of the area.

3 (2) (ii) Justification for why redesignation to the R-G land use district is appropriate, rather than any other district.

The intent of application for Land Use Redesignation is for adding the secondary suite. R-G land use is appropriate in terms of min. parcel dimension and area it supports the development of secondary suite.

3 (2)(iii) Confirmation that the proposal complies with all R-G district rules in the Land Use Bylaw

Residential - Low Density Mixed Housing District (R-G), allows a variety of housing types and higher density on a single parcel, single-detached homes, and secondary suites.

The subject parcel meets the minimum parcel width, depth, area and all other rules; min building setbacks apply to the front, side and rear property lines of this lot. Min. parking stall requirements satisfy via rear lane garage.

Hence, the subject parcel is quite suitable and supportive to accommodate secondary suite and apply for a land use re-designation.

The updated plans, rationale and justification above are submitted for support and approval of application please.

Best Regards,

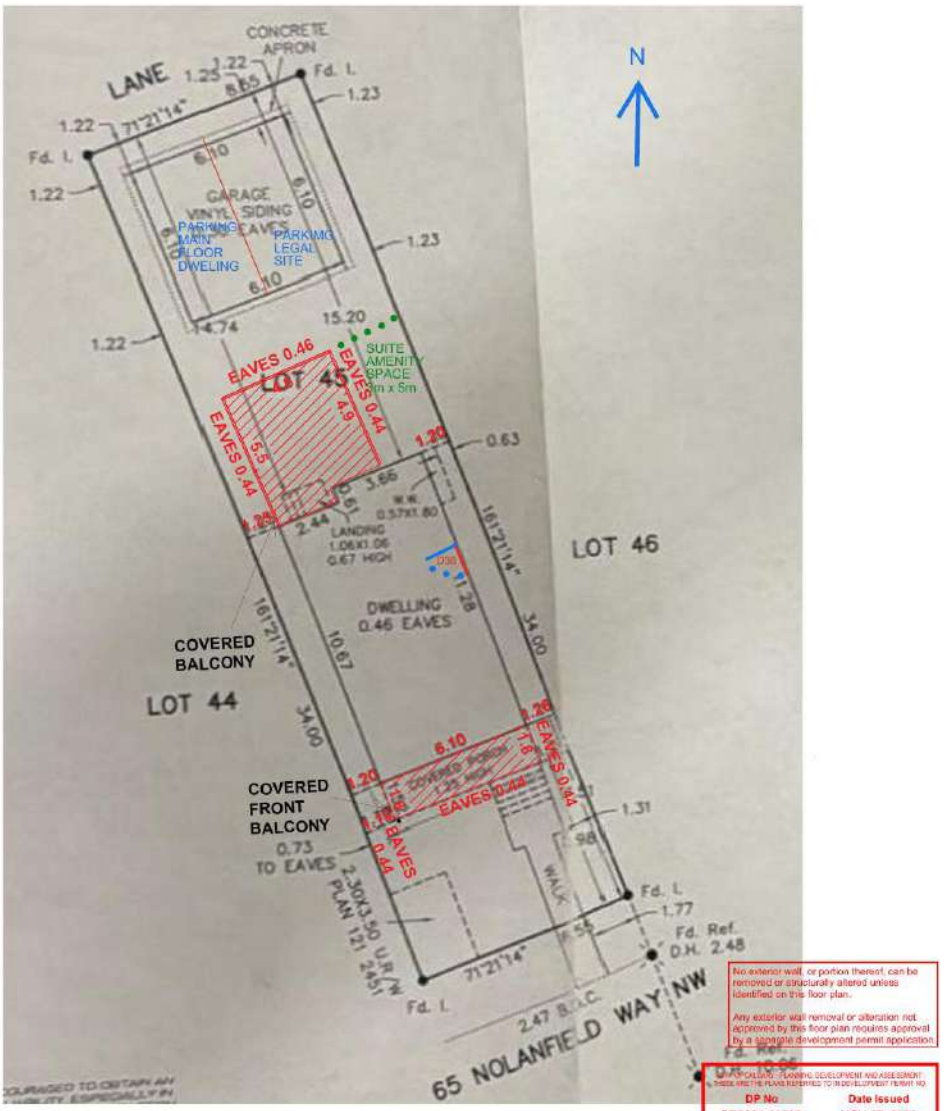
Sd /-

Ajay Mehta & Drima A Corsino-Mehta
Property Owners
Ph: 587 777 5488
Email: ajaymehta@yahoo.com

THROUGH

Zulqurnain Abbas
Ph: 403 399 5700
Email: qurnain3@gmail.com

Attachment: Updated Plans
Photos



NOTES

1. PROPOSED ADDITION IS SHOWN ON ORIGINAL HOUSE PDF DRAWINGS
2. DESIGN & CONSTRUCTION TO CONFORM NATIONAL BUILDING CODE (AB EDITION 2023)

LEGEND

ADDITION

NO	DESCRIPTION	DATE	BY	APP'D
1	RE-ISSUED FOR APPROVAL	2024-10-30	NA	ZA
0	ISSUED FOR APPROVAL	2024-09-06	NA	ZA

	BY	DATE
DESIGNED		
DRAWN	NA	2024-09-06
CHECKED	ZA	2024-09-06

NESCON Engineering Ltd.
101 Pantego Road NW
Calgary AB, T3K 0B7
OFFICE: 780.315.7608
CELL: 403.399.5700

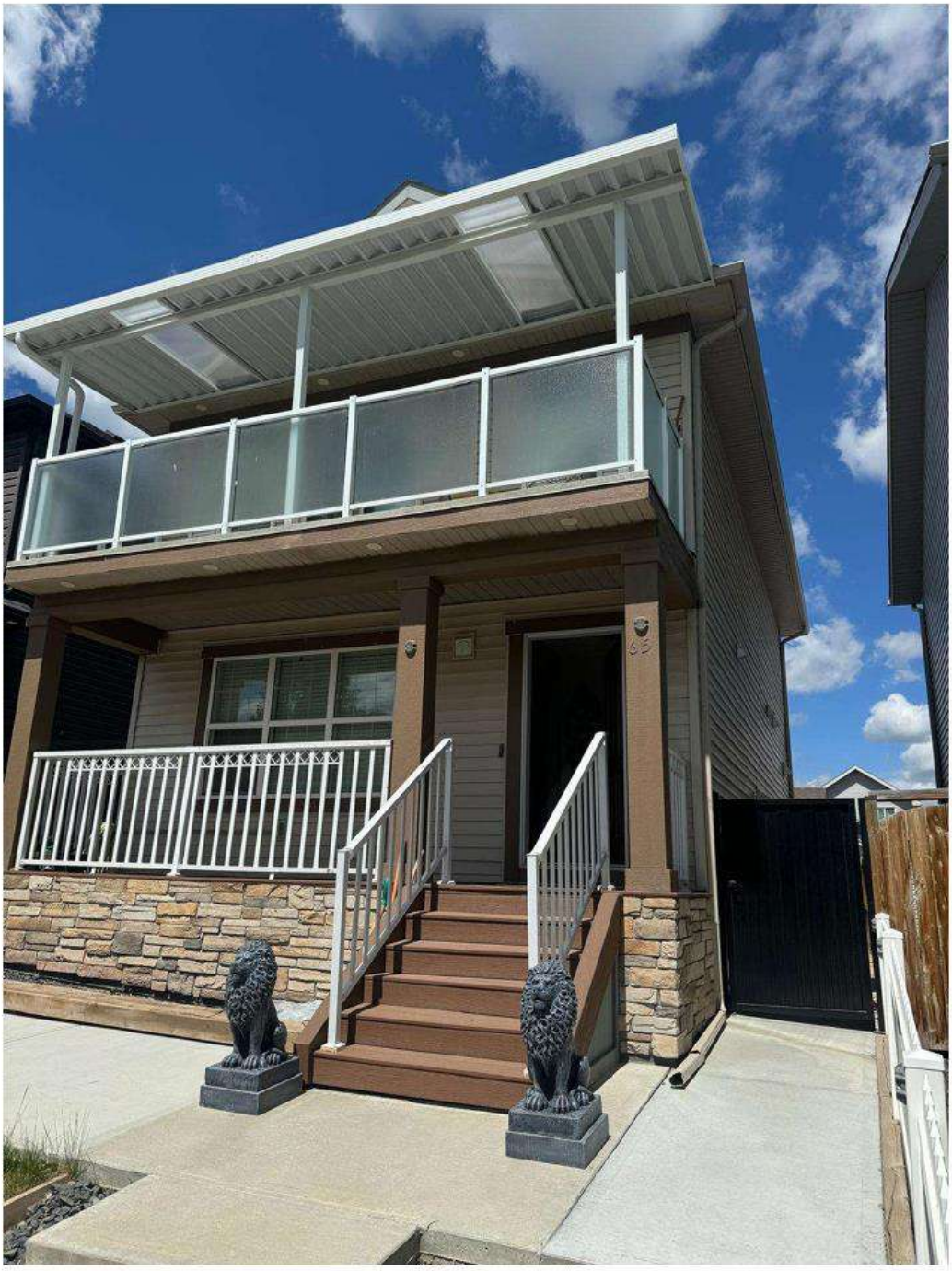
PROJECT
65 NOLANFIELD WAY NW CALGARY,AB

SHEET TITLE
SITE PLAN

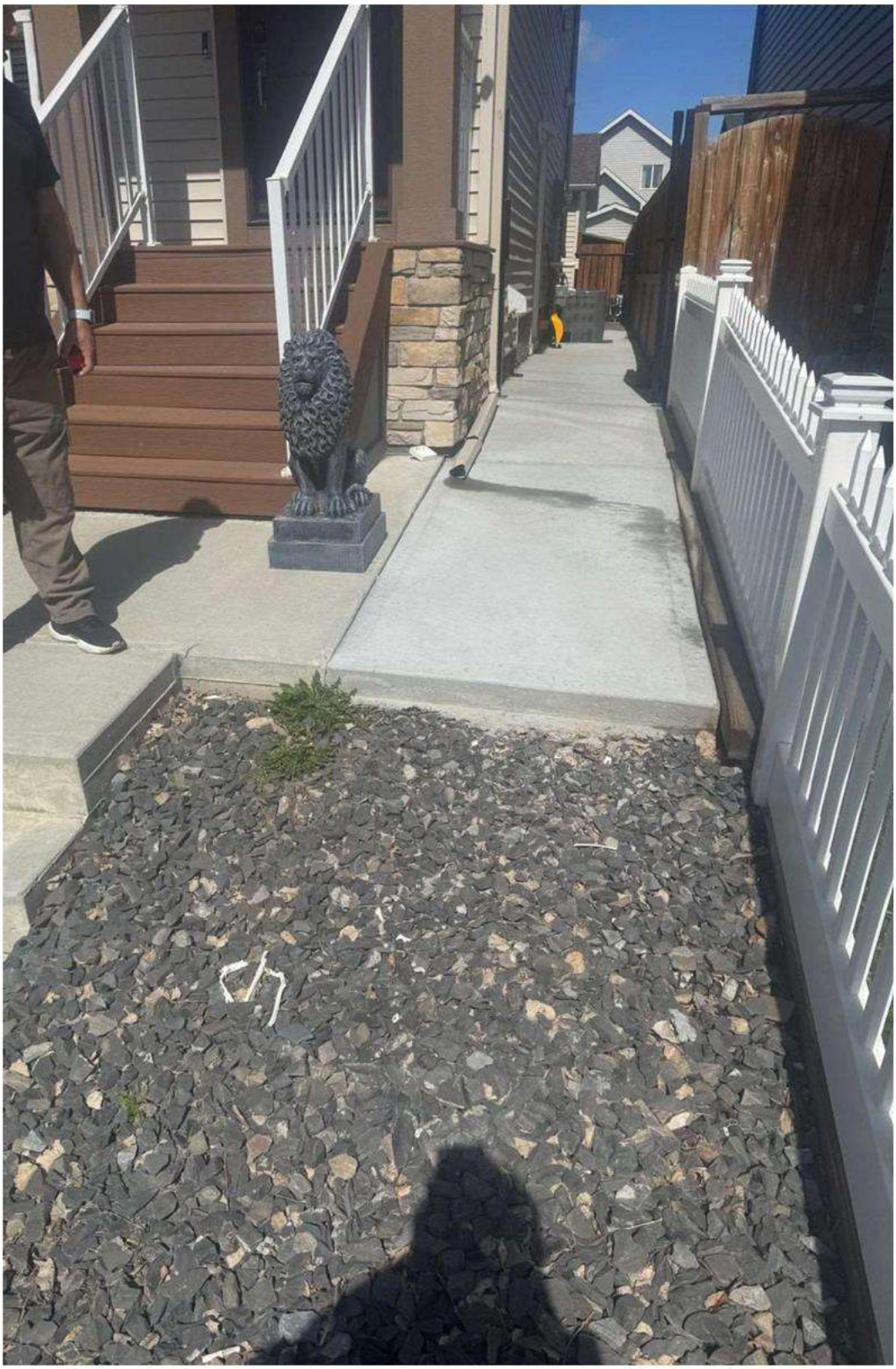
PROJECT NO.	FILE NO.
OCT 6TH, 2024	
SHEET ID: 6.0	SHEET NO: 6 OF 6

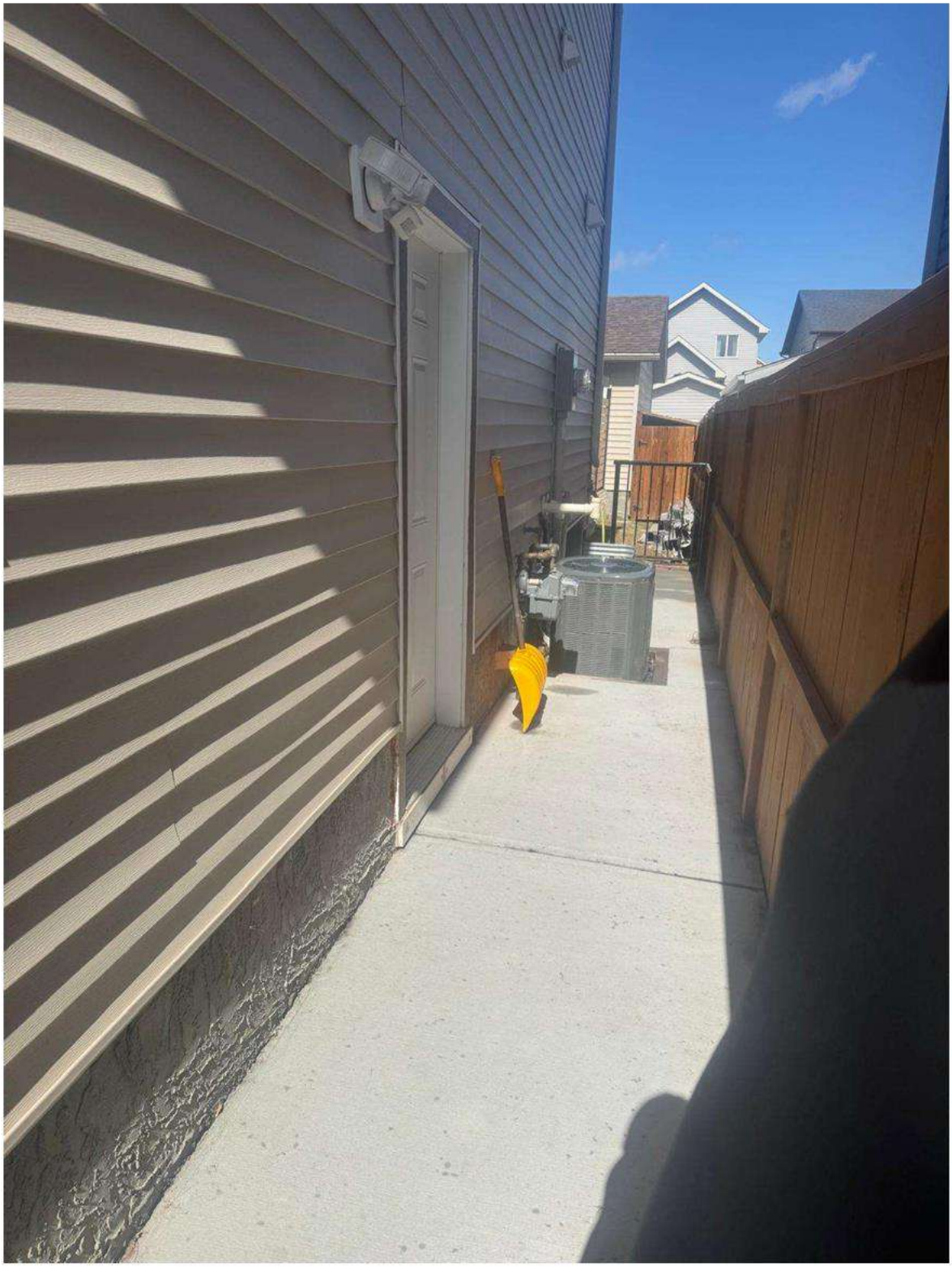
	BY	DATE	REVISION NO.
DRAWN	SA	2024-09-06	

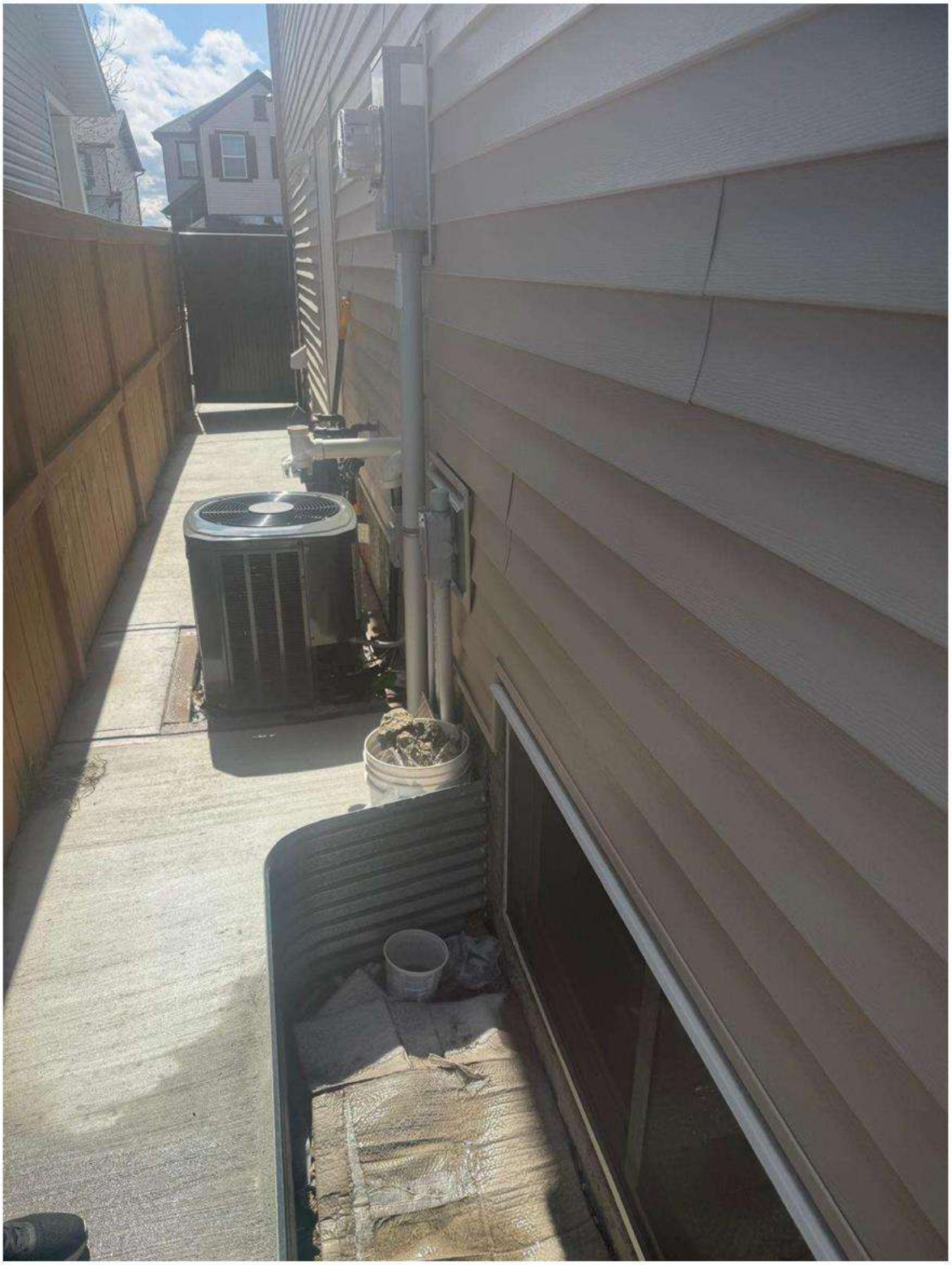
65 NOLANFIELD WY NW CALGARY_ For SECONDARY SUITE – Land Use Amendment











Applicant Outreach Summary

2026 June 09

Calgary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 65 NOLANFILED WAY NW CALGARY

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)

Participate in community event and social gathering.

Affected Parties

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

I met MPA and get letter in favor of my secondary suite.

calgary.ca/planningoutreach

Calgary

Community Outreach for Planning & Development
Applicant-led Outreach Summary

What did you hear?
Provide a summary of main issues and ideas that were raised by participants in your outreach.

Issue regarding the DC zoning. Some lots are relaxed for adding S.Suites and some are not.

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

It is not a big project but and a routine S.Suite as others are granted in my street.

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)

My street community will support my re-zoning for s.suite.

calgary.ca/planningoutreach

PROPOSED

CPC2026-0895
ATTACHMENT 4

BYLAW NUMBER 137D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2026-0038/CPC2026-0895)

* *

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

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

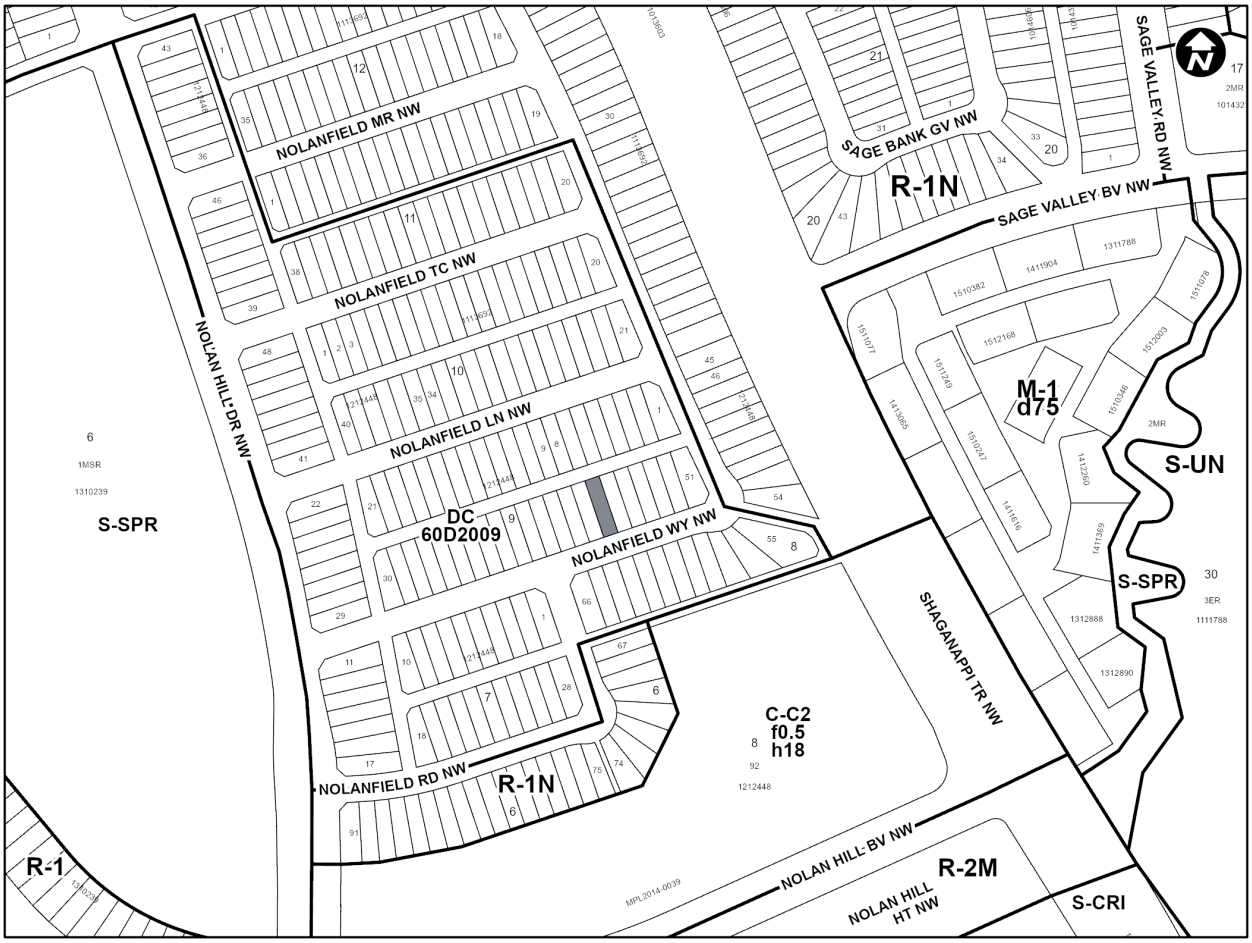
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0038/CPC2026-0895
BYLAW NUMBER 137D2026

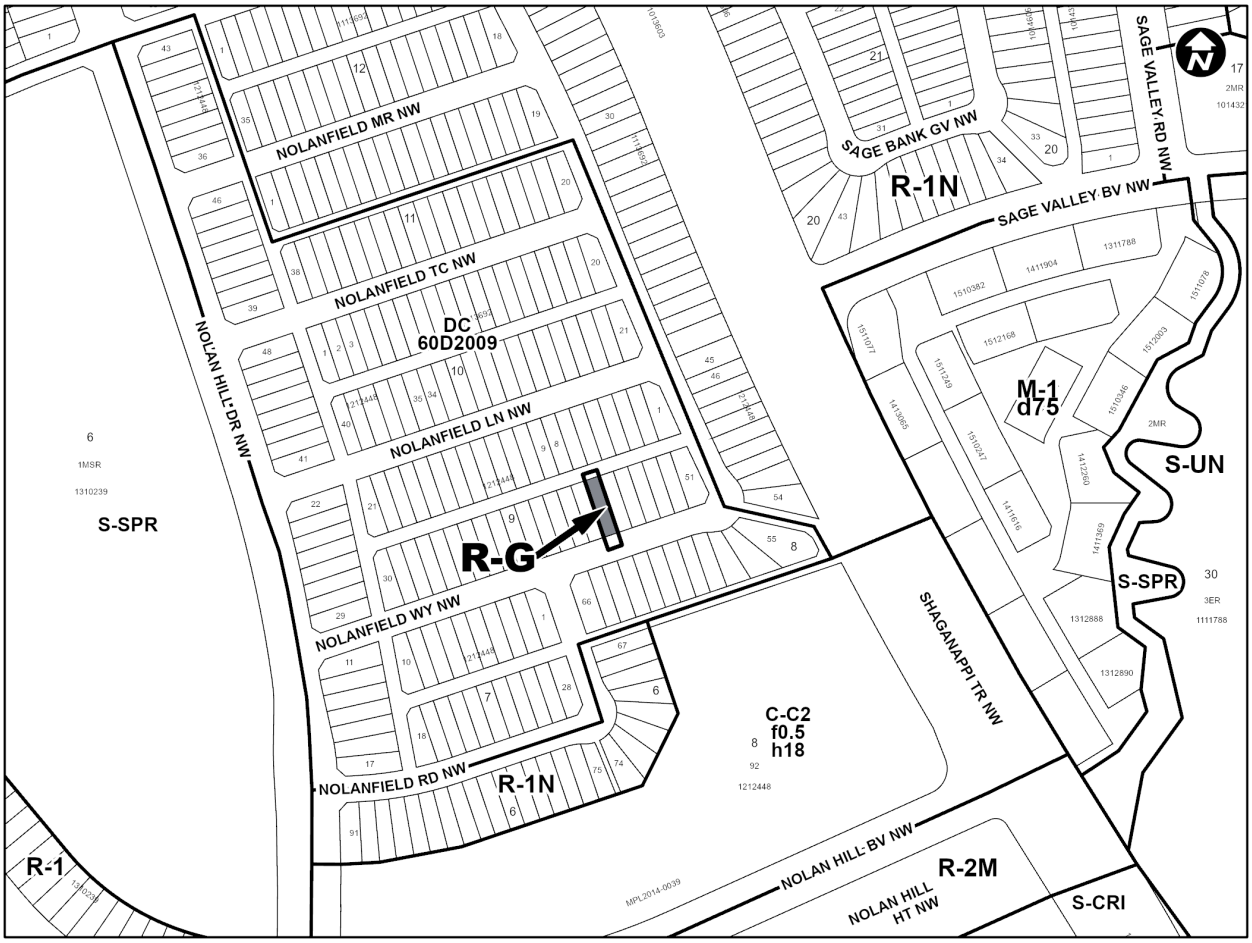
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0038/CPC2026-0895
BYLAW NUMBER 137D2026

SCHEDULE B



Land Use Amendment in North Haven Upper (Ward 4) at 1215 – 57 Ave NW, LOC2026-0114

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.08 hectares ± (0.20 acres ±) located at 1215 – 57 Avenue NW (Plan 7510568, Block 39, Lot 1) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 OCTOBER 22:

That Council give three readings to **Proposed Bylaw 138D2026** for the redesignation of 0.08 hectares ± (0.20 acres ±) located at 1215 – 57 Avenue NW (Plan 7510568, Block 39, Lot 1) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the existing district (e.g. single detached and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a Rowhouse Building with Secondary Suites has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the northwest community of North Haven Upper, was submitted by Collective Design YYC on behalf of the landowners, Michelle Katherine Bamford, Rita Catherine San Martin, Randall Mansfield Shemko and Ramona Sandra Wilson, on 2026 July 6. As noted in the Applicant Submission (Attachment 2), the intent of this application is to allow for a five-unit development with secondary suites. A development permit (DP2026-03925) for a five-unit Rowhouse Building with Secondary Suites was submitted on 2026 July 6 and is under review.

Land Use Amendment in North Haven Upper (Ward 4) at 1215 – 57 Ave NW, LOC2026-0114

The approximately 0.08 hectare (0.20 acre) corner site is located on 57 Avenue NW. The subject parcel is 22 metres wide with lane access. The site is currently developed with a single detached dwelling and a detached garage. Surrounding development consists primarily of single detached dwellings. The site is in close proximity to nearby parks and open spaces with access to Nose Hill Park 400 metres (a seven-minute walk) away. The site is also within 100 metres (a two-minute walk) of Calgary Transit stops along North Haven Drive.

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 North Haven Community Association (CA), nearby residents and the Ward Councillor's Office, and delivered postcards to adjacent property owners outlining the proposal and providing applicant contact information. The Applicant Outreach Summary can be found in Attachment 3.

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

Administration received 54 letters of opposition from the public, highlighting the following concerns:

- incompatibility with existing development;
- location on a quiet street;
- concerns related to scale, massing, and height;
- increased demand for on-street parking;
- inadequate utility infrastructure to service the site;
- loss of landscaping and trees;
- increased pressure on roads and safety; and
- creation of an undesirable precedent in the area.

The CA provided a letter in opposition on 2026 October 5 (Attachment 4), noting the proposed change would significantly impact the community.

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

Land Use Amendment in North Haven Upper (Ward 4) at 1215 – 57 Ave NW, LOC2026-0114

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

IMPLICATIONS

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

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

Economic
The proposed land use amendment would allow for a more efficient use of land, existing infrastructure and services, and would 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 138D2026**

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 North Haven Upper on the northwest corner of 57 Avenue NW and North Haven Drive NW just south of Nose Hill Park and 14 Street NW. The site is approximately 0.08 hectares (0.20 acres) in size and is approximately 22 metres wide by 37 metres deep. The site fronts 57 Avenue NW with a paved lane to the north, which provides vehicle access to the site.

Surrounding development is characterized by exclusively low-density residential developments designated as the Residential – Contextual One Dwelling (R-C1) District. Various parks and open spaces are located to the north, east and west.

The site is located within 100 metres (a two-minute walk) from Calgary Transit stops along North Haven Drive NW and within 150 metres (a three-minute walk) from the multi-use pathway which runs adjacent to 14 Street NW. Recreational areas, minor commercial areas and schools are nearby. The site is 1.2 kilometres (a 20-minute walk) from North Haven School, one kilometer (a 17-minute walk) from a small commercial area on the corner of 48 Avenue and North Haven Drive NW, 400 metres (a seven-minute walk) from Egerts Park and 400 metres (a seven-minute walk) from pedestrian access to Nose Hill Park.

Community Peak Population Table

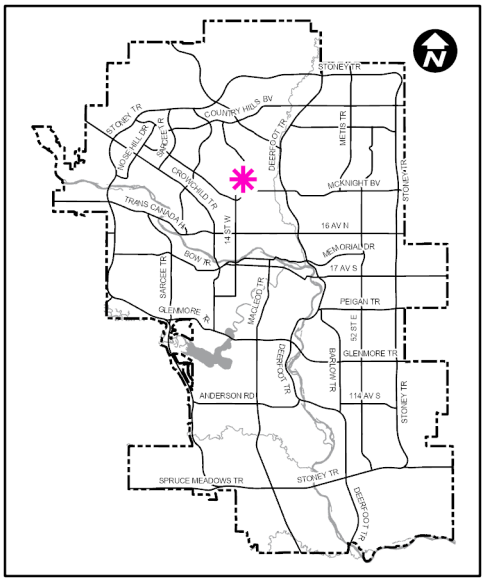
As identified below, the community of North Haven Upper reached its peak population in 1981.

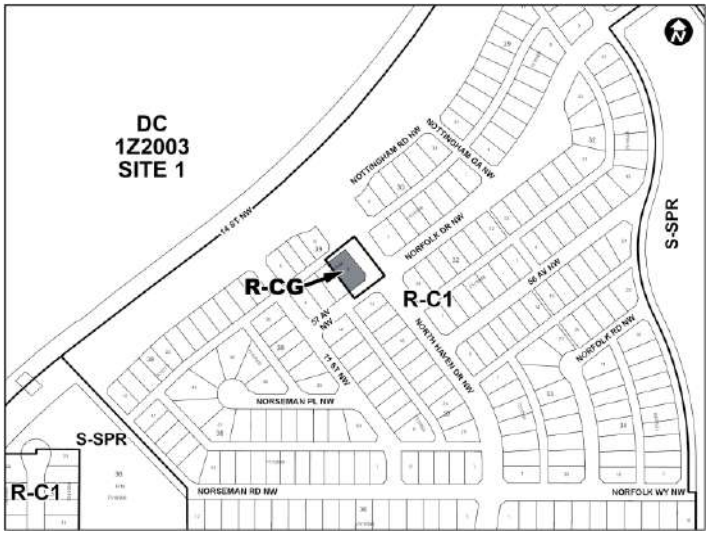
North Haven Upper	
Peak Population Year	1981
Peak Population	868
2019 Current Population	599
Difference in Population (Number)	-269
Difference in Population (Percent)	-31%

Source: *The City of Calgary 2019 Civic Census*

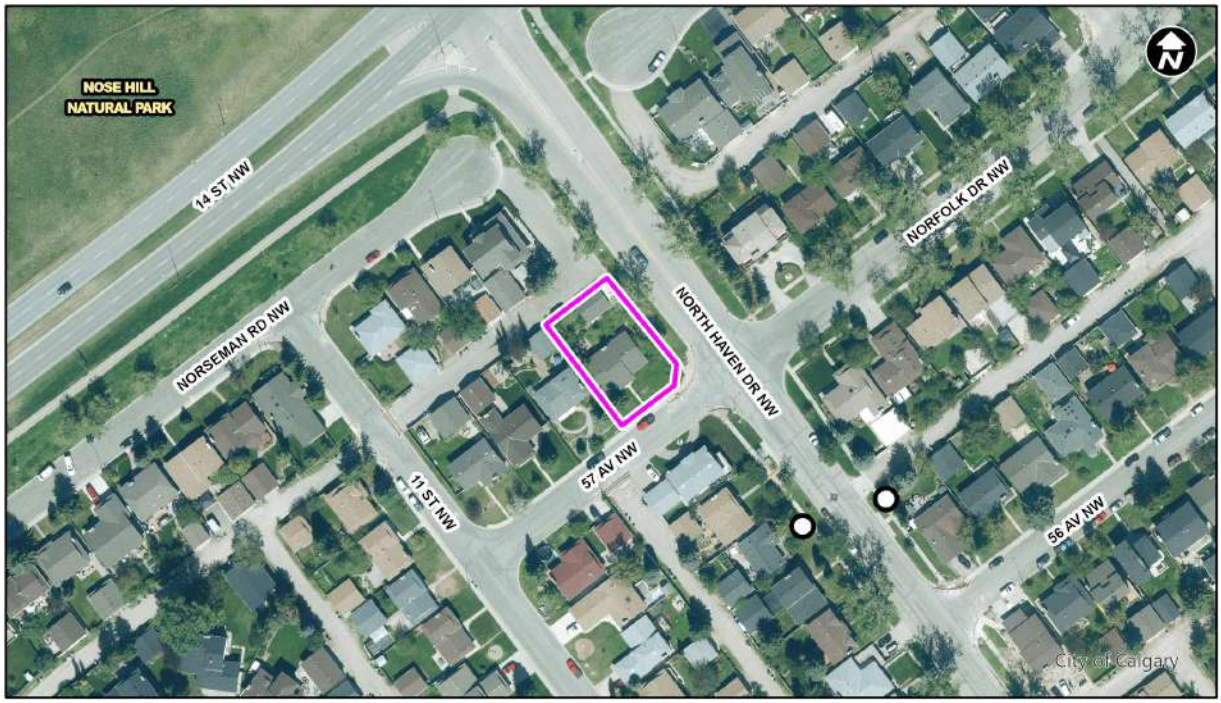
Additional demographic and socio-economic information may be obtained online through the North Haven Upper Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing Residential – Contextual One Dwelling (R-C1) District is primarily for single detached dwellings and secondary suites. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one dwelling unit. Secondary suites are a permitted use within the R-C1 District.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 10 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to six dwelling units.

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

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

- the number and configuration of dwelling units and secondary suites;
- access and parking provisions;
- massing and shadowing mitigation; and
- landscaping and amenity space location and design.

Transportation
Pedestrian access to the site is provided by sidewalks along 57 Avenue NW and North Haven Drive NW. A multi-use pathway runs adjacent to 14 Street NW, approximately 150 metres (a three-minute walk) from the site.

The nearest Calgary Transit bus stops are located on North Haven Drive NW, 100 metres (a two-minute walk) from the parcel and include stops for Route 4 – Huntington (Clockwise) and Route 5 – North Haven (Counterclockwise).

57 Avenue NW is classified as a Residential Road and North Haven Drive NW is classified as a Collector Road. Vehicular access to the site is from the paved rear lane. There are currently no parking restrictions adjacent to the subject site. The parcel is not located within an existing Residential Parking Permit (RPP) Zone.

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

Environmental Site Considerations
No environmental concerns were identified.

Utilities and Servicing
Water, sanitary and storm sewers are available to service future development of the site. Details of site servicing, as well as appropriate stormwater management, are being considered and reviewed as part of the development permit application.

Legislation and Policy

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

Municipal Development Plan (Statutory – 2009)
The subject site is located within the Developed Residential – Established Urban area as identified on Map 1: Urban Structure of 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 delivers small and incremental benefits to climate resilience. The proposal is in keeping with the relevant MDP policies as the proposed R-CG District allows for a modest intensification of density while maintaining a compatible built form.

Calgary Climate Strategy (2022)
This application does not include specific actions that address the objectives of the *Calgary Climate Strategy - Pathways to 2050*. Further opportunities to align development of this site with applicable climate strategies are being explored and encouraged through the development permit process.

Applicant Submission

2026 July 6

1215 57 Avenue NW – Concurrent with DP2026-03925

Applicant's Outreach Summary and Applicant's Submission – Collective Design

Site	1215 57 Avenue NW, Calgary, Alberta
Community	North Haven Upper
Application Intent	To allow for a five-unit townhouse development with secondary suites

At this time, we have completed a post card drop to surrounding neighbours to inform them of both the land use amendment and concurrent development permit. One neighbour has responded, requesting information setbacks.

The intent of the application is to allow for a five-unit townhouse development with secondary suites at 1215 57 Avenue NW. The proposed built form would provide a modest increase in housing choice within an established residential community while maintaining a low-scale, grade-oriented form that is compatible with the surrounding neighbourhood context.

The subject site is located in North Haven Upper, an established northwest Calgary community situated near Nose Hill Park, 14 Street NW, John Laurie Boulevard NW, and the surrounding residential street network. Public property information identifies the parcel as approximately 869.40 m^2 / 9,359 ft^2, which provides an appropriate site area for a carefully designed, low-density townhouse development.

A suitable location for low-scale residential infill

The proposed development represents context-sensitive residential intensification within an established community. A five-unit townhouse development with secondary suites would provide additional housing options while retaining a residential scale that is appropriate for the area. The proposed form is consistent with the intent of grade-oriented infill housing by supporting a transition from single-detached residential patterns toward a broader mix of housing types without introducing a large apartment-style building form.

Access to transit and transportation routes

The site benefits from proximity to transit service and established transportation corridors. Calgary Transit service is available in the North Haven area, including Route 5 - North Haven and nearby service along 14 Street NW. The parcel also has convenient access to 14 Street NW, John Laurie Boulevard NW, Northmount Drive NW, and McKnight Boulevard NW, providing efficient connections to surrounding communities, employment areas, schools, parks, and citywide destinations.

Access to parks, recreation, and open space

The subject site is well located in relation to major open space and neighbourhood recreation amenities. Nose Hill Park is located nearby and is one of Calgary's major natural environment parks, offering extensive open space, trails, native grassland, wildlife areas, and off-leash areas. The North Haven area is also served by local parks, community open space, and recreation opportunities that support day-to-day neighbourhood livability. These amenities make the area well suited to modest additional residential density.

Conveniently located near schools and community services

The site is located within an established residential community with access to public and Catholic school options, including North Haven School and other schools serving northwest Calgary. North Haven School provides regular programming for Kindergarten to Grade 6, and nearby Catholic school options are also available in the broader area. The community is further supported by nearby services, local recreation facilities, and established neighbourhood infrastructure.

Efficient use of existing infrastructure

The proposed development would make efficient use of existing municipal infrastructure within a developed community. Additional grade-oriented housing on this parcel can support more efficient use of existing roads, utilities, transit, parks, schools, and community services. This approach aligns with good planning principles by accommodating modest growth in locations where infrastructure and neighbourhood amenities already exist.

Housing choice and missing middle development

A five-unit townhouse development with secondary suites would contribute to Calgary's supply of missing middle housing. This form of housing provides an important option between single-detached homes and larger multi-residential buildings. The inclusion of secondary suites can support a wider range of household types, including renters, extended families, seniors, young professionals, and smaller households seeking to live in established communities close to parks, transit, and services.

Conclusion

The proposed land use amendment should be supported because it would allow for a context-sensitive five-unit townhouse development with secondary suites on a site that is well suited for modest residential intensification. The parcel is located in an established community with access to transit, major roadways, parks, schools, and existing municipal infrastructure. The proposed built form would provide additional housing choice while maintaining a low-scale, grade-oriented residential character that has been designed to fit respectfully within the surrounding neighbourhood. For these reasons, the application represents an appropriate and supportable opportunity to accommodate additional housing in North Haven Upper.

Applicant Outreach Summary

2026 September 24

Calgary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 1215 57 Ave NW - Land Use Amendment

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

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

Outreach Strategy

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

1. We have completed a post card drop to 30 surrounding homes in late July
2. We had a phone call with two members of the community association on September 9
3. We had a meeting with Councillor Kelly and his team on September 10

Affected Parties

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

1. We have completed a post card drop to 30 surrounding homes in late July
2. We had a phone call with two members of the community association on September 9
3. We had a meeting with Councillor Kelly and his team on September 10

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.

Location, parking, massing and density.

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

At this time we are awaiting a formal meeting with the community association and members of the community prior to making any revisions.

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 have not yet closed the loop. We expect the public meeting to take place in early October and will provide updates after it has talken place.

calgary.ca/planningoutreach

Community Association Response

2026 October 5

According to the City of Calgary (https://www.calgary.ca/communities/profiles/north-haven-upper.html), Upper North Haven has a total population of 640 individuals in 250 single family households. The proposed change from RC1 to RCG will significantly impact this small community and while it may benefit the City of Calgary, residents are not in support of this plan. At a public meeting on September 23, 2026, approximately 98 attendees voted unanimously against the land use amendment. The North Haven Community Association therefore opposes the land use amendment for the property located at 1215 57 Ave NW from RC1 to RCG. As such, we also stand in opposition to the redevelopment proposal at that same location.

PROPOSED

CPC2026-0908
ATTACHMENT 5

BYLAW NUMBER 138D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2026-0114/CPC2026-0908)

* *

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

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

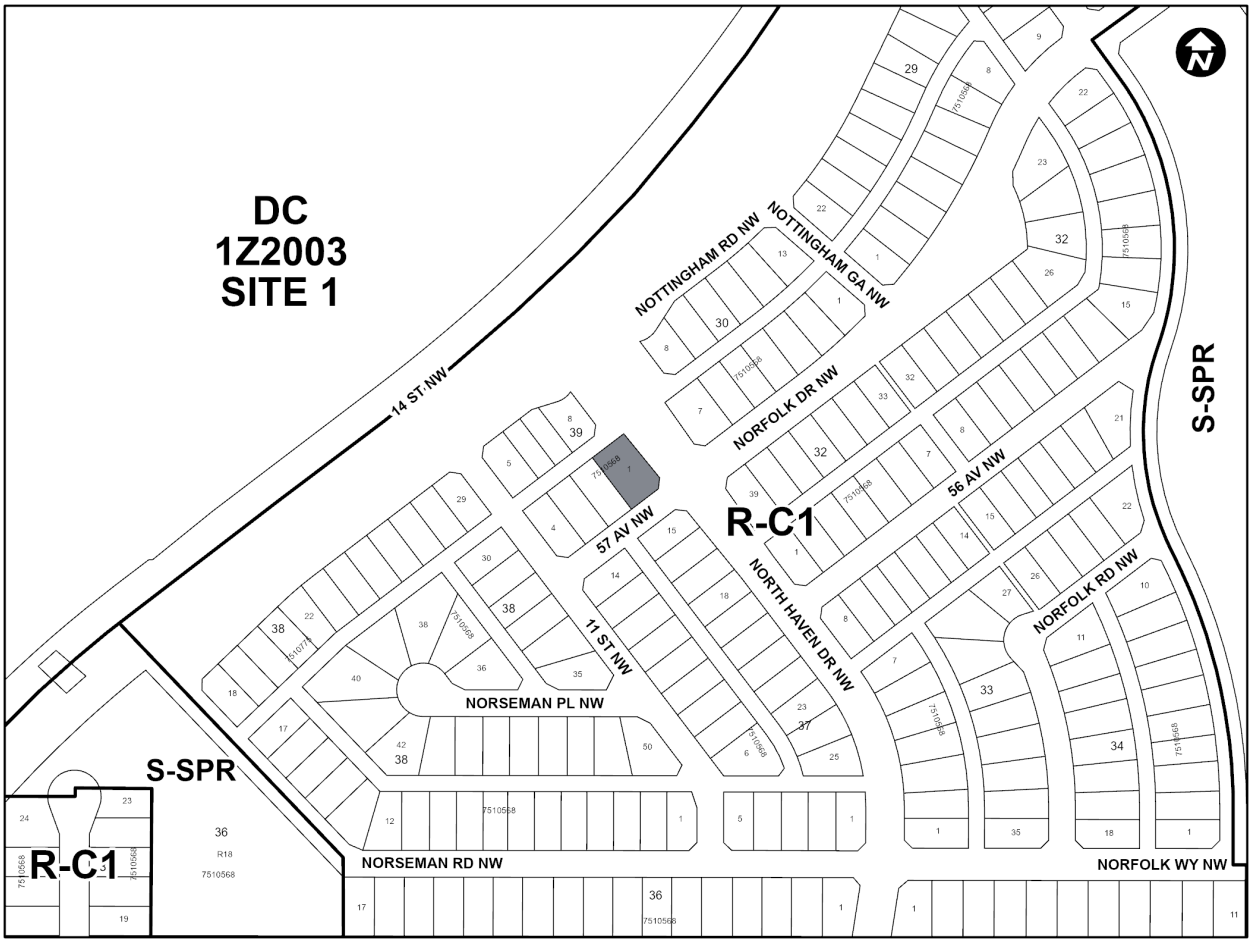
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0114/CPC2026-0908
BYLAW NUMBER 138D2026

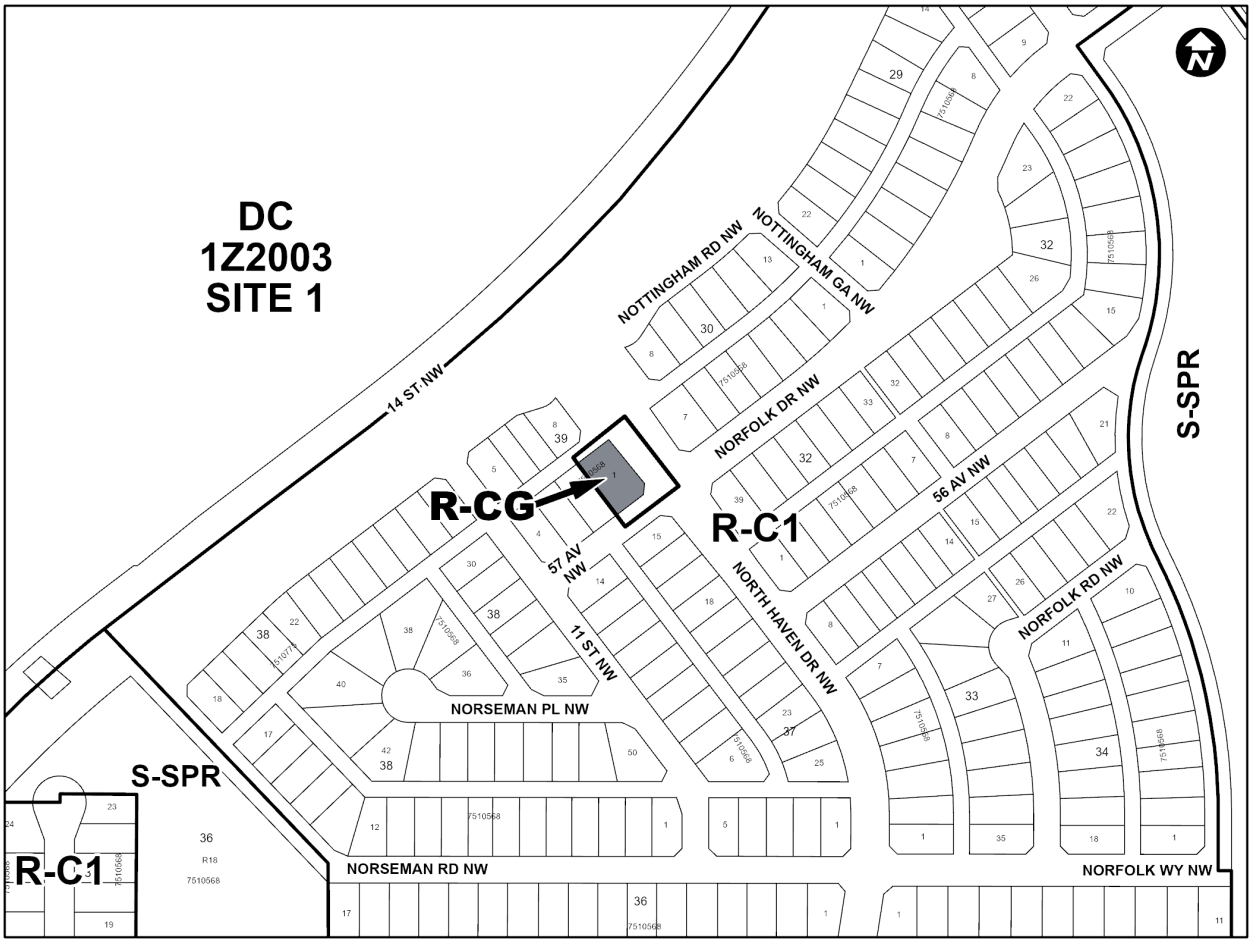
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0114/CPC2026-0908
BYLAW NUMBER 138D2026

SCHEDULE B



Land Use Amendment in Winston Heights/Mountview (Ward 4) at 2202 Edmonton Trail NE, LOC2026-0014

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares ± (0.17 acres ±) located at 2202 Edmonton Trail NE (Plan 419R, Block 6, Lots 30 and 31) from Direct Control (DC) District to Commercial – Neighbourhood 1 (C-N1) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 OCTOBER 22:

That Council:

Give three readings to **Proposed Bylaw 143D2026** for the redesignation of 0.07 hectares ± (0.17 acres ±) located at 2202 Edmonton Trail NE (Plan 419R, Block 6, Lots 30 and 31) from Direct Control (DC) District to Commercial – Neighbourhood 1 (C-N1) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for small-scale commercial development in an existing building that is compatible with the scale of nearby residential areas.
- This application allows for the adaptive use of an existing building and is in keeping with the policies of the *Municipal Development Plan* (MDP) and *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Commercial – Neighbourhood 1 (C-N1) District would allow additional neighbourhood-focused commercial opportunities in proximity to residential areas.
- Why does this matter? This proposal would allow for additional employment opportunities, goods and services at a convenient location for the surrounding residential community.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use application in the northeast community of Winston Heights/Mountview was submitted by Balkaranjit Singh on behalf of the landowner, 2655280 Alberta Ltd. (Simarjit Grewal) on 2026 February 3. No development permit has been submitted at this time. As noted in the Applicant Submission (Attachment 2), this application proposes to redesignate the site from a Direct Control (DC) District based on the Residential Medium Density Multi-Dwelling (RM-4) District of Land Use Bylaw 2P80 to the C-N1 District of Land Use Bylaw 1P2007. The intent is to provide a land use district that allows for an integrated medical clinic, wellness clinic, physiotherapy, massage therapy and chiropractic services. These uses fall under Health Care Service and Retail and Consumer Services. The proposed land use district

is consistent with the surrounding land use scale and allows for flexibility of future development.

The approximately 0.07 hectares (0.17 acres) corner site is located along Edmonton Trail NE, which is designated as an Urban Main Street in the MDP. It is currently developed with a two-storey mixed use building and a detached garage.

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 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 conducted a door-to-door engagement with neighbours within the vicinity of the site. The applicant also contacted the Winston Heights/Mountview Community Association. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received no comments from the public. The Winston Heights/Mountview Community Association submitted comments online on 2026 May 25 which can be found in Attachment 4. The comments expressed the following concerns:

- that the proposal does not fit into the overall vision for Edmonton Trail as a main street;
- preference for Direct Control zoning, as the proposed zoning reduces density, and
- recommended minimum density of a four-storey mixed-use building.

Administration considered the relevant planning considerations specific to the application and has determined that the proposed C-N1 District is appropriate for this site based on the site context and the applicable policies of the MDP and LAP. Administration determined that the proposed C-N1 District would allow for the expansion of commercial activities along Edmonton Trail NE and a more efficient use of the existing building.

Following Calgary Planning Commission's recommendation, 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 Public Hearing will be advertised.

Land Use Amendment in Winston Heights/Mountview (Ward 4) at 2202 Edmonton Trail NE, LOC2026-0014

IMPLICATIONS

Social
The proposed land use district would allow for an adaptive reuse of an existing building along an Urban Main Street and enable small-scale commercial uses that provide services to surrounding residential neighbourhoods and the community at large.

Environmental
This application addresses the objectives of the *Calgary Climate Strategy – Pathways to 2050* as it encourages the adaptive reuse of the existing building. This supports Program Pathway I: Waste reduction – Reduce total waste generation in all sectors. Further opportunities to align
future development of this site with applicable climate strategies will be explored and encouraged at future development permit processes.

Economic
The proposed land use would allow for more efficient use of land, existing infrastructure and services while supporting small business development along an Urban Main Street.

Service and Financial Implications
No anticipated financial impact.

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

ATTACHMENTS
1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association
5. **Proposed Bylaw 143D2026**

Response Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject corner site is located in the northeast community of Winston Heights/Mountview, east of Edmonton Trail NE and north of 21 Avenue NE. The site is approximately 0.07 hectares (0.17 acres) in size and measures approximately 19 metres wide and 38 metres deep. It is currently developed with a two-storey mixed-use building and a detached garage. Vehicle access is from the rear lane and 21 Avenue NE. The building, constructed in 1951, is currently unoccupied. The last approved use was for lodging house and office under the existing Direct Control (DC) District.

Surrounding development is characterized by a mix of low-density residential, multi-residential developments and small-scale commercial developments. To the north is single and two-storey residential developments designated as Multi-Residential – Contextual Low Profile (M-C1) District. The parcel directly south of the subject site is designated as Mixed Use – General (MU-1 f3.5 h20) District and further south are commercial developments designated as Commercial – Neighbourhood 1 (C-N1) District and Commercial – Neighbourhood 2 (C-N2) District. Areas east and west of the parcel are characterized by low-density residential development designated as Residential – Contextual One / Two Dwelling (R-C2) District.

The parcel is directly adjacent to Edmonton Trail NE and approximately 500 metres (an eight-minute walk) from 16 Avenue NE and Centre Street North respectively. All three streets are Urban Main Streets and are part of the Primary Transit Network. The site is in proximity to transit stops on Edmonton Trail NE, Centre Street North and 16 Avenue NE.

Community Peak Population Table

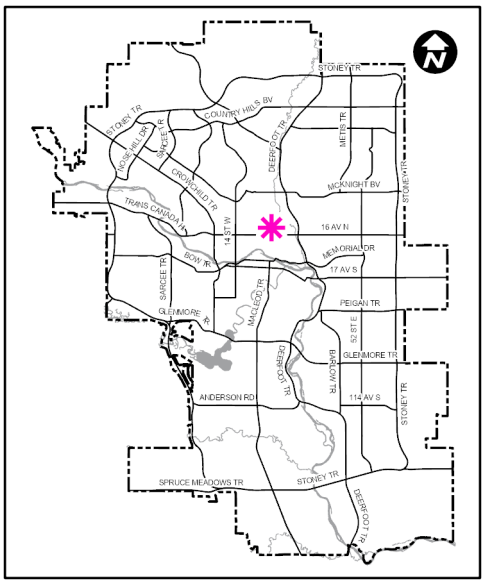
As identified below, the community of Winston Heights/Mountview reached its peak population in 1970.

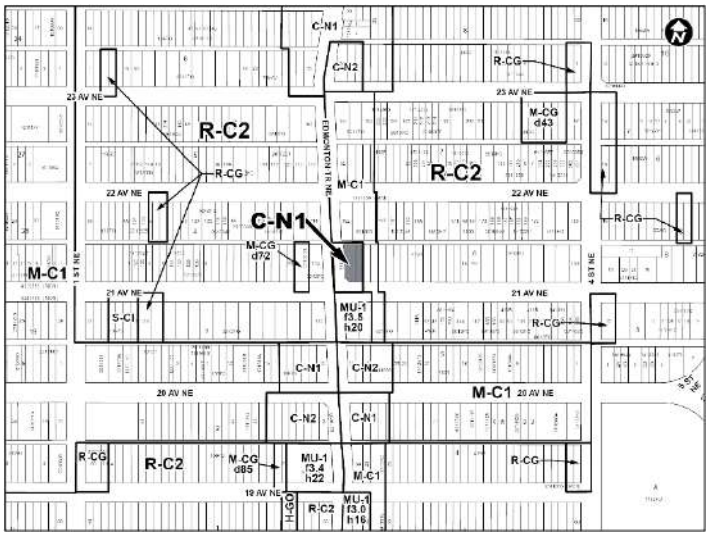
Winston Heights/Mountview	
Peak Population Year	1970
Peak Population	4,972
2019 Current Population	3,635
Difference in Population (Number)	-1,337
Difference in Population (Percent)	-26.9%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing DC District (Bylaw 113Z2006) for the parcel is based on the RM-4 Residential Medium Density Multi-Dwelling District of the previous Land Use Bylaw 2P80. The DC District maintains the general rules for residential districts contained in Section 20 of Bylaw 2P80 and the permitted and discretionary uses for the RM-4 District with the addition of office as a discretionary use. The RM-4 District allows for a maximum of three storeys not exceeding nine metres to the eave line.

The proposed Commercial – Neighbourhood 1 (C-N1) District allows for small-scale commercial development intended to serve surrounding neighbourhoods, with buildings oriented toward the street and public sidewalk, that are compatible in scale to buildings within nearby residential areas. The C-N1 District also allows for residential use on upper floors, a maximum floor area ratio (FAR) of 1.0 and maximum building height of 10 metres (approximately three storeys). The proposed redesignation is required to facilitate a proposed medical and wellness clinic, physiotherapy, massage therapy and chiropractor, all falling under Health Care Service, and Retail and Consumer Services.

Administration determined that the proposed C-N1 District is appropriate as it facilitates the efficient reuse of the existing building and allows for a broader range of uses, all of which remain subject to review and regulation through the development permit process. Future discretionary uses proposed under the C-N1 District would be subject to a full development permit review that provides an opportunity for consideration of site-specific development impacts.

Development and Site Design
If approved by Council, the rules of the proposed C-N1 District, along with policies of the LAP, would provide guidance for the future development of the site, including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this corner site, additional items that would be considered at the development permit stage include, but are not limited to:

- ensuring an engaging and active interface along Edmonton Trail NE;
- building height; and
- establishing appropriate parking requirements.

Transportation
Pedestrian access to the site is available from the existing sidewalks on Edmonton Trail NE and 21 Avenue NE. The site is served by Calgary Transit along Edmonton Trail NE which is an Urban Main Street. The northbound regular transit stop, served by Route 5 (North Haven) is directly adjacent to the site (less than one-minute walk), the southbound transit stop, served by Route 4 (Huntington), is approximately 50 metres (a one-minute walk) from the site. Transit stops at 16 Avenue NE, an Urban Main Street, are served by MAX Orange 303 (Brentwood / Saddletowne) and Route 19 (16 Avenue North). The westbound stop is 550 metres (a nine-minute walk) while the eastbound stop is 600 metres (a 10-minute walk) from the site. Transit stops along Centre Street NE, served by northbound and southbound Route 3 (Sandstone/Elbow Drive SW) are approximately 500 metres (an eight-minute walk) from the site.

Vehicular access to the site is from the rear lane and 21 Avenue NE. On-site surface parking is available in addition to the detached garage.

Environmental Site Considerations
No environmental concerns have been identified.

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

Legislation and Policy

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

Municipal Development Plan (Statutory – 2009)
The subject site is located within the Urban Main Street area as identified on Map 1: Urban Structure of the *Municipal Development Plan* (MDP). The applicable policies speak to a walkable pedestrian environment fronted by a mix of higher intensity residential and business uses. The MDP encourages a broad range of employment, commercial and retail uses as well as housing forms to accommodate a diverse population. Apartments, mixed-use and ground-oriented housing are encouraged.

Calgary Climate Strategy (2022)
This application addresses the objectives of the *Calgary Climate Strategy – Pathways to 2050*, it encourages the adaptive reuse of an existing building. This supports Program Pathway I: Waste reduction – Reduce total waste generation in all sectors. Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at future development permit processes.

North Hill Communities Local Area Plan (Statutory – 2022)
The *North Hill Communities Local Area Plan* (LAP) identifies the subject site as Neighbourhood Flex as shown on Map 3: Urban Form. Neighbourhood Flex areas are characterized by a mix of commercial and residential uses where people go to shop and gather. Map 4: Building Scale identifies the site as a building scale of 'Low' which allows for development that is six storeys or less. While the proposed district includes a lower building height than what could be supported under the LAP building scale modifier of up to six storeys, the proposal is consistent with the applicable planning policies of the LAP overall.

Applicant Submission

Company Name (if applicable): Haus of Sandhu

LOC Number (office use only):

Applicant's Name: Balkaranjit Singh

Date: 2026.08.27

This application proposes a Land Use Amendment for the property at 2202 Edmonton Trail NE (Lot 30 & 31, Block 6, Plan 419R), redesignating the site from Direct Control District (Bylaw 113Z2006) to Commercial – Neighbourhood 1 (C–N1) District.

The subject site is located along Edmonton Trail NE, a mixed-use corridor within the Winston Heights/Mountview community, and contains an existing two-storey commercial building and a detached garage. No new construction, additions, or physical changes to the building are proposed as part of this application.

The applicant intends to operate an integrated medical and wellness clinic within the existing building, offering family physician services, physiotherapy, massage therapy, and chiropractic and complementary wellness services. These uses fall under the Health Care Service and Fitness Centre use classes permitted in the C–N1 District when located within an existing approved building.

The proposed C–N1 designation is consistent with the surrounding land use pattern, which includes a mix of low- and medium-density residential uses together with existing commercial and mixed-use development along Edmonton Trail and nearby intersections. The redesignation supports neighbourhood-scale medical and personal service uses serving the surrounding community, consistent with the C–N1 District's intent to provide small-scale commercial development in keeping with the scale of nearby residential areas.

As this application involves a change of use within an existing building only, building design, parking, access, and servicing will be reviewed at the Development Permit stage. Community outreach has been conducted by the applicant, with results summarized in the accompanying Community Outreach Summary.

The applicant respectfully requests favourable consideration of this application.

Applicant Outreach Summary

2026 August 19

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2202 Edmonton Trl, Calgary, AB T2E 3M5

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

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

Outreach Strategy

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

Applicant-led community outreach was conducted in DATE — 19th Aug, 2026 through door-to-door
engagement with neighbouring property owners in the vicinity of 2202 Edmonton Trail NE, Calgary, AB T2E 3M5.
summary of engagement completed since the application was submitted. A total of 8 neighbouring properties were
visited directly, including residents on 21st Avenue NE, 22nd Avenue NE, and 26th Avenue NW. The purpose of the
outreach was to inform neighbours of the proposed land use redesignation from Direct Control to a standard C-N1
district and to gather feedback on the proposed changes. A detailed log of residents contacted, including names,
addresses, and outcomes, is included as a supplementary attachment to this form.

Affected Parties

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

Neighbouring property owners adjacent to and in the immediate vicinity of 2202 Edmonton Trail NE, along 21st
Avenue NE, 22nd Avenue NE, and 26th Avenue NW, were contacted as part of this outreach program.

calgary.ca/planningoutreach

Community Outreach for Planning & Development
Applicant-led Outreach Summary

What did you hear?
Provide a summary of main issues and ideas that were raised by participants in your outreach.

Feedback was collected from 8 neighbouring property owners. The majority of participants were supportive of the
proposed land use redesignation. No significant concerns or objections were raised regarding the proposed
application. Neighbours generally expressed agreement with the proposed change from Direct Control to a C-N1
district.

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

The positive feedback received from neighbouring property owners confirmed that the proposed land use
redesignation is generally supported by the surrounding community. The applicant is confident that the proposed
C-N1 designation is compatible with the existing neighbourhood context. No changes to the application were
required as a result of this round of outreach, given the largely supportive response received.

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

Neighbouring property owners who were visited during the door-to-door outreach were informed of the next steps in
the City of Calgary planning approval process, including that the application would proceed to formal review
following submission of this updated summary. Participants were advised that they would have further opportunity
to provide input through the City's formal public hearing process.

calgary.ca/planningoutreach

Community Association Response

Submitted by: Winston Heights/Mountview Community Association
planning@winstonheights.ca

May 25, 2026

The planning committee as well as the board of directors do not want the zoning change. We feel DC is a better zoning as the proposed zoning reduces density.
This proposal does not fit into the overall planning vision for Edmonton Trail as a Main Street.

We do not have many sites on Edmonton Trail to help define the Main Street, so we do not want to lose this site to a lower density.
Any design that is below 4 floors with a commercial base is not acceptable.

Thank you.

PROPOSED

CPC2026-0910
ATTACHMENT 5

BYLAW NUMBER 143D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2026-0014/CPC2026-0910)

* *

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

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

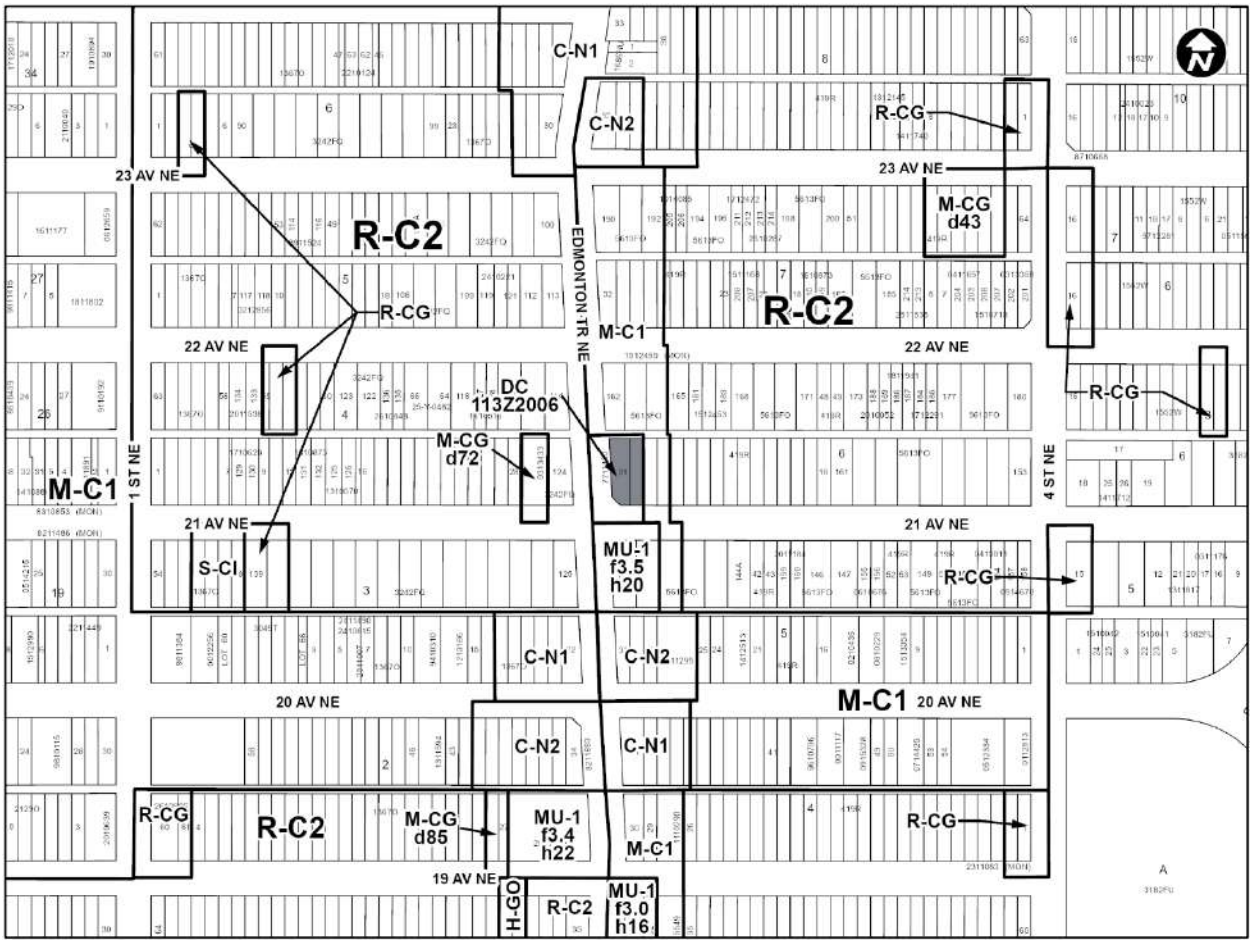
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0014/CPC2026-0910
BYLAW NUMBER 143D2026

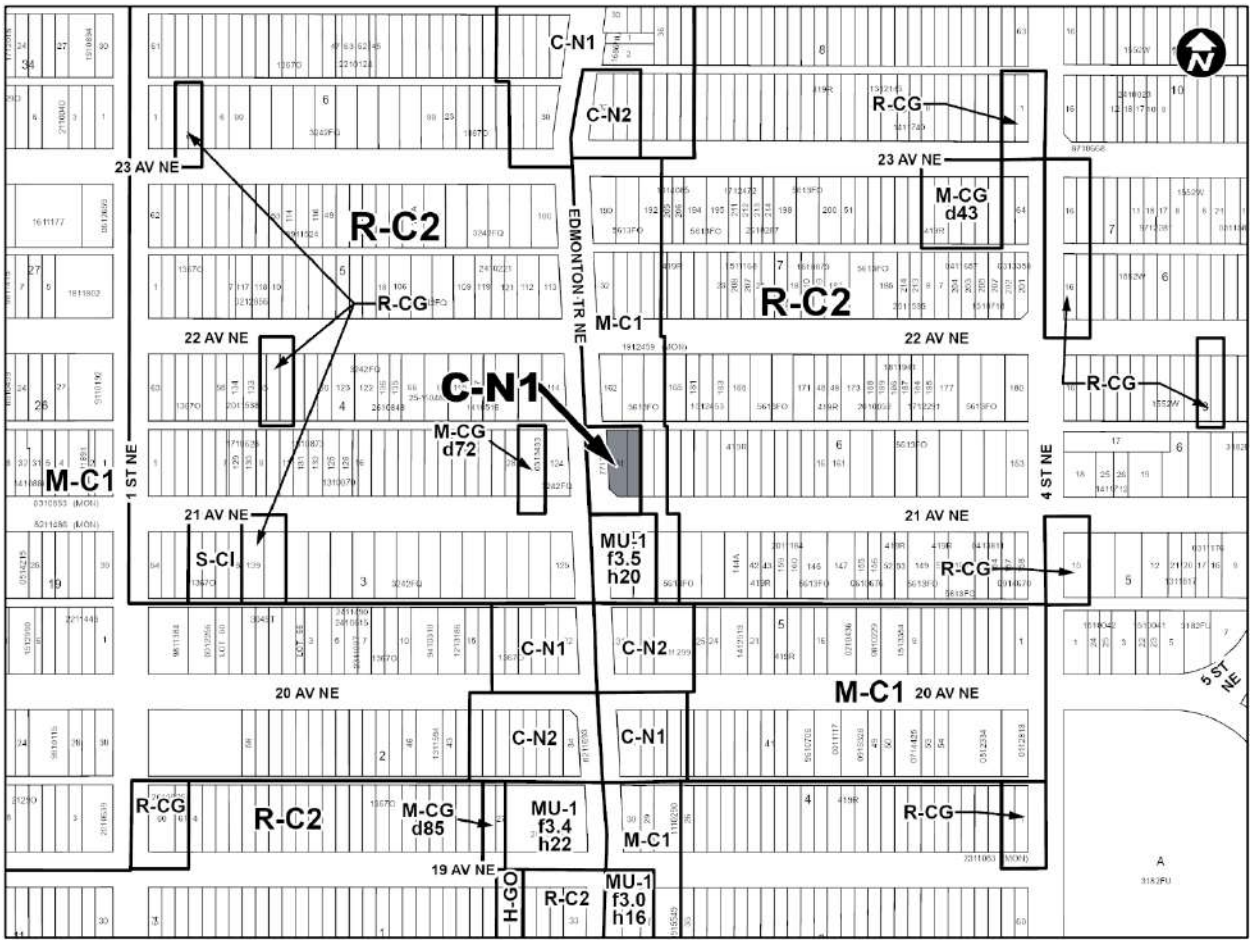
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0014/CPC2026-0910
BYLAW NUMBER 143D2026

SCHEDULE B



Land Use Amendment in Stoney 3 (Ward 5) at 4025 – 108 Avenue NE, LOC2025–0218

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.81 hectares ± (1.99 acres ±) located at 4025 – 108 Avenue NE (Plan 2210553, Block 2, Lot 12) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 OCTOBER 22:

That Council:

Give three readings to **Proposed Bylaw 141D2026** for the redesignation of 0.81 hectares ± (1.99 acres ±) located at 4025 – 108 Avenue NE (Plan 2210553, Block 2, Lot 12) 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 primarily light industrial and limited small-scale commercial uses that are compatible with adjacent industrial areas.
- The proposal will maintain industrial and commercial land uses and align with applicable policy from the *Northeast Industrial Area Structure Plan* (ASP) and *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would allow for more diverse uses on the site, providing access for more industrial and commercial businesses.
- Why does this matter? The proposal provides additional commercial, industrial and employment opportunities in this area of the city.
- A development permit for an industrial building has recently been approved.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application, in the northeast industrial community of Stoney 3 was submitted by the landowner Ivory Homes Build Inc. on 2025 November 03. As noted in the Applicant Submission (Attachment 2), the intent is to provide more commercial opportunities within the existing building to attract future tenants.

The approximately 0.81 hectares (1.99 acres) triangular site is vacant and fronts onto 108 Avenue NE along the north property line. There are Industrial – Commercial (I-C) Districts to the north and east of the site and wetland to the south of the site, designated Special Purpose – Urban Nature (S-UN) District. Surrounding development includes a mix of industrial and commercial uses. The proposed I-C District would enable a greater range of commercial uses on the site and is consistent with other land use amendments in the area.

Land Use Amendment in Stoney 3 (Ward 5) at 4025 – 108 Avenue NE, LOC2025–0218

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach
As part of the review of the proposed land use amendment application, the Applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with the public/interested parties and the respective community association was appropriate. The Applicant held an open house, emailed and provided brochures to surrounding landowners in October 2025. 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 and Stoney 3 does not have a community association.

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

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

IMPLICATIONS

Social
The proposed application enables the continuation of development in the community of Stoney 3 and provides a land use framework for expanded industrial/commercial development on this site.

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

Land Use Amendment in Stoney 3 (Ward 5) at 4025 – 108 Avenue NE, LOC2025–0218

Economic
The proposed land use amendment would enable the development of industrial commercial uses compatible with the surrounding context. This proposal would enable further diversity of industrial and commercial uses for Calgarians in the industrial community of Stoney 3.

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 141D2026**

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 Stoney 3 to the south of 108 Avenue NE. This triangular site is currently undeveloped and is approximately 0.81 hectares ± (1.99 acres ±) in size with dimensions of approximately 120.8 metres wide by 139.7 metres deep. Access is available from 108 Avenue NE.

Surrounding development is characterized by Industrial – General (I-G) and Industrial – Commercial (I-C) Districts. There is a wetland area forming the southern boundary of the site designated as the Special Purpose – Urban Nature (S-UN) District. The residential community of Cityscape is approximately 450 metres (an eight-minute walk) to the east across Métis Trail NE.

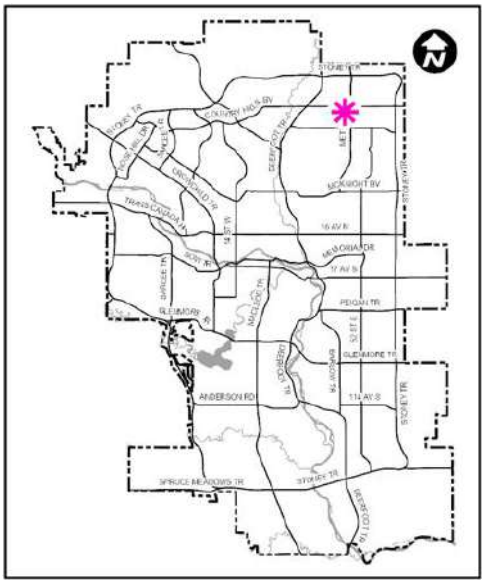
There are a number of established businesses in the area including medical clinics, pharmacies, restaurants, auto services, industrial equipment suppliers, food wholesalers and a variety of other retail, commercial and industrial uses.

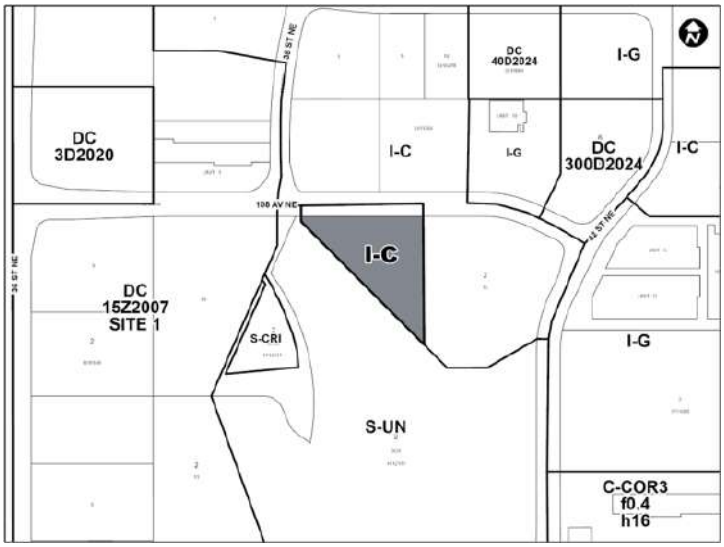
The site is located close to transit with bus stops for Route 119 (Freeport) and Route 157 (West Stoney Industrial) approximately 280 metres (a five-minute walk) east of 36 Street NE.

Community Peak Population Table

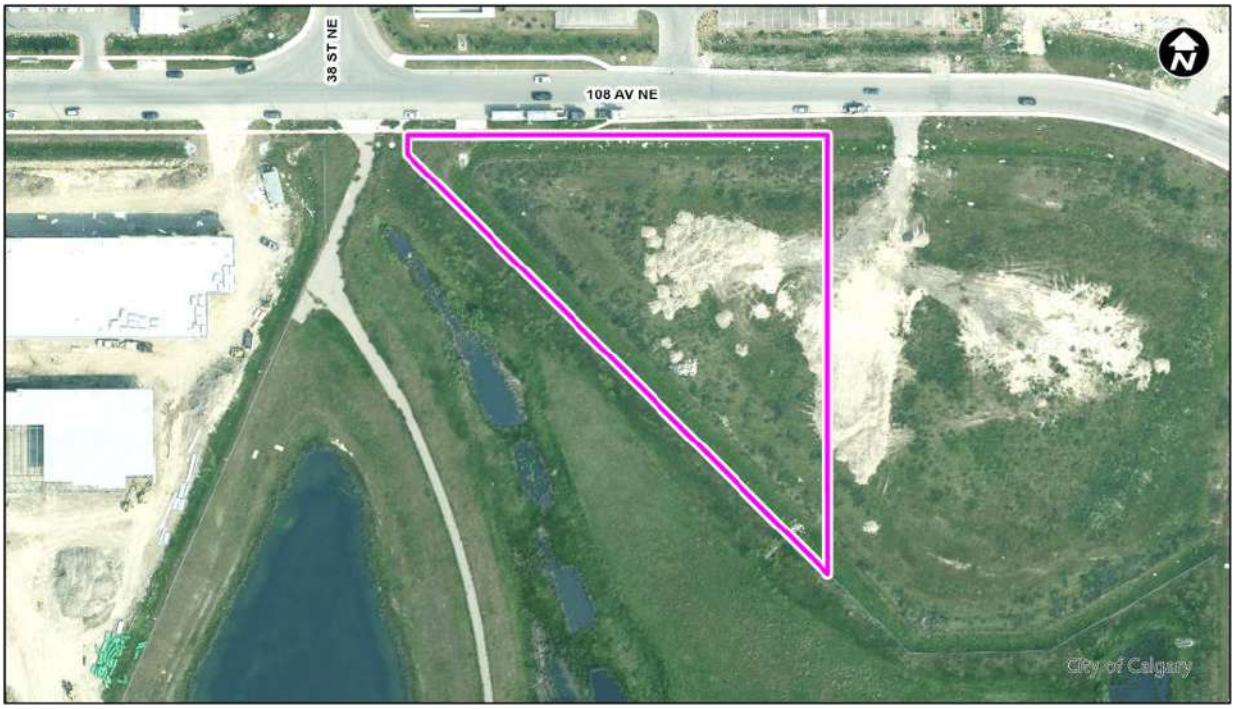
Population data is not provided, as the subject area is located within the Stoney 3 industrial area and has no residential population.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use

The existing I-G District allows a wide variety of light and medium general industrial uses, as well as a limited number of supporting commercial uses. The I-G District does not specify a maximum building height for the subject site, other than an 18-metre maximum building height for parcels that share a property line with residential district or a Special Purpose – School, Park and Community Reserve (S-SPR) District. The I-G District allows a maximum floor area ratio (FAR) of 1.0 for sites serviced by City water and sewer.

The proposed I-C District is intended for sites located on the perimeter of industrial areas and allows light industrial uses and small-scale commercial uses that are compatible with and complement light industrial uses. In comparison with the existing I-G District, the I-C District allows uses such as Health Care Service, Financial Institution, Retail and Consumer Service and Fitness Centre. These uses would support surrounding businesses and employees while remaining compatible with the industrial character of the area. The I-C District allows a maximum building height of 12 metres and a maximum FAR of 1.0.

Surrounding land uses primarily consist of industrial and commercial districts, including the I-G District and I-C District. The surrounding context complements the intent of the proposed land use amendment, as the area predominantly consists of compatible industrial and commercial uses. The site is also located close to the community of Cityscape, which could provide an employment base for the proposed land use. The proposed I-C District would also provide a

transition between the wetland immediately south of the site and the I-G District further to the northeast. Considering the proposed use of the subject site, the surrounding context and the compatibility of the proposal, Administration determined that the proposed land use amendment would not affect Calgary's overall industrial land supply.

Development and Site Design
The rules of the proposed I-C District would provide guidance for the future redevelopment of the site. This would include appropriate uses, building height and massing, landscaping and parking.

Transportation
Vehicle access to the site is provided through 108 Avenue NE. The subject site is approximately 280 metres (a five-minute walk) east of 36 Street NE and approximately 525 metres (an eight-minute walk) north of 104 Avenue NE. Public transit service is available along 36 Street NE and 104 Avenue NE via Route 119 (Freeport), Route 157 (West Stoney Industrial), Route 145 (West Skyview Ranch / Redstone), Route 128 (East Skyview Ranch / Redstone) and Route 136 (Corner Meadows / Cornerbrook). There is a future transit stop located on 108 Avenue NE at the west end of the property frontage.

Existing sidewalks provide pedestrian access in both directions along 108 Avenue NE and 42 Street NE. The Always Available for All Ages and Abilities (5A) Network runs along 36 Street NE, approximately 280 metres (a five-minute walk) west of the subject site and is designated as an off-street pathway.

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

Environmental Site Considerations
No environmental concerns were identified.

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

Legislation and Policy

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

Municipal Development Plan (Statutory – 2009)
The subject site is identified as Standard Industrial Area on Map 1: Urban Structure of the *Municipal Development Plan* (MDP). The Standard Industrial Area consists of existing planned industrial areas that contain a mix of industrial uses at varying intensities. These areas are intended to allow for a broad variety of industrial uses and as the area redevelops, the industrial character should be maintained.

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

Northeast Industrial Area Structure Plan (Statutory – 2007)
The subject site is identified as a Business/Industrial area on Map 3: Land Use Concept of the *Northeast Industrial Area Structure Plan* (ASP). The purpose of this area is to provide for the development of a variety of light industrial uses within a fully serviced industrial/business park. In addition, medium industrial, secondary commercial, office, institutional, recreational and other land uses considered appropriate may also be allowed. The proposed I-C District aligns with the Business/Industrial policy direction of the ASP by accommodating light industrial and compatible commercial uses that support surrounding businesses and employees. The district is appropriate for the subject site because it maintains the area's industrial function while allowing a complementary mix of uses consistent with the established development context.

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's Submission

2026 September 29

Ivory Homes Build Inc.
#1040, 4231–109 Avenue NE
Calgary, AB T3N 2B1
[redacted]

Planning and Development Department
City of Calgary

Re: Land Use Amendment Application LOC2025-0218
4025 – 108 Avenue NE, Jacksonport Area
Proposed Redesignation: Industrial General (I-G) to Industrial Commercial (I-C)

Dear Sir/Madam,

Ivory Homes Build Inc. submits this one-page Applicant Statement in support of the Land Use Amendment application for the property located at **4025 – 108 Avenue NE, Calgary**, seeking redesignation from **Industrial General (I-G)** to **Industrial Commercial (I-C)**.

The proposed I-C designation aligns with the **Municipal Development Plan** and the **Northeast Industrial Area Structure Plan**, which support a diverse range of industrial uses while allowing compatible, secondary commercial and service-oriented activities that meet the day-to-day needs of area businesses and employees. The intent of the redesignation is not to displace industrial activity, but to introduce additional flexibility within an evolving industrial employment area.

The I-C district enables a broader range of uses that differ from the I-G designation, including **service commercial, office-supportive, and limited health care–related uses**, while maintaining the primary industrial function of the site. These uses are consistent with surrounding development patterns in the Jacksonport area and support employment growth and economic diversification.

A **revised Site Plan** has been submitted that clearly identifies the applicable **Airport Noise Exposure Forecast (NEF) contours**, and all future development will comply with the **Airport Vicinity Protection Area Regulation** and applicable **Alberta Building Code acoustic requirements**.

A **Trip Generation Memorandum dated January 14, 2026**, has been completed and submitted. The analysis confirms that the proposed I-C designation results in only a **negligible increase in peak-hour and daily vehicle trips** compared to the existing I-G designation, and that the surrounding transportation network can accommodate this change without impact.

Ivory Homes Build Inc. respectfully submits that the proposed Land Use Amendment is appropriate, policy-aligned, and suitable for consideration by the Calgary Planning Commission and City Council.

Please contact the undersigned should additional information be required.

Sincerely,

Satnam Pannu (President)
Ivory Homes Build Inc.

Submission Letter

Satnam Pannu
Ivory Homes Build Inc.
#1040, 4231-109 Ave NE
Calgary, AB T3N 2B1
[redacted]

Planning and Development Department
City of Calgary
3rd Floor, Municipal Building
800 Macleod Trail S.E.
Calgary, AB T2G 2M3

Re: Application for Land Use Amendment – Jacksonport Area, Calgary
From: Industrial General (IG) to Industrial Commercial (IC)
Property Address: 4025 – 108 Avenue NE, Calgary

Dear Sir/Madam,

I am writing to formally submit an application for a **Land Use Amendment** for the property located at **4025 – 108 Avenue NE, Calgary** in the Jacksonport area of Calgary. This request is to change the current zoning designation from **Industrial General (IG)** to **Industrial Commercial (IC)**.

Rationale for the Amendment

The proposed rezoning reflects the evolving needs of the area, aligning with both the City of Calgary's **Municipal Development Plan (MDP)** and the broader vision for the Jacksonport neighborhood. The objective of this land use amendment is to accommodate a mixed-use environment that combines industrial and commercial activities, which will offer the following benefits:

1. **Economic Growth**: The shift to **IC** zoning will support a broader range of businesses, enhancing economic opportunities and providing jobs in both industrial and commercial sectors.
2. **Compatibility with Surrounding Areas**: The Jacksonport area is experiencing growth in commercial developments, and the proposed rezoning will facilitate new business opportunities while complementing the existing industrial operations.
3. **Improved Infrastructure Utilization**: The proposed change will better utilize the area's existing infrastructure, including transportation networks, without negatively impacting neighboring properties.

4. **Enhancing Community Integration**: The rezoning will encourage development that is compatible with surrounding areas, promoting a mix of uses that serve both local residents and the broader community.

Submission Documents

Enclosed with this submission letter are the following necessary documents to support the application:

- **Application Requirement List**
- Completed **Land Use Amendment Application Form**.
- **Site Plan** and **Context Map** showing the existing and proposed zoning.
- **Colored Photos of the parcel**
- **Application Fee** (to be paid).
- **Abandoned-well Declaration** completed and signed
- **Climate Resilience Inventory** completed and signed
- **Site Contamination Statement**
- **Outreach Summary with supporting letters**
- **Land Title**
- **Copies of the Covenant on the land Title**
- **Traffic Impact Assessment** (N.A.).
- **Land Use Justification Letter** explaining in more details the rationale for the rezoning and how it aligns with the City's planning goals.

Public Engagement and Consultation

We understand the importance of community consultation and have made efforts to engage with local stakeholders, including nearby property owners and businesses. We are committed to working with the community and the City to ensure that the proposed rezoning supports sustainable growth and minimizes any negative effects.

Next Steps

We respectfully request that this application be reviewed by the City's planning staff and brought forward for a **Public Hearing**. We are happy to provide any additional information or attend meetings as necessary to assist with the review process.

Should you require further documentation or clarification regarding this submission, please do not hesitate to contact me directly at [redacted] or [redacted].

Thank you for your time and consideration. We look forward to your response and to contributing to the continued development of the Jacksonport area.

Yours sincerely,

Satnam Pannu (President)
Ivory Homes Build Inc.
#1040, 4231-109 Ave NE
Calgary, AB T3N 2B1
[redacted]
[redacted]

Applicant Outreach Summary

2025 November 3

Calgary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Land Use Redesignation at 4025-108 Avenue NE Calgary, AB T2E 2E3

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)

Activity	Date	Location	# of participants	Response / Input
1. Open House	Oct 19, 2025	4025-108 Ave NE	5	supported application
2. Email Contact	Oct 2025	Neighboring Properties	3	Letter in support
3.Brochure	Oct 2025	Neighboring Properties	unknown	No response

Affected Parties

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

Property owners / business owners in the neighboring properties

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.

Either in support or no issues were raised

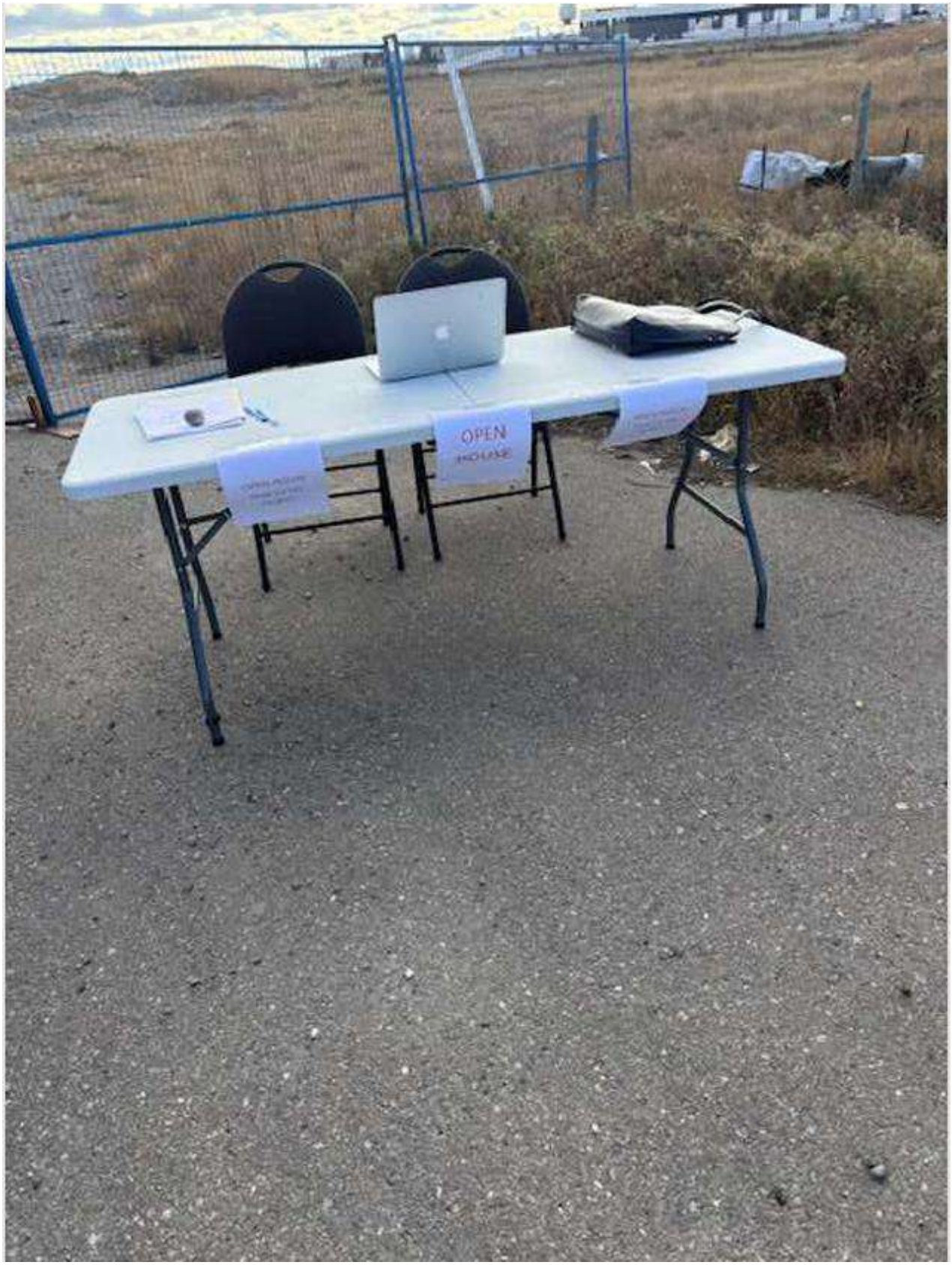
How did input influence decisions?
Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

Since no issues had been raised, so no change in the project.
No issues were raised because:
- The requested land use change from IG to IC is not effecting any neighboring business owners.
- The building design could be same on IG and IC zoning

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)

It seems no requirement to reach back to the participants. As there are very limited participants, mostly in support and the land use is not effecting negatively to any of the business /property owners in the area.

calgary.ca/planningoutreach


OPEN
HOUSE


OPEN
HOUSE

Outlook

RE: Change of Land Use Outreach

From [redacted]
Date Tue 10/14/2025 4:44 PM
To Satnam Pannu [redacted]

Hi Satnam,
We support your land use change application from IG to IC.

Regards
Maninder Dullat
Eco Tech Electrical
[redacted]

ECO TECH ELECTRICAL
Commercial - Residential - Industrial

*This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee, you should not disseminate, distribute or copy this email. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system. If you are not the intended recipient, you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

From: Satnam Pannu [redacted]
Sent: October 14, 2025 2:39 PM
To: 'ECOTECH ELECTRICAL - MANINDER SINGH' [redacted]
Subject: Change of Land Use Outreach

Hi Maninder,
I own a parcel in your neighborhood, and I am in the process of developing this piece of land. Additionally, I am pursuing a land use redesignation application as under. It will be highly appreciated if you could provide your feedback by confirming if you are in support or against this land use change application.

Property Address: 4025-108 Avenue NE Calgary, AB T2E 2E3
Size of Parcel: 2 Acres
Current Land Use: Industrial General (IG)
Proposed Land Use: Industrial Commercial (IC)

Regards,

Satnam Pannu *MA, M Phil*

Outlook

Re: Change of Land Use Outreach

From 3D Homes Inc. [redacted]
Date Mon 11/3/2025 2:28 PM
To Satnam Pannu [redacted]

Hi Satnam,
We provide the support letter in favour of your land use redesignation application.

3D Development Ltd
[redacted]
Sent from my iPhone

On Oct 16, 2025, at 12:54 PM, Satnam Pannu [redacted] wrote:

Dear Property Owner,

I own a parcel in your neighborhood, and I am in the process of developing this piece of land.
Additionally, I am pursuing a land use redesignation application as under. It will be highly appreciated if you could provide your feedback by confirming if you are in support or against this land use change application.

Property Address: 4025-108 Avenue NE Calgary, AB T2E 2E3
Size of Parcel: 2 Acres
Current Land Use: Industrial General (IG)
Proposed Land Use: Industrial Commercial (IC)

Regards,

Satnam Pannu *MA, M Phil*
President /CEO
Ivory Homes Build Inc.

Outlook

Re: Change of Land Use Outreach

From Sunder Customer Service [redacted]
Date Tue 10/14/2025 3:13 PM
To Satnam Pannu [redacted]

I,Nirbhai Johal, the property owner of 3875 108 Avenue NE, Calgary, AB, and I am in support of the proposed land use redesignation.

On Tue, Oct 14, 2025 at 2:45 PM Satnam Pannu [redacted] wrote:

> Good Day,
> I own a parcel in your neighborhood, and I am in the process of developing this piece of land. Additionally, I am pursuing a land use redesignation application as under. It will be highly appreciated if you could provide your feedback by confirming if you are in support or against this land use change application.
>
> Property Address: 4025-108 Avenue NE Calgary, AB T2E 2E3
> Size of Parcel: 2 Acres
> Current Land Use: Industrial General (IG)
> Proposed Land Use: Industrial Commercial (IC)
>
> Regards,
>
> Satnam Pannu *MA, M Phil*
> ***President /CEO***
> *Ivory Homes Build Inc.*
>
> IVORY HOMES
> BBB ACCREDITED BUSINESS
> [redacted]
> #1040, 4231-109 Ave NE
> Calgary, AB T3N 2B1

--

Best Regards,

PROPOSED

CPC2026-0887
ATTACHMENT 4

BYLAW NUMBER 141D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2025-0218/CPC2026-0887)

* *

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 _____

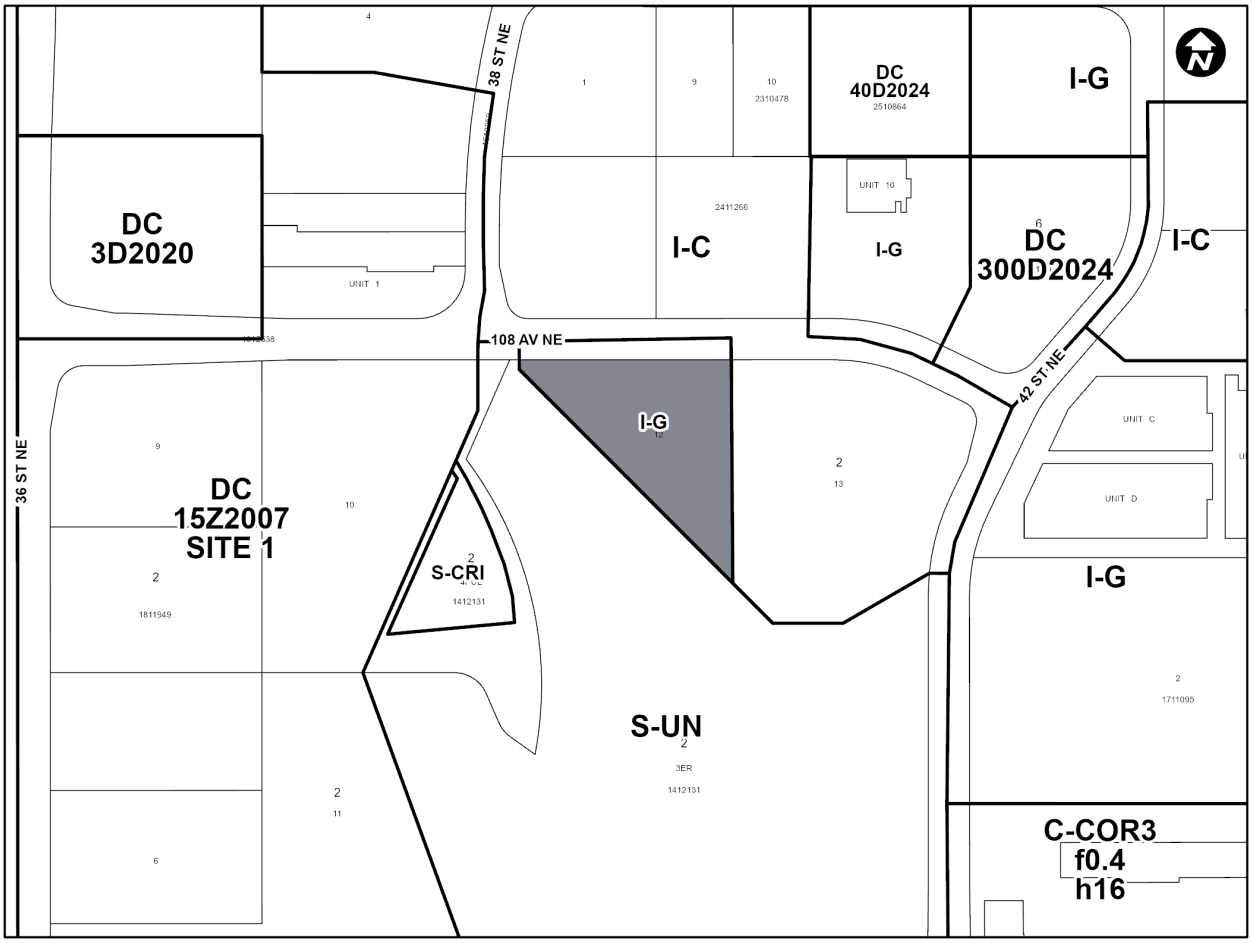
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0218/CPC2026-0887
BYLAW NUMBER 141D2026

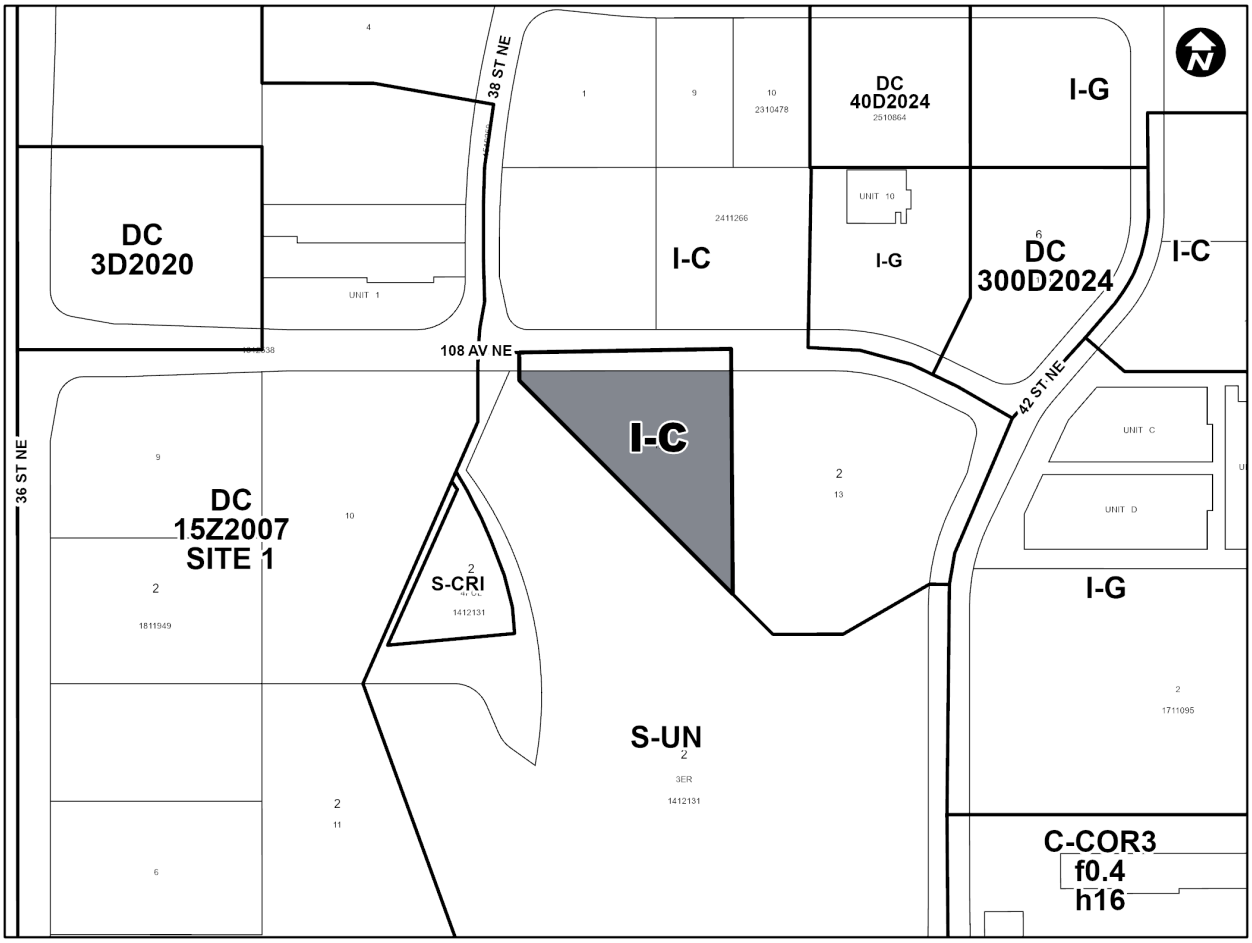
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0218/CPC2026-0887
BYLAW NUMBER 141D2026

SCHEDULE B



Land Use Amendment in Cornerstone (Ward 5) at 63 Corner Glen Crescent NE, LOC2026-0069

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.14 hectares ± (2.82 acres) at 63 Corner Glen Crescent NE (Condominium Plan 2511614, Units 68 to 456) from Multi-Residential – Medium Profile Support Commercial (M-X2) District to Direct Control (DC) District to accommodate the additional use of DC Health Care Service, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 OCTOBER 08:

That Council:

Give three readings to **Proposed Bylaw 134D2026** for the redesignation of 1.14 hectares ± (2.82 acres) at 63 Corner Glen Crescent NE (Condominium Plan 2511614, Units 68 to 456) from Multi-Residential – Medium Profile Support Commercial (M-X2) District to Direct Control (DC) District to accommodate the additional use of DC Health Care Service, with guidelines (Attachment 2).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, held 2026 October 8:

"The following documents were distributed with respect to Report CPC2026-0846:
- Revised Attachment 1;…"

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for a wide range of Health Care Service activities. These activities are normally restricted to only counselling in multi-residential land use districts.
- The proposal allows the addition of an appropriate use to complement community needs and is in keeping with the provisions of the *Municipal Development Plan* (MDP) and *Cornerstone Area Structure Plan* (ASP).
- What does this mean to Calgarians? This application would allow for a broad range of health care uses that may provide local services to the community.
- Why does this matter? The proposed Direct Control (DC) District would allow for more flexible use of the existing building and infrastructure, increasing the services available to nearby residents in a manner that would not detract from the surrounding context.
- A development permit (DP2026-01616) for Health Care Service use was submitted on 2026 March 23 and is under review.
- There is no previous Council direction regarding this proposal.

Land Use Amendment in Cornerstone (Ward 5) at 63 Corner Glen Crescent NE, LOC2026-0069

DISCUSSION

This land use amendment in the northeast community of Cornerstone was submitted by O2 Planning and Design on behalf of the landowner, 2745726 Alberta Ltd. (Kamalpreet Randhawa), on 2026 May 22. The application applies to Unit 1756 Cornerstone Boulevard NE, located within an existing mixed-use building at 63 Corner Glen Crescent NE. As noted in the Applicant Submission (Attachment 3), the proposal seeks to redesignate the subject site to a Direct Control (DC) District to allow for Health Care Services activities other than just counselling. A development permit application (DP2026-01616) was submitted on 2026 March 23 and is currently under review.

The 1.14 hectares (2.82 acre) site is located east of Cornerstone Boulevard NE. The site is approximately 600 metres (a 10-minute walk) from the future 128 Avenue NE Blue Line LRT station. 128 Avenue NE is also identified as part of the Primary Transit Network in the MDP. A detailed planning evaluation, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response the applicant notice posted a project information board on the site, engaged with neighbours and users of the existing building. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

Administration received no comments from the public.

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

IMPLICATIONS

Social

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

Land Use Amendment in Cornerstone (Ward 5) at 63 Corner Glen Crescent NE, LOC2026-0069

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

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

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with this proposal.

ATTACHMENTS
1. Background and Planning Evaluation
2. **Proposed Bylaw 134D2026**
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is a corner parcel located in the northeast community of Cornerstone. The site is located at the corner of Cornerstone Boulevard NE and 128 Avenue NE. The approximately 1.14 hectares (2.82 acre) site is approximately 140 metres wide and 92 metres deep. The site is currently developed with a multi-residential building with a commercial unit on the ground floor. Vehicular access to the site is from **Corner Glen Crescent NE and 128 Avenue NE**.

The surrounding development is characterized by a mix of uses. Lands to the west are designated Special Purpose – School, Park and Community Reserve (S-SPR) District to accommodate a future K-9 school. Immediately east and south of the site, the S-SPR site includes an existing playground and a future regional park. To the southwest, along 128 Avenue NE, parcels are designated as Multi-Residential – Low Profile (M-1) District and Multi-Residential – At Grade Housing (M-G) District accommodating low-rise and at-grade multi-residential developments. The parcels designated as Residential - Low Density Mixed Housing (R-G) District to the north are predominantly in the form of single detached and semi-detached dwellings.

The site is located within 600 metres (a 10-minute walk) of the portion of 128 Avenue NE which the *Municipal Development Plan* (MDP) lists as a future Blue Line LRT Alignment. 128 Avenue NE is also identified as part of the Primary Transit Network in the MDP.

Community Peak Population Table

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

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

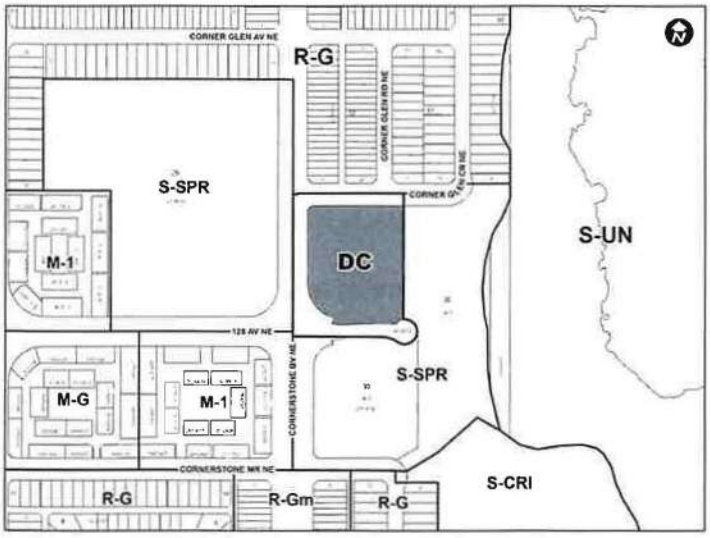
Source: *The City of Calgary 2019 Civic Census*

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

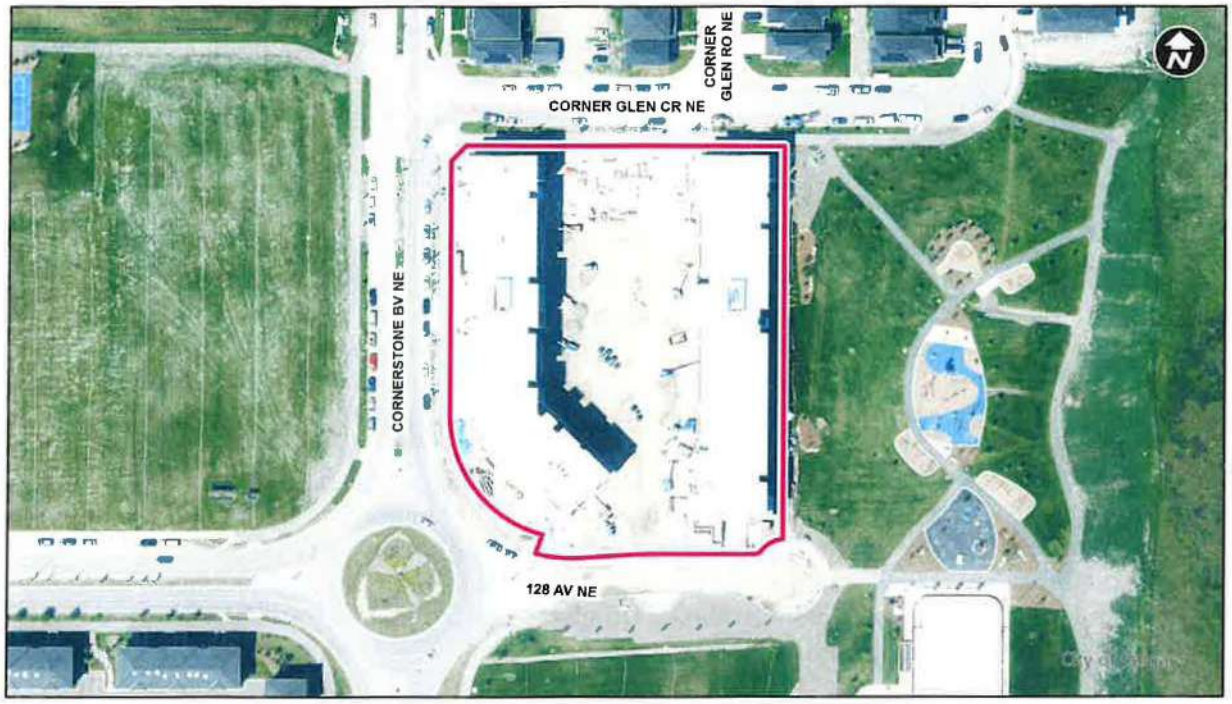
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 08 2026
ITEM: 7.2.5 CPC2026-0846
Distrib - Revised Attach 1
CITY CLERK'S DEPARTMENT

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Multi-Residential – Medium Profile Support Commercial (M-X2) District provides for multi-residential development in a range of built forms, with a limited range of supportive commercial uses that are restricted by size and location within a building. The district is generally intended for sites near community nodes, transit service and transportation corridors, and may be located close to or adjacent to low-density residential development. The M-X2 District requires a minimum density of 60 units per hectare, does not establish a maximum density, allows a maximum floor area ratio of 3.0 and permits a maximum building height of 16 metres.

The applicant proposes to use the existing commercial space for a pharmacy, chiropractic, physiotherapy and outpatient medical clinic serving both residents of the building and the public. Although Health Care Service is listed in the M-X2 District, it is limited to counselling only.

The proposed Direct Control (DC) District is based on the existing M-X2 District and introduces DC Health Care Service as a new discretionary use. This would allow the existing commercial space to accommodate a broader range of health care services beyond counselling. To clarify the use framework and avoid duplication, Health Care Service is removed from the list of discretionary uses and replaced with DC Health Care Service.

Section 8 of the proposed DC District includes specific rules for commercial multi-residential uses and DC Health Care Service. These rules are required because DC Health Care Service is not included in the commercial multi-residential uses defined in Section 688 of Land Use Bylaw 1P2007. Section 8 of the DC District applies the relevant M-X2 District regulations for use area and location within a building to DC Health Care Service. All other M-X2 District rules would continue to apply, including rules related to height, floor area ratio and density.

Administration reviewed the application in accordance with Section 20 of Land Use Bylaw 1P2007 and determined that a DC District is required to accommodate a broader range of health care uses. Other mixed-use districts were reviewed but were not considered appropriate. For instance, Mixed Use – Active Frontage (MU-2) would introduce a broader range of commercial uses generally intended for commercial streets. The Mixed Use – General (MU-1) District, on other hand, can also support a fully residential development, which would not support the planned non-residential function of this location as per the policy. The subject site is located within the Neighbourhood Activity Area (NAC), identified in the Cornerstone Area Structure Plan (ASP), where non-residential uses are contemplated. The M-X2 District supports this policy direction by requiring a minimum of 300 square metres of commercial multi-residential uses within a multi-residential development. The proposed DC District carries this requirement forward through Section 8. Based on the existing built form, surrounding context and applicable policy direction, a DC District based on the M-X2 District is considered the most appropriate planning tool to accommodate the proposed use while maintaining the existing intended function of the site.

The proposed DC District also includes a rule allowing the Development Authority to relax Section 7 of the Bylaw. Section 7 incorporates the rules of the base district in Land Use Bylaw 1P2007 where the DC District does not provide specific regulations. In a standard district, many of these rules may be relaxed where the applicable relaxation test is met. This rule ensures that provisions of Land Use Bylaw 1P2007 addressing matters not specifically regulated by the DC District may be relaxed in the same manner as they would be in a standard district.

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

Transportation
Pedestrian access to the site is provided via the existing sidewalk along Cornerstone Boulevard NE. Access to the Always Available for All Ages and Abilities (5A) Network is available via the pathway located along Cornerstone Boulevard NE and within the greenspace of Cornerstone Regional Park east of the site, which extends from 128 Avenue NE to Corner Glen Crescent NE on north and pathway located in greenspace east of Cornerstone Manor NE extending to Cornerstone Avenue NE.

On-street parking is allowed on either side of Corner Glen Crescent NE.

The subject site is well served by Calgary Transit, with the nearest bus stops located approximately 100 metres (a two-minute walk) to the **south at Cornerstone Boulevard NE**.

From this location, residents have access to Route 128 (East Skyview Ranch/Redstone), Route 136 (Corner Meadows/Cornerbrook). Vehicular access to the site is from Cornerstone Boulevard NE.

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

Environmental Site Considerations
No environmental concerns were identified.

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

Legislation and Policy

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

Municipal Development Plan (Statutory – 2009)
The subject site is located within the Developing Residential – Planned Greenfield with Area Structure Plan (ASP) Area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The MDP recognizes that Area Structure Plans (ASPs) are appropriate policies to provide specific direction for development of local communities in these areas. The *Cornerstone ASP* is the relevant ASP for the subject site.

Calgary Climate Strategy (2022)
This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Cornerstone Area Structure Plan (Statutory – 2014)
The *Cornerstone Area Structure Plan* (ASP) indicates that the subject site is in the Neighbourhood Activity Centre (NAC) as identified in the Map 3: Land Use Concept. NACs are located in each neighbourhood. They are the focal points of neighbourhoods and will feature multi-residential housing, open space and non-residential uses. NAC should be located central to the surrounding Neighbourhood Area such that all residents live within 700 metres walking distance via the transportation network.

The application is in alignment with the applicable policies of the ASP by providing a non-residential use located central to Neighbourhood Area.

PROPOSED

CPC2026-0846
ATTACHMENT 2

BYLAW NUMBER 134D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2026-0069/CPC2026-0846)

* *

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

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

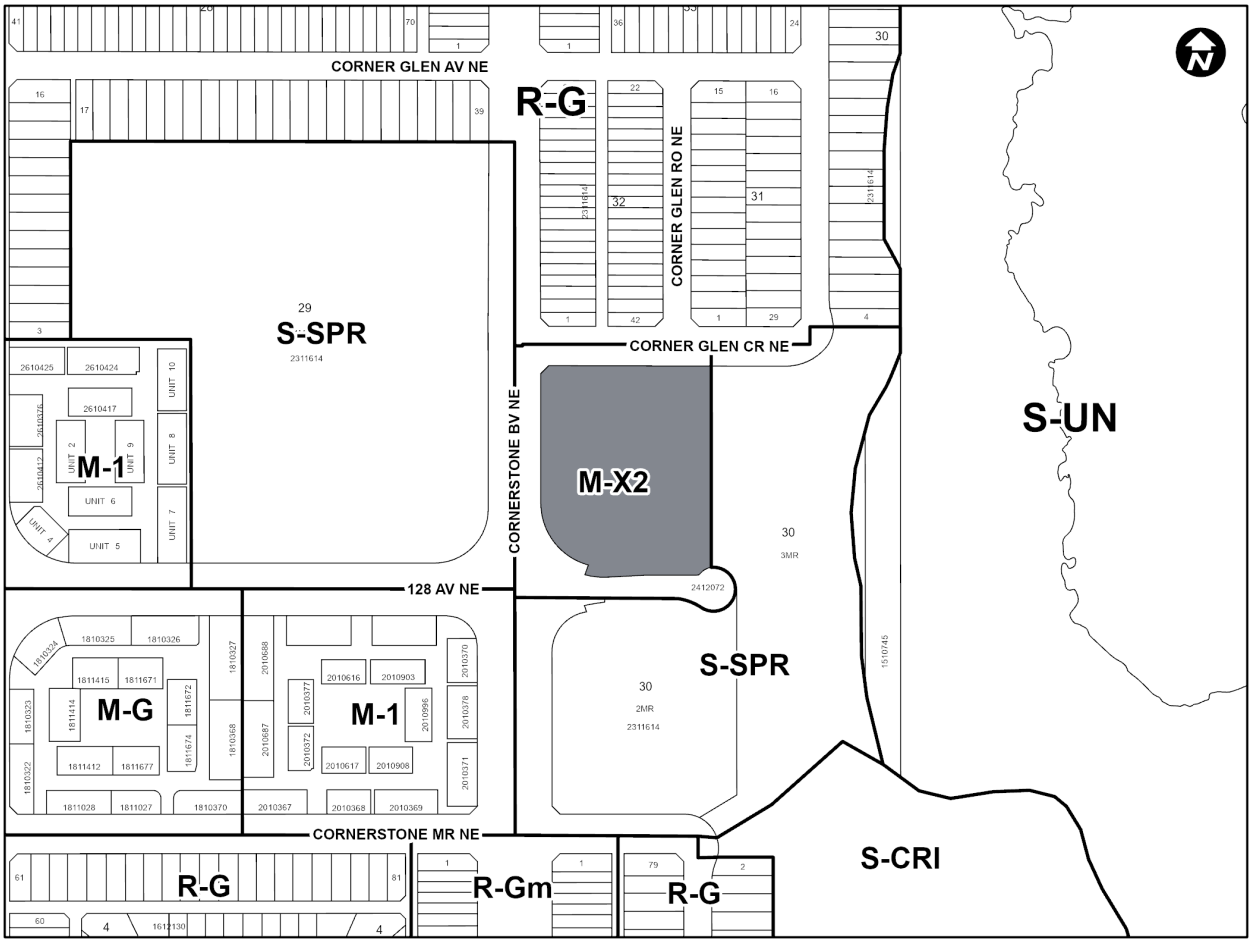
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0069/CPC2026-0846
BYLAW NUMBER 134D2026

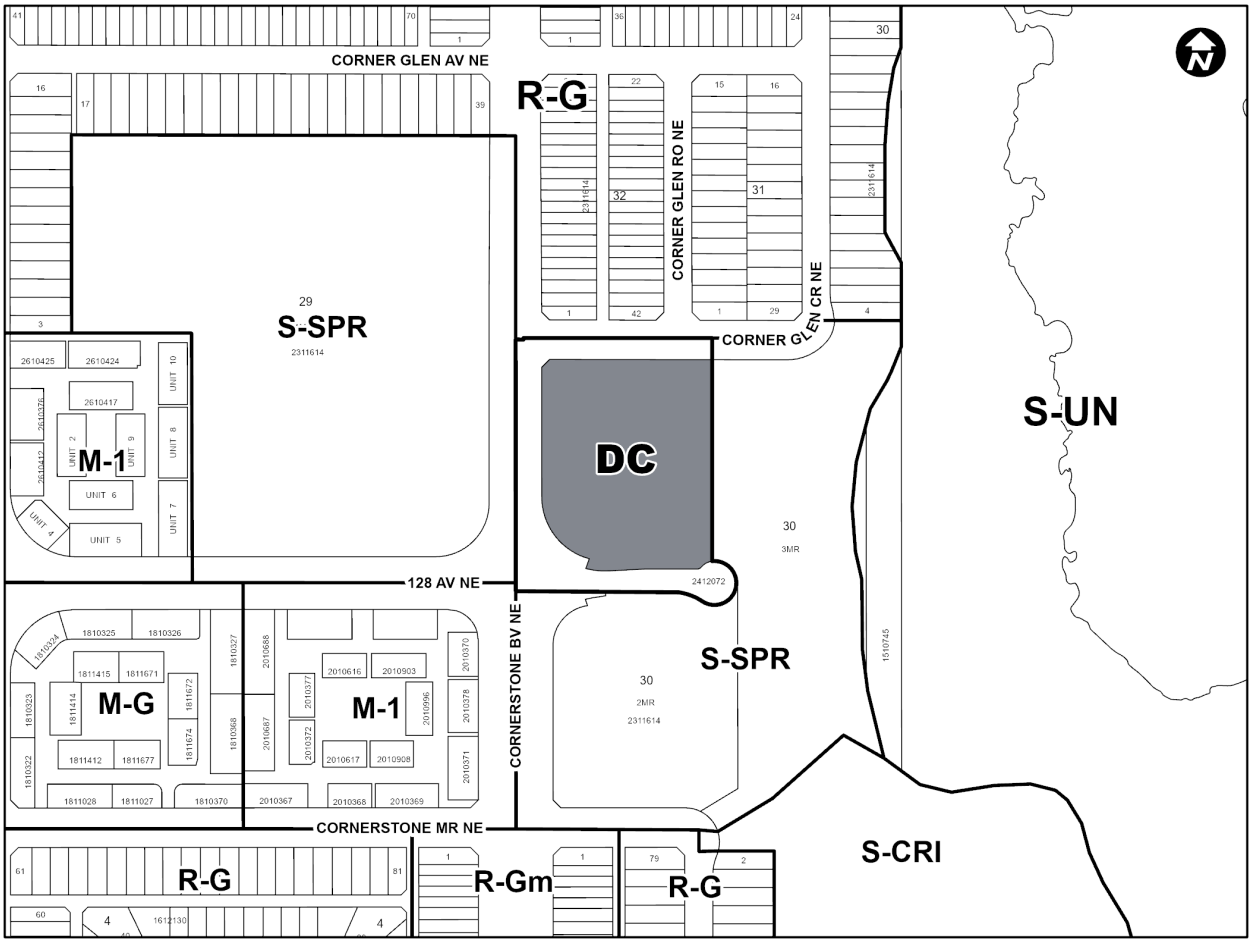
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0069/CPC2026-0846
BYLAW NUMBER 134D2026

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to allow for the additional use of DC Health Care Service.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Defined Uses

4 In this Direct Control District:

(a) "**DC Health Care Service**" means a ***use*** that:

(i) provides physical and mental health services for both inpatient and outpatient care. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative, or counselling nature; and

(ii) allows for the recovery from surgical services or other medical treatment, which may include overstays where the ***use*** does not include emergency, intensive, or long-term care.

Permitted Uses

5 The ***permitted uses*** of the Multi-Residential – Medium Profile Support Commercial (M-X2) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

6 The ***discretionary uses*** of the Multi-Residential – Medium Profile Support Commercial (M-X2) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District:

(a) with the addition of:

(i) **DC Health Care Service**; and

(b) with the exclusion of:

(i) **Health Care Service**.

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Multi-Residential – Medium Profile Support Commercial (M-X2) District of Bylaw 1P2007 apply in this Direct Control District.

Rules for Commercial Multi-Residential Uses

8 **(1)** All **Multi-Residential Development** must have a minimum of 300.0 square metres to accommodate ***commercial multi-residential uses*** or **DC Health Care Service**.

(2) ***Commercial multi-residential uses*** or **DC Health Care Service** must:

(a) be located on the main floor closest to ***grade*** of a ***main residential building***;

(b) be contained completely within the ***building*** with the exception of **Outdoor Café *uses***;

(c) not be located above any **Dwelling Unit**;

(d) not share an internal hallway with **Dwelling Units**; and

(e) have a separate exterior entrance from that of the **Dwelling Units**.

(3) The maximum ***use area*** for each ***commercial multi-residential use*** or **DC Health Care Service** is 325.0 square metres.

(4) The maximum ***public area*** for a **Restaurant: Food Service Only** or **Restaurant: Licensed** is 150.0 square metres.

(5) Parking areas for ***commercial multi-residential uses*** or **DC Health Care Service** must:

(a) be separated from residential parking areas;

(b) provide pedestrian access to the ***commercial multi-residential uses*** or **DC Health Care Service**; and

(c) be located a minimum distance of 5.0 metres from a ***parcel*** designated as a ***low density residential district*** in the case of a surface parking area.

Relaxations

9 The ***Development Authority*** may relax the rules contained in Sections 7 and 8 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Applicant Submission

2026 September 21

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

O2

Applicant Submission

On behalf of Star Medical Centre Inc., O2 proposes to redesignate the property located at 1756 Corner Stone Blvd NE to enable Health Care Service use within an existing mixed-use building.

Star Medical Centre Inc. is looking to provide a medical clinic inclusive of chiropractic, physiotherapy and pharmacy services on the ground floor of an existing building within a mixed-use complex. The site is currently designated Multi-Residential – Medium Profile Support Commercial (M-X2f3.0h16), which restricts 'Health Care Service' uses to counselling only. To enable the full suite of health care service uses, O2 proposes to redesignate the current land use to a Direct Control land district based on the existing M-X2 designation and maintain the existing FAR and Height modifiers (3.0 FAR and 16-metre height). The Direct Control would include a new use definition of 'Health Care Service' enabling the full suite of use permissions as a discretionary use within an existing building.

Site Context

The subject site is located in northeast Calgary in the community of Cornerstone. The property is bound by Corner Glen Crescent NE to the north, Cornerstone Boulevard NE to the west, and 128th Avenue NE to the south. The 5-storey building has already been constructed and is currently occupied by residents on floors 2-5 with vacant ground floor commercial space. The surrounding area is characterized by new developments and a mixture of low and medium-density residential housing, neighbourhood commercial offerings, and open space.

The site is well supported by various modes of travel, and road infrastructure increasing the ultimate catchment area of potential clients. The subject site is located 170 meters north of 128 Avenue NE, an identified industrial arterial road supporting broader connections to Stoney Trail NE. Public transit operates approximately 300 metres from the site on Cornerstone Street NE, providing convenient connections from this location to the broader neighbourhood. Walking and cycling paths are available around the site, supporting convenient trips for individuals without access to an automobile. Star Medical Centre Inc. has seven (7) parking spaces and one (1) accessible parking space dedicated to their operations; however, there is also on-street parking available along Cornerstone Boulevard NE, Corner Glen Crescent NE, and 128th Avenue NE, providing patrons with nearby parking to access the clinic throughout the day.

Policy Framework

The Cornerstone Area Structure Plan (ASP) designates the subject site as a "Neighbourhood Area," aimed at creating high-quality living environments with a mix of housing, transit, amenities, and infrastructure supporting residents to meet their daily needs within walking distance. Neighbourhoods are recognized as a defined area, containing a central Neighbourhood Activity Centre (NAC). Surrounding the NAC, the Neighbourhood Area allows for an appropriate mix of residential and non-residential uses. Enabling a health care service to operate in an existing building is consistent with the ASP, providing a valuable amenity close to existing transit and housing. Additionally, the surrounding neighbourhood is well-positioned to support the future clinic, with existing multi-residential uses on-site and surrounding low and medium density housing. A future medical centre in this location will support the health and wellness needs of the community and activate the ground floor of the mixed-use building.

The subject site is also identified as "Planned Greenfield" with Area Structure Plan within the City of Calgary's Municipal Development Plan (MDP). These areas are typically characterized as relatively low-density residential neighbourhoods containing single-family housing, smaller pockets of multi-family and locally oriented retail in the form of strip developments located at the edges of communities. The policies of ASPs for Planned Greenfield areas provide specific direction for development of the local community. The proposed land use amendment maintains the policies of the MDP and ASP, contributing to the area's mix of uses and function as a Planned Greenfield community within the City of Calgary.

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

O2

Proposed Land Use Amendment

The current land use designation of Multi-Residential – Medium Profile Support Commercial M-X2f3.0h16 District is intended to facilitate mixed-use development with support commercial uses. The existing M-X2f3.0h16 District limits the use permissions of 'Health Care Service' to counselling only. Star Medical Centre Inc. would like to provide healthcare services including chiropractic and physiotherapy services which are not currently allowed under the MX-2 district. To enable the full suite of health care service uses, a Direct Control district based on the existing M-X2f3.0h16 designation is proposed. The Direct Control Bylaw will include a use definition expanding the current permissions of 'Health Care Service' to include the full suite of services to enable the use to operate on site.

Given the building is constructed and operational, re-designating the site to an alternative land use district would create challenges with existing development regulations and seems inappropriate given the building is existing. A review of other land use districts was conducted, and the only other district that would enable 'Health Care Service' to operate with its fullest permissions in an existing building was the MU-1 District. Other districts such as the MH-1 District would allow health care service uses on the ground floor, however, restricts the use permissions to counselling services only. Other districts like MU-1 allow the full use permissions of Health Care Service in an existing building but the stock district has general district rules which conflict with the current stock M-X2 district rules. Therefore, the simplest solution was to alter the existing stock district to expand the use permissions of Health Care Service under the M-X2 District.

This redesignation will allow a vacant commercial space to be filled with a desirable use in a growing community. Access to health care is a vital service and as Cornerstone grows, will become increasingly important to support the healthcare needs of the neighbourhood. The application is consistent with the policy framework of the Cornerstone ASP and the MDP and will enable a medical use to operate in an existing building.

Summary

The proposed Land Use Amendment will:

- Utilize a Direct Control based on the existing Multi-Residential – Medium Profile Support Commercial M-X2f3.0h16 District to enable a medical clinic, chiropractic, physiotherapy and pharmacy services on the ground floor of an existing building;
- Provide a desirable amenity in an area with existing infrastructure and access to transit and active travel;
- Support mixed-use development, incentivizing residents to access local amenities in their community to meet their needs; and
- Align with the policies of the City of Calgary Municipal Development Plan and Cornerstone Area Structure Plan, enabling the development to further support the community's capacity to offer health care services to its residents.

Applicant Outreach Summary

2026 September 21

Outreach Summary

O2 implemented a comprehensive engagement strategy to share details of the proposed Land Use Application and receive feedback from interested stakeholders. The following engagement tactics were implemented:

- 175 Postcard Mailers hand-delivered;
- Notice Posting On-Site;
- Virtual meeting with Cornerstone HOA on July 22nd, 2026; and
- Virtual Public Information Session event on August 26th, 2026, sent to adjacent neighbours, the broader community, and the Ward 5 Councillor's Office.

Postcard Mailers

175 postcard mailers were hand delivered to immediate and nearby properties to notify residents of a virtual Public Information Session and advertise the details of the event. The project team email was also included to enable residents to contact the project team with any questions.

Public Notice Posting

A public notice sign was posted on the subject site in compliance with the City of Calgary notice posting standards. The posting included contact information for the project team, enabling the public to provide direct feedback on the proposed Land Use Application to the applicant.

Virtual Meeting with the Cornerstone HOA

Project information and contact details were shared with the Cornerstone HOA. A virtual person meeting was held with a representative on July 22nd, 2026, at 2:00pm to present and discuss the proposed Land Use Application. A letter was received from the Cornerstone HOA on August 17th, 2026, in support of the proposed Land Use Application. We deeply appreciate the Cornerstone HOA's support for the application and feedback provided.

Virtual Public Information Session with the Wider Community

A Virtual Public Information Session was held on August 26th, 2026, from 7:00pm to 8:00pm via Microsoft Teams. The Public Information Session provided an overview of the proposed Land Use Application and requested attendees to share feedback and ask questions. Members of the project team were present to answer questions. One (1) nearby resident attended the Public Information Session.

What We Heard – Virtual Cornerstone HOA Meeting and Public Information Session

At the Virtual Cornerstone HOA and Public Information Sessions, the project team received questions regarding the Land Use Application. General topics included the following:

- Proposed uses of the building;
- Parking; and
- Timing of Land Use Application.

How the Application Responds to Comments

Proposed uses: The proposed Land Use Application will permit the full suite of health care services within an existing, ground floor commercial space, including medical clinic, chiropractic, physiotherapy, and pharmacy services. There are no other commercial uses proposed within Star Medical Centre's commercial space.

Parking: The property is well connected to existing and future infrastructure. A total of eight (8) parking spaces are provided on site specifically for Star Medical Centre Inc., including seven (7) standard parking spaces and one (1) accessible parking space.

Timing of Land Use Application: The application seeks to proceed to Calgary Planning Commission (CPC) on October 8th and Public Hearing on December 8th, 2026.

Land Use Amendment in Glendale (Ward 6) at 3940 – 19 Avenue SW, LOC2026-0158

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.07 hectares ± (0.17 acres ±) located at 3940 – 19 Avenue SW (Plan 1365GT, Block 20, Lot 25) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 OCTOBER 22:

That Council give three readings to the **Proposed Bylaw 136D2026** for the redesignation of 0.07 hectares ± (0.17 acres ±) located at 3940 – 19 Avenue SW (Plan 1365GT, Block 20, Lot 25) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for semi-detached and duplex dwellings in addition to the building types that are already allowed in the existing district (e.g. single detached dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Residential – Contextual One / Two Dwelling (R-C2) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-C2 District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Glendale, was submitted by Horizon Land Surveys on behalf of the landowner, Andrew Ogg, on 2026 August 18.

The approximately 0.07 hectare (0.17 acre) site is located at the northeast corner of 19 Avenue SW and Kelwood Drive SW. The subject site is currently developed with a single detached dwelling with a detached garage with rear lane access to the northeast and is surrounded by single detached dwellings. Local commercial businesses are located to the northeast approximately 400 metres (a seven-minute walk), concentrated at the corner of 17 Avenue SW and 37 Street SW, a Neighbourhood Main Street.

Land Use Amendment in Glendale (Ward 6) at 3940 – 19 Avenue SW, LOC2026-0158

No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant identified the potential to build up to two dwelling units on the 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 and respective community association was appropriate. In response, the applicant delivered post cards to homes within a 100-metre radius, spoke with residents and reached out to the Glendale/Glendale Meadows Community Association (CA) and the Ward 6 Office. The Applicant Outreach Summary can be found in Attachment 3.

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

Administration received seven comments of opposition. The comments of opposition included concerns about reduced supply of street parking, loss of privacy, shadowing impacts and increased density.

No comments from the Glendale/Glendale Meadows 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. Building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

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

Land Use Amendment in Glendale (Ward 6) at 3940 – 19 Avenue SW, LOC2026-0158

IMPLICATIONS

Social
The proposed land use would allow for the development of two single detached dwellings with a subdivision or a semi-detached dwelling or duplex dwelling. This would allow for a wider range of housing types than the existing district and may better accommodate the housing needs of different age groups, lifestyles and demographics.

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

Economic
The proposed land use amendment would enable a development of up to two dwelling units on site which would provide more housing opportunities and make more efficient use of existing infrastructure and services.

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with this proposal.

ATTACHMENTS
1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach
4. **Proposed Bylaw 136D2026**

Summary Department

Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Glendale and is a corner parcel located at the northeast intersection of Kelwood Drive SW and 19 Avenue SW. The parcel is approximately 0.07 hectares (0.17 acres) in size and is approximately 20 metres wide and 36 metres deep. The parcel is currently developed with a single detached dwelling and a detached garage with rear lane access.

The subject site is currently designated Residential – Contextual One Dwelling (R-C1) District and is surrounded by predominantly single detached dwellings primarily designated with the R-C1 District. Other low-density to medium-density residential districts are located closer to 17 Avenue SW and 37 Street SW, including Residential – Contextual One / Two Dwelling (R-C2) District, Residential – Grade-Oriented Infill (R-CG) District, Housing – Grade Oriented (H-GO) District and Multi-Residential – Contextual Low Profile (M-C1) District.

The site is well served by nearby amenities including transit, schools, community facilities, parks and commercial services within walking distance. Glendale School is located 350 metres (a six-minute walk) of the parcel. The Glendale/Glendale Meadows Community Centre is situated 850 metres (a 14-minute walk) from the site, which includes an outdoor rink and tennis courts. A commercial plaza with various shops and services is located 400 metres (a seven-minute walk) of the parcel. Transit service is available nearby, with the closest bus stop located approximately 400 metres (a seven-minute walk) east on 37 Street SW.

Community Peak Population Table

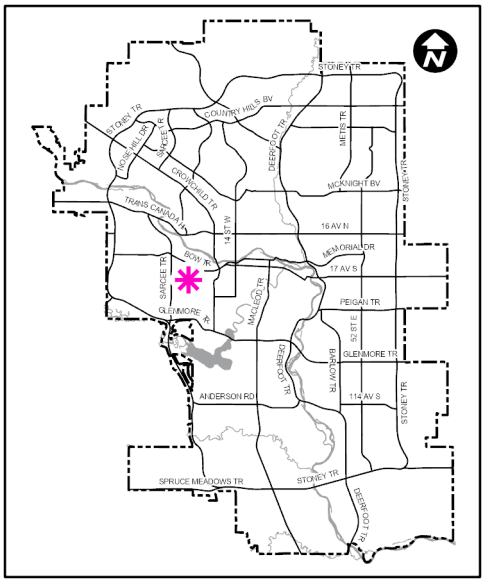
As identified below, the community of Glendale reached its peak population in 1969.

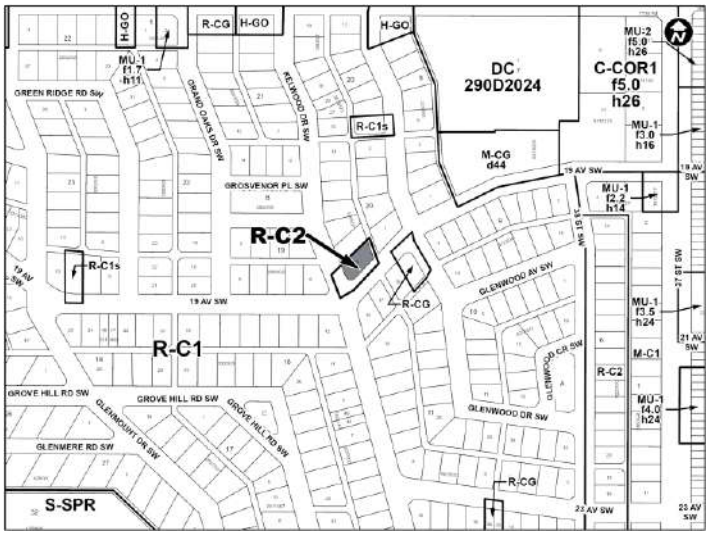
Glendale	
Peak Population Year	1969
Peak Population	3,950
2019 Current Population	2,765
Difference in Population (Number)	- 1,185
Difference in Population (Percent)	- 30%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing R-C1 District is a low-density residential designation that is applied to developed areas and is primarily for single detached dwellings that may include a secondary suite or backyard suite. The R-C1 District allows for a maximum building height of 10 metres and a maximum density of one main residential building per parcel. Secondary suites are permitted uses while backyard suites are discretionary uses in the R-C1 District.

The proposed R-C2 District allows for semi-detached dwellings and duplex dwellings, in addition to the uses allowed in the R-C1 District. The proposed district allows for a maximum building height of 10 metres and a maximum of two dwelling units within one main residential building. Secondary suites are permitted uses while backyard suites are discretionary uses in the R-C2 District.

Development and Site Design
The rules of the proposed R-C2 District would provide guidance for the development of the site, including the appropriate uses, building height and massing, landscaping, parcel coverage and parking.

Transportation
Direct vehicular access to the site will be via the rear lane. Both Kelwood Drive SW and 19 Avenue SW are classified as residential streets and both streets carry approximately 400

vehicles per day. Parking for motor vehicles and bicycles shall be provided as per Land Use Bylaw 1P2007 requirements. The closest transit stops are located approximately 400 metres away and include Route 2 (Mount Pleasant/Killarney 17 Av SW) running generally east-west along 17 Avenue SW and Route 9 (Dalhousie Station/Chinook Station) running generally north-south along 37 Street SW. The Blue Line LRT 45 Street Station is located 800 metres away from the site, approximately a 13-minute walk.

Environmental Site Considerations
No environmental concerns were identified.

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

Legislation and Policy

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

Municipal Development Plan (Statutory – 2009)
The subject parcel is located within the Developed Residential – Established area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established areas to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

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

Westbrook Communities Local Area Plan (Statutory – 2023)
The *Westbrook 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 Limited building scale modifier (Map 4: Building Scale), which allows for up to three storeys. The LAP speaks to primarily residential uses in the area and encourages a range of housing types. The Limited building scale policies within the Neighbourhood Local category notes that building forms containing one or two residential units are supported. The proposed development is in alignment with applicable policy of the LAP.

Applicant Submission

Company Name (if applicable):
Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:
Lei Wang

Date:
Aug. 13th, 2026

On behalf of the landowner, please accept this application to redesignate a +/-0.067 hectare site from R-C1 to R-C2 to allow for:

- existing residential development and new contextually sensitive redevelopment in the form of duplex dwellings and semi-detached dwellings;
- a maximum building height of 10 metres (no change proposed);
- a maximum of 2 dwelling units (an increase from the current maximum of 1 dwelling); and
- the uses listed in the R-C2 District.

The subject site, 3940 19 Ave SW, is a corner lot located in the community of Glendale along 19 Ave SW and Kelwood Dr. SW. The site is developed with single detached dwelling built in 1954. Surrounding houses are mostly single detached although there are proposed townhouse developments in the area across 19 Ave SW. The site is 0.067 acres in size and has a lane in the back. Vehicle access will be via the lane.

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-C2 provide for the similar kind of building format with same maximum height and lot coverage.

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

Calgary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 3940 19 Ave SW

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

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

Outreach Strategy

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

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "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 July 22nd, 2026, 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.

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

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.

Most of the concerns expressed by residents are with regards to corner lot R-CG developments. Although we do feel R-CG is appropriate for this corner lot, we opt to go with R-C2 instead to ease concerns from residents.

The lot is also extra big, about 0.067 hectares. So a change from R-CG row house developments to two singles will mean more landscaping and more amenity space.

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.

PROPOSED

CPC2026-0945
ATTACHMENT 4

BYLAW NUMBER 136D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2026-0158/CPC2026-0945)

* *

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

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

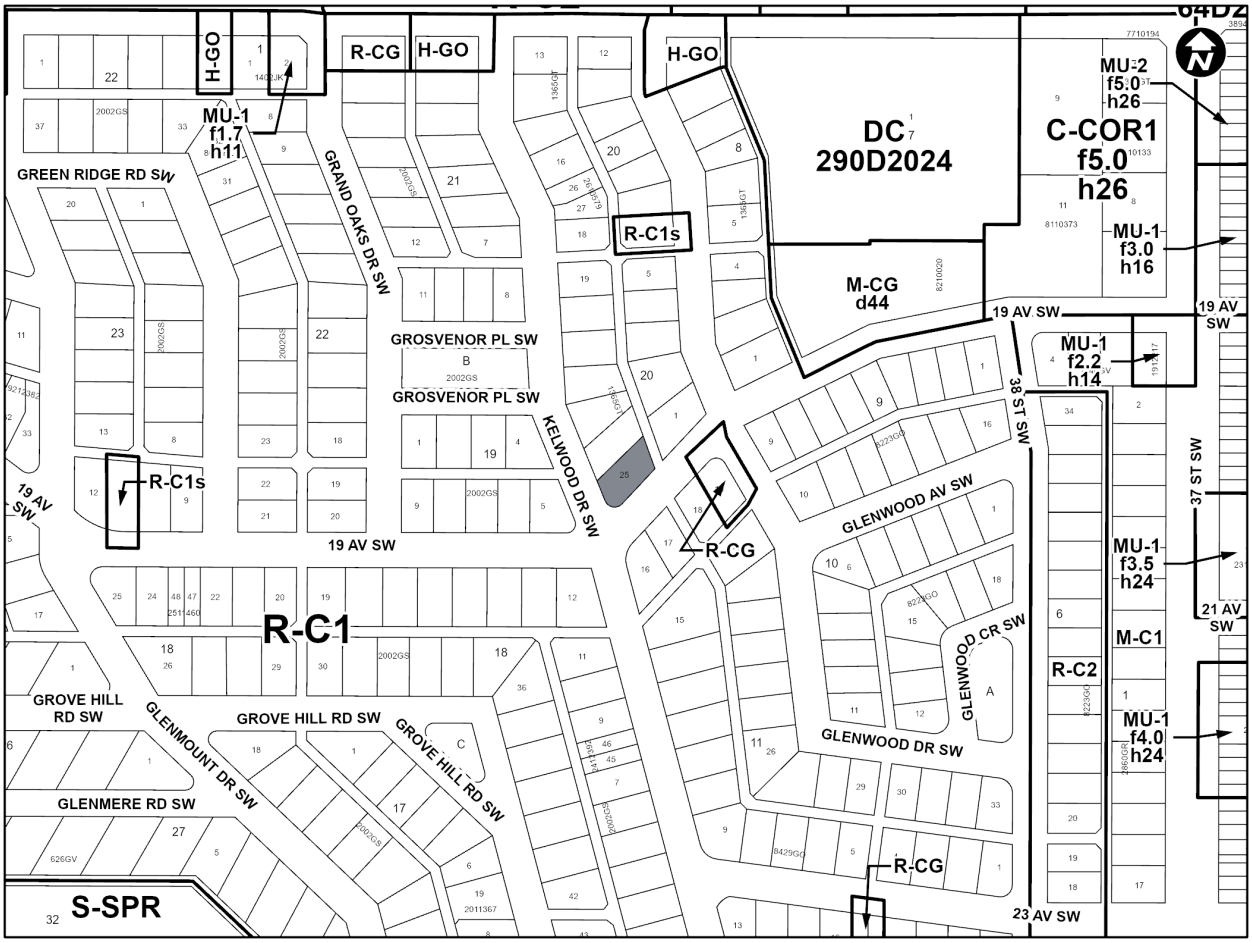
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0158/CPC2026-0945
BYLAW NUMBER 136D2026

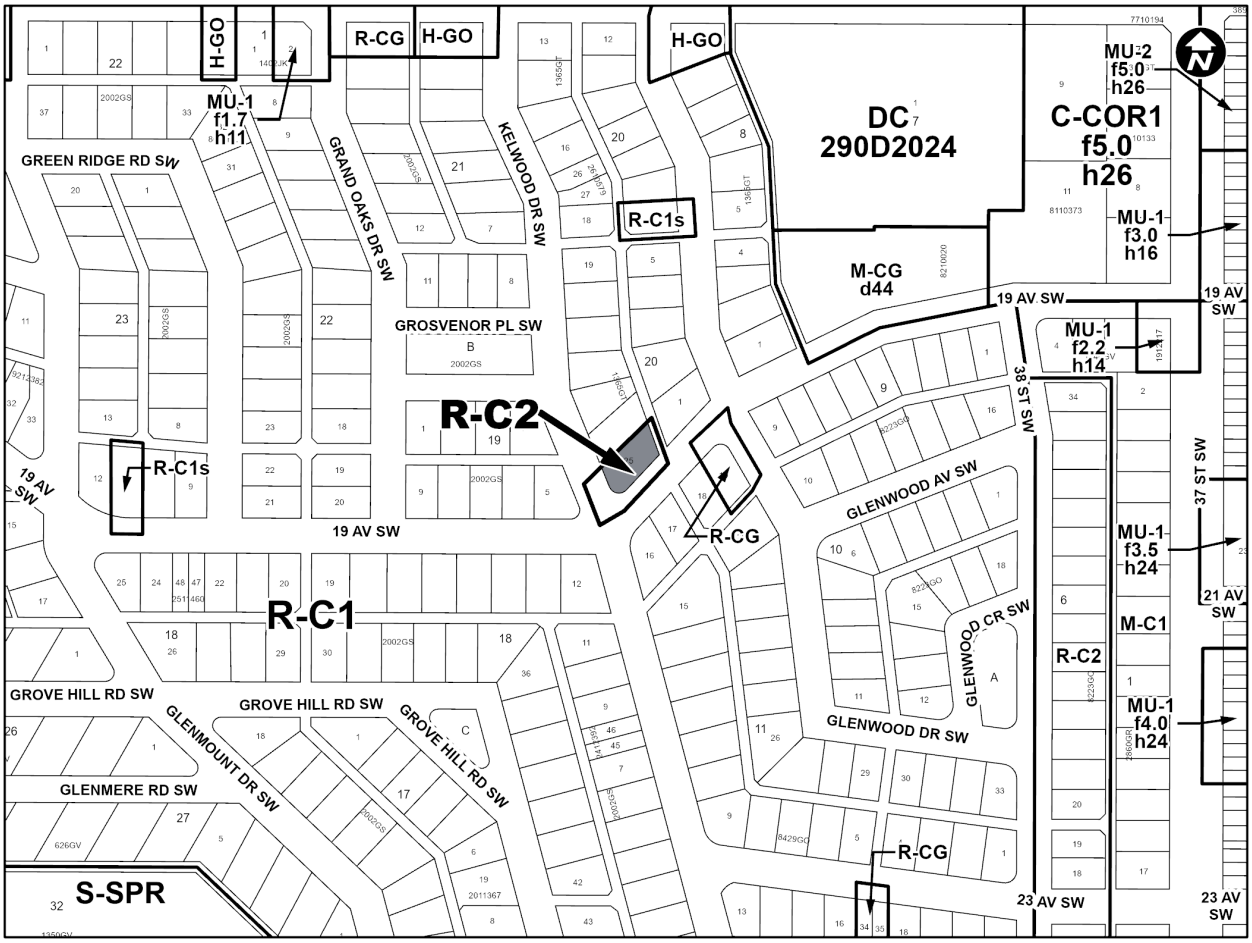
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0158/CPC2026-0945
BYLAW NUMBER 136D2026

SCHEDULE B



Land Use Amendment in Crescent Heights (Ward 7) at 320 – 15 Avenue NE, LOC2026-0103

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.12 acres ±) located at 320 – 15 Avenue NE (Plan 791P, Block 34, Lots 1 and 2) from Multi-Residential – Medium Profile Support Commercial (M-X2) to Mixed Use – General (MU-1f3.5h23) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 OCTOBER 22:

That Council: give three readings to **Proposed Bylaw 146D2026** for the redesignation of 0.05 hectares ± (0.12 acres ±) located at 320 – 15 Avenue NE (Plan 791P, Block 34, Lots 1 and 2) from Multi-Residential – Medium Profile Support Commercial (M-X2) to Mixed Use – General (MU-1f3.5h23) District.

HIGHLIGHTS

- This application seeks to redesignate a property in the community of Crescent Heights to allow for multi-residential development intended as affordable housing.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposal would allow for a more efficient use of land and an increase in affordable housing density directly adjacent to a bus stop along a main street, linking more residents to transit.
- Why does this matter? The proposal would allow for the development of vacant land, paving the way for more affordable housing options to better accommodate the evolving needs of different age groups, lifestyles and households.
- A development permit for affordable housing has been submitted and is currently under review.
- There is no previous Council direction related to this application.

DISCUSSION

This application, in the northeast community of Crescent Heights, was submitted on 2026 June 30 by Prospect Studio on behalf of the Aboriginal Friendship Centre of Calgary (AFCC). The site is located on the northwestern corner of the intersection of Edmonton Trail NE and 15 Avenue NE and is currently undeveloped. The parcel is currently owned by the City of Calgary (Real Estate and Development Services) and was approved for sale to the AFCC through the City's Non-market Housing Land Disposition Program. A development permit (DP2026-04337) for a multi-residential development with 18 affordable dwelling units was submitted on 2026 July 27 and is under review.

Land Use Amendment in Crescent Heights (Ward 7) at 320 – 15 Avenue NE, LOC2026-0103

As noted in the Applicant Submission (Attachment 2), the proposal would redesignate the site to the MU-1f3.5h23 District, allowing for multi-residential development. The proposed district includes modifiers that provide flexibility in the number of affordable housing units and building design, while restricting development to a maximum floor area ratio (FAR) of 3.5 and a maximum building height of 23 metres.

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 relevant public groups and the respective community association was appropriate. A comprehensive summary is available for review in the Applicant Outreach Summary (Attachment 3). In summary, the applicant completed the following:

- developed a project email address, voicemail and website for online engagement;
- held an in-person meeting with the Crescent Heights Community Association (CHCA) on 2026 August 18;
- held a call with the Ward 7 Office on 2026 August 7 to discuss the project;
- hand delivered mailers outlining and eliciting feedback of the proposed project to 275 addresses within roughly 200m of the site; and
- installed custom signage in addition to the City's notice posting signs, outlining the development vision and inviting residents to the project website.

City-Led Outreach
In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published online. Notification letters were also sent to adjacent landowners. Administration received two responses from the public, one in support and one in opposition. The comment in support indicated that the proposal is a great addition to the area, providing much-needed density, in a highly accessible location close to key amenities.

The letter in opposition noted the following areas of concern:

- neighbourhood compatibility including shadowing, privacy, overlook, noise and visual impacts, and the adequacy of the information provided to assess these impacts;
- significant increase in development rights due to the scope of proposed density;
- environmental investigations addressing the site's historical conditions;
- concerns around parking; and

- potential challenges with several operational matters including waste management, emergency access and loading.

The CHCA expressed support for the proposed application (Attachment 4), noting that it aligns with the policies of the North Hill Local Area Plan (LAP). The CHCA recognized both the site's size constraints and the project's objective of providing affordable housing.

Administration considered the relevant planning issues specific to the application and have determined the proposed land use to be appropriate. The MU-1f3.5h23 District allows for both residential and commercial uses while providing flexibility to respond to local context by establishing maximum building heights. The proposed density and height are well within LAP and MDP policy guidelines. In addition, other concerns including parking, waste management,

emergency access, loading and the site’s contaminated soil remediation are being assessed as part of the development permit review process.

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

IMPLICATIONS

Social
The proposed application supports a range of housing forms, increasing housing choice and diversity in the area. The proposal also provides opportunities for affordable housing, contributing to greater community well-being.

Environmental
Contaminated soil and buried debris were identified within the plan area. A Soil Management Plan is under review with the associated development permit to ensure these materials are appropriately managed and mitigated, minimizing potential environmental impacts and supporting safe site development.

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

Service and Financial Implications
No anticipated financial impact.

Land Use Amendment in Crescent Heights (Ward 7) at 320 – 15 Avenue NE, LOC2026-0103

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
5. **Proposed Bylaw 146D2026**

Response Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The site is in the northeast community of Crescent Heights, on the northwestern corner of the intersection of Edmonton Trail NE and 15 Avenue NE. To the immediate west is a three-storey multi-residential development, while a commercial development (a convenience store) is located to the north, across the lane. A southbound bus stop is located immediately adjacent to the east of the site, along Edmonton Trail NE, that accommodates Bus Route 4 (Huntington). The approximately 0.05 hectare (±0.12 acre) site measures roughly 13 metres in width and 37 metres in depth. The site is currently vacant and is accessible from both adjacent streets.

The surrounding development consists primarily of a mix of single detached, multi-residential, and commercial development. There are two grocery stores located in close proximity to the site. Located 300 metres (a five-minute walk) to the northeast of the site is a Calgary Co-op, while a Safeway is within 500 metres (an eight-minute walk) of the site. Other establishments that offer a diverse range of services are also located close to the site. These include restaurants, an automotive repair shop, childcare and healthcare services, among others. Munro Park is within 200 metres (a three-minute walk) of the site, while the Renfrew Athletic Park and Aquatic Recreation Centre are within 600 metres (a 10-minute walk). Additionally, there are five schools in close proximity, and the three closest ones include:

- Balmoral School (Calgary Board of Education 5-9) is within 800 metres (a 13-minute walk) west of the site;
- Colonel Macleod School (Calgary Board of Education 5-9) is within 600 metres (a 10-minute walk) east of the site; and
- Mount View School (Calgary Board of Education K-6) is within 600 metres (a 10-minute walk) northeast of the site.

Community Peak Population Table

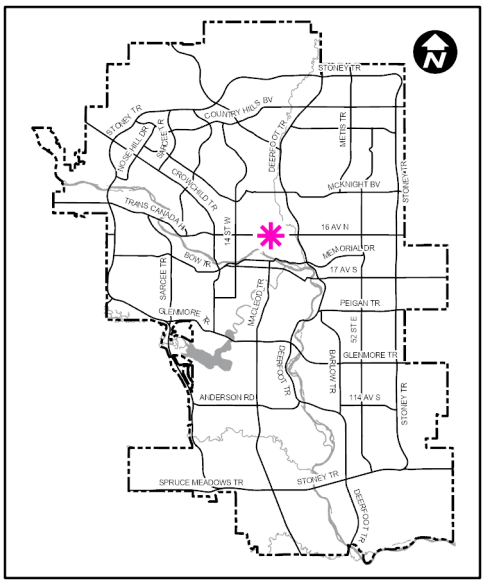
As identified below, the community of Crescent Heights reached its peak population in 2019.

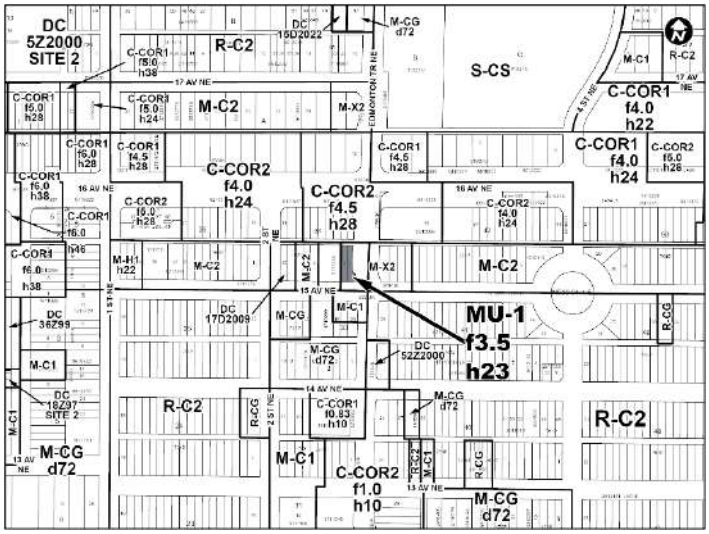
Crescent Heights	
Peak Population Year	2019
Peak Population	6,620
2019 Current Population	6,620
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

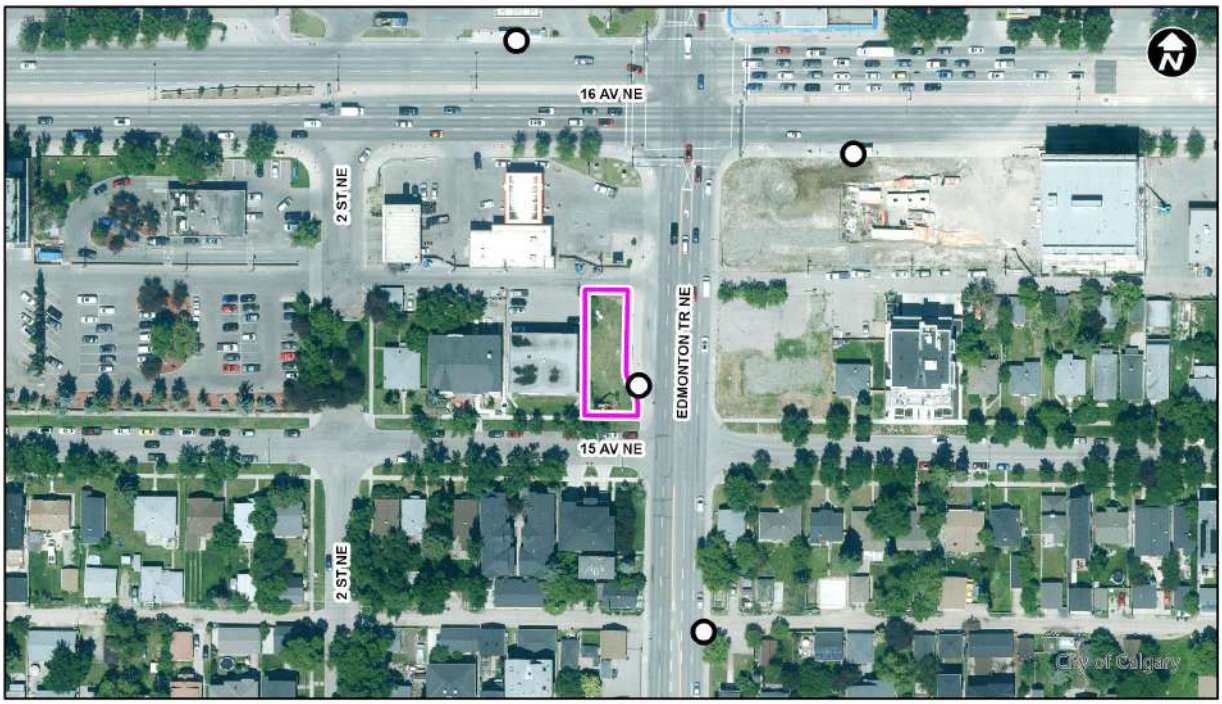
Additional demographic and socio-economic information may be obtained online through the Crescent Heights Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing Multi-Residential – Medium Profile Support Commercial (M-X2) District allows for multi-residential development in a variety of forms and includes a requirement for a limited range of support commercial. It is intended for community nodes and transit corridors, near or adjacent to low-density residential areas.

The proposed Mixed Use – General (MU-1f3.5h23) District allows for a mix of residential and commercial uses either within the same building or across multiple buildings. Commercial uses may be included but are not required. Active uses are encouraged along the street at ground level. The proposed MU-1f3.5h23 District allows for a maximum building height of 23 metres (about six storeys) and a maximum floor area ratio of 3.5. This allows for flexibility to provide housing on a smaller site while responding to the surrounding context.

The applicant intends to provide non-market housing with the proposed land use. The proposed density and height are appropriate and will increase housing options within the community while making efficient use of existing infrastructure, public amenities and transit services.

Development and Site Design
If approved by Council, the rules of the proposed MU-1f3.5h23 District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the site context and existing surrounding development, additional items that are being considered through the development permit process include, but are not limited to:

- well-considered amenity space design;
- ensuring an engaging interface along street frontages;
- investigating public realm opportunities to include landscaping; and
- mitigation of shadowing, overlooking and privacy concerns.

Transportation
The parcel is well served by Calgary Transit, with several transit routes located within 100 metres of the site. Along 16 Avenue NE, nearby transit service includes Route 19 (16 Avenue NE) and Route MAX Orange (Brentwood to Saddletowne). Along Edmonton Trail NE, Route 4 (Huntington) and Route 5 (North Haven) provide service at approximately 30-minute intervals during peak hours. In addition, the site benefits from access to the Calgary Pathway Network. An on-street bikeway is located along 1 Street NE to the west of the parcel, while another on-street bikeway is available along 4 Street NE to the east, providing convenient cycling connections to the surrounding area.

A Parking Study was submitted as part of this application and is currently under review with the associated development permit.

Environmental Site Considerations
Phase I & II Environmental Site Assessment reports identified contaminated soil and buried debris in the plan area. A Soil Management Plan that aims to address the contaminated soil and buried debris is currently under review with the associated development permit.

Utilities and Servicing
Water, sanitary sewer and storm sewer mains are available to service subsequent development. Requirements for site servicing, localized main capacities, and stormwater management is be addressed through the development permit review.

Legislation and Policy

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

Municipal Development Plan (Statutory – 2009)
The subject parcel is located within the Developed Residential (Established Area) typology and along an Urban Main Street as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The Municipal Development Plan directs future growth toward a more compact and efficient urban form, emphasizing transit-supportive land use with mixed uses, pedestrian-friendly environments, and higher densities near transit. It promotes creating great communities through housing diversity, reflecting Calgary's evolving demographics. It encourages redevelopment in developed residential areas that respect existing patterns, provides appropriate transitions, and incorporates a variety of housing types. New developments in established areas are encouraged to integrate appropriate densities, mixed land uses, and walkable environments. The proposal is in keeping with relevant MDP policies, as the MU-1f3.5h23 District provides for an increased intensity of development in an area with good transit connectivity and amenities.

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 is being explored and encouraged through the development permit review process.

North Hill Communities Local Area Plan (2021)
The *North Hill Communities Local Area Plan* (LAP) identifies the site as Neighbourhood Flex with a Mid building scale that contemplates building heights of up to 12 storeys. Neighbourhood Flex areas support a broad range of uses, including commercial, office, personal service, institutional, and residential development, which this application intends to accommodate.

The site is also in the 16 Avenue N Station Area, specifically in the Transition Zone. The 16 Avenue N Station Area is envisioned to be one of the busiest outside of the Downtown, supporting high levels of activity and more intensive development.

Applicant Submission

2026 July 30

Prospect

Proposed Land Use Change Applicant Summary

Project Location: 320 15 Avenue NE
Existing Land Use: Multi-Residential - Medium Profile Support Commercial (M-X2)
Proposed Land Use: Mixed Use - General 1 (MU-1f3.5h23) District

APPLICATION SUMMARY

On behalf of our client, Aboriginal Friendship Centre of Calgary (AFCC), Prospect Studio has made a Land Use Redesignation (LOC) application to transition the parcel at 320 15 Avenue NE with a site area of ±0.048 hectares from the existing Multi-Residential - Medium Profile Support Commercial (M-X2) District to the Mixed Use - General 1 (MU-1f3.5h23) District with custom modifiers limiting the floor area ratio to a maximum of 3.5 and the building height to a maximum of 23 metres (6 storeys). Peng Architecture has also been retained to undertake a Development Permit (DP) application alongside the LOC application. The concurrent process ensures a transparent built form outcome.

WHAT IS PROPOSED?

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

Building Height: Maximum 23m (6 storeys)
Floor Area Ratio: 3.5
Homes: 18 Residential Units Total (Mix of one and two-bedroom units)
Vehicle Parking Stalls: 0 vehicle parking stalls
Bicycle Stalls: 18 Class-1 Bicycle Stalls & 2 Class-2 Bicycle Stalls

The concurrent DP application proposes 18 dwelling units with a range of one- and two-bedroom configurations. Zero motor vehicle parking stalls are proposed; therefore, a vehicle bylaw relaxation of 7 resident and 2 visitor stalls is being requested and was assessed by a professional engineer, Bunt & Associates, and supported through a Parking Study. The building is intended to include both indoor and outdoor common amenity space on the ground floor as well as on the rooftop.

To provide The City of Calgary, the Crescent Heights Communities Association, surrounding area residents and the general public with additional information about the proposed development vision, project details were shared broadly through various outreach channels (see the "Applicant-Led Outreach" section for more information).

SITE HISTORY

Following an application review through The City's Non-Market Housing Land Disposition Program, AFCC was selected as the preferred proponent to lead the planning, design, and development of a non-market housing project at 320 15 Avenue NE. AFCC is committed to creating an affordable, accessible, and climate resilient development that aligns with The City's recently approved housing strategy — *Home is Here: The City of Calgary's Housing Strategy 2024-2030.*

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 utilizes the corner lot by activating the Edmonton Trail NE edge.

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 on both Edmonton Trail and 15 Avenue NE. Sites with direct lane access minimize the impact of vehicles on adjacent streets and sidewalks and allow for both parking access and organized waste and recycling collection from the lane.

Higher Activity Street: The project site is located on Edmonton Trail NE, a higher order roadway classified as an *Urban Boulevard*, that forms the backbone of higher-density Corridors and Activity Centres and generally sees higher levels of vehicle, cyclist and pedestrian activity.

Nearby Transit Service: Transit services are provided on 16 Street NE and Edmonton Trail. The site is located within 200 metres of MAX Orange Bus Rapid Transit (BRT) stops on 16 Avenue NE. The availability of various transit route options within walking distance of the project site provides access to key local and regional destinations, and supports vehicle-free lifestyles.

Main Street Frontage: The project site is located along the Edmonton Trail NE *Urban Main Street*, a municipally-identified corridor providing local area residents with easy access to local goods and services. The project site is also within ±50m (±1 min. walk) of the 16 AV NW *Urban Main Street*, which has a wide variety of commercial and employment opportunities, accessible by active transportation and transit.

Nearby Open Spaces & Community Amenities: The project site is within walking distance to a variety of local area destinations and amenities, including Munro Park, Renfrew Aquatic & Recreation Centre, Crescent Heights Community Association, schools, and a wide variety of services and amenities located along Edmonton Trail NE, 16 Avenue NE, and Centre Street N.

Nearby Multi-Unit Development: The project site is located nearby and immediately adjacent to examples of multi-residential housing along 15 Avenue NE and in the greater Crescent Heights community, allowing the future development vision to complement the scale of the surrounding area's existing built form.

POLICY ALIGNMENT

The application is consistent with the Municipal Development Plan and Calgary Transportation Plan, which prioritize compact, transit-oriented development in established communities that makes efficient use of existing infrastructure and services.

The site falls within the North Hill Communities Local Area Plan under the "Neighbourhood Flex" Urban Form category and "Mid (up to 12 Storeys)" Building Scale category. The proposed land use change is fully aligned with local area policy — no plan amendments 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 will be supported by a dedicated web portal, 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 will also be shared directly with the local area Ward Councillor's Office and Community Association, with opportunities to share feedback, find out more about the project or meet with the project team.

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 also published on the dedicated web portal for broader public access. The *Applicant-led Outreach Summary* will highlight 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.

CONCLUSION

The proposed land use change and development vision is in keeping with the city-wide goals and policies of the *Municipal Development Plan* and *Calgary Transportation Plan* and will introduce new housing options for Calgarians looking to live in established communities that enjoy excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request your support for this application. Should you have any questions, comments, or concerns, please contact us at 587-844-2441 or engage@prospectstudio.ca, referencing 320 15 Avenue NE.

Applicant Outreach Summary

2026 September 10

Prospect

Applicant-Led Outreach Summary

320 15 Avenue NE
Application Reference: LOC2026-0103
Proposed Land Use Change: M-X2 to MU-1f3.5h23 District

Outreach Process Overview

Our outreach process was designed to provide multiple opportunities for community members to learn about the vision for the site early on and to share their thoughts, all with the intent of maintaining a respectful and transparent conversation. Through our outreach channels and strategies to date, the project team met in person with the Crescent Heights Community Association (CHCA) on August 18 and held a call with the Ward 7 Councillor's Office on August 7. Feedback from 3 community members was received directly by the project team, and the CHCA issued a formal comment letter on August 21 confirming their support for the land use application. AFCC and the project team would like to thank the CHCA and these community members for sharing their feedback. In reviewing feedback collected to date, the project team has identified several themes raised by community members and the CHCA, which are outlined below.

What We Heard

CHCA Support & Long-Term Affordability

The CHCA supports the proposed redesignation, noting it aligns with the form and scale anticipated under the North Hill Communities Local Area Plan's Neighbourhood Flex designation. Their letter requested that the non-market housing use be clearly defined and secured through the approval process, so the development does not transition to market housing over time. Providing non-market housing is core to AFCC's mandate, and this project was awarded through The City of Calgary's Non-Market Land Sale program. As a condition of that land sale, a 40-year non-market housing term will be registered on the land title, securing the non-market use for the long term. We thank the CHCA for their support and for the constructive discussion during our meeting on August 18.

Vehicular Parking

Both the CHCA and community members raised concerns about the zero-parking design, including its effect on the block face immediately adjacent to the site, and demand from visitors, staff, and service vehicles. A parking study prepared by Bunt & Associates found the site meets all five of the City's Multi-Family Parking Reduction Policy criteria, supported by the site's proximity to transit — including MAX Orange BRT service within 200 metres — and its location near the Edmonton Trail, 16 Avenue, and Centre Street Main Streets and their associated services and amenities. The study also confirmed that overall on-street occupancy in the area (47%) remains well below the City's 80% congestion threshold. The zero-parking approach reflects both the constrained site and target resident population — women and children who have experienced domestic violence — who are not expected to generate meaningful vehicle demand, consistent with The City's 2018 findings on existing zero-parking buildings and AFCC's own precedent at 352 34 Avenue NW. Residents will not be eligible for residential parking permits, and anticipated visitor demand (approximately 2 vehicles) is expected to be absorbed within the surrounding on-street supply. Additionally, 18 Class-1 and 2 Class-2 bicycle stalls are provided as a Transportation Demand Management measure. Separately, future residents may qualify for The City's Fair Entry low-income transit pass program.

Site Design & Landscaping

CHCA members suggested additional planting at the site's southeast corner to minimize hard surfacing, and a design response to the blank west-facing wall, such as a mural or an architectural treatment. Both suggestions are appreciated and are being considered as design refinements through the Development Permit process.

Pedestrian Safety & Transit Access
Concerns were raised about the lack of a controlled pedestrian crossing at 15 Avenue and Edmonton Trail, and about a suggestion to relocate the northbound Edmonton Trail bus stop. The parking study confirms there is no controlled crossing at this location, and that a traffic signal is not currently funded by The City. This is a broader, pre-existing concern for the area rather than one specific to this development, and has been shared with Administration and Mobility Engineers through the review process. In the interim, signalized crossings are available one block north (16 Avenue) and one block south (14 Avenue) of the site. The suggested bus stop relocation is a recommendation only and has been shared with The City and Calgary Transit for their consideration.

Possible Consolidation with 312 15 Avenue NE
A community member asked whether consolidating the site with the adjacent property at 312 15 Avenue NE had been considered. The subject site is City of Calgary-owned land, awarded to AFCC specifically through The City's Non-Market Land Sale program to deliver non-market housing. As the site was allocated through that program rather than acquired on the open market, consolidating with an adjacent property was not part of the site-planning process, and AFCC is not in a position to pursue broader land acquisition as part of this project.

Nature of the Development
Some community members asked whether the project is a shelter, transition house, or Second Stage Shelter. This is not a shelter. The development provides 18 non-market homes intended as long-term, independent housing for Indigenous women and children who have experienced domestic violence. Residents will hold their own tenancy agreements, as in any residential building, and will have access to voluntary supports connected to AFCC's broader programming, rather than the structured, time-limited stay associated with a shelter or transition house model.

Community Safety
Some community members raised concerns about personal safety in the area and for future residents, including questions about whether the location is appropriate for women affected by domestic violence. AFCC has direct experience operating supportive housing for vulnerable populations and designs its buildings with resident safety as a priority, including secure building entry and design features that support natural surveillance of common areas and the surrounding street. AFCC takes these concerns seriously and shares the community's interest in a safe, well-managed building for both residents and neighbours.

Outreach Strategies

Project Website, Voicemail & Email Address
The project website acts as an information-sharing platform, and the voicemail inbox and dedicated email address serve as a direct line to the project team. These channels allow community members to learn more about the proposed development vision and to ask questions or share feedback directly with the project team.

Community Meetings & Information Sharing
A summary of the development vision was shared with the Crescent Heights Community Association and the Ward 7 Councillor's Office. The project team held a call with the Ward 7 Office on August 7 and met in person with the CHCA Planning Committee on August 18 to discuss the proposed change, receive feedback, and answer questions.

Neighbour Mailers
Paired with on-site signage, neighbour mailers were hand delivered to 275 addresses within ±200m of the site to outline the proposed change and ultimate development vision for the subject site, and to invite feedback via the dedicated voicemail and email address. All inquiries, questions, and comments were received, compiled, and responded to by the project team in a timely manner.

Custom On-Site Signage

To supplement required City of Calgary notification signage, the project team installed additional signage on-site on August 5, notifying surrounding community members of the proposed change. The signage outlined the development vision and invited interested parties to visit the dedicated project website and get in touch with the project team directly via the project email address and voicemail.

Sample Outreach Materials

Custom On-Site Signage



Neighbour Mailers Delivered within ±200m of site to 275 addresses



Community Association Response

August 21, 2026 CHCA Planning Committee

Crescent Heights Community Association

Planning Committee

Circulation comments: LOC2026-0103 320 15 AV NE

The CHCA Planning Committee supports the proposed land use redesignation from M-X2 to MU-1f3.5h23.

The site is located within a Neighbourhood Flex area as defined by the North Hill Communities Local Area Plan (NHCLAP), and the application aligns with the maximum form and scale anticipated for this location.

While the Committee would have preferred to see some commercial uses incorporated at grade, we recognize that the proposal is entirely residential and is intended to provide affordable, non-market housing in accordance with the objectives outlined by both the City and the applicant. We also recognize the limitations associated with the site's size and location.

We request that the intended non-market housing use be clearly defined and secured through the approval process to ensure that the development does not transition to market housing over time. We believe this form of housing is appropriate for the site; however, the community would benefit from assurances that the proposed use will be maintained over the long term.

Finally, we would like to thank AFCC and its consultants for meeting with the Committee and engaging in meaningful discussion regarding our concerns and suggestions during the application process.

Simonetta Acteson
Director of Planning, CHCA

planning@crescentheightsyyc.ca 1

PROPOSED

CPC2026-0937
ATTACHMENT 5

BYLAW NUMBER 146D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2026-0103/CPC2026-0937)

* *

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

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

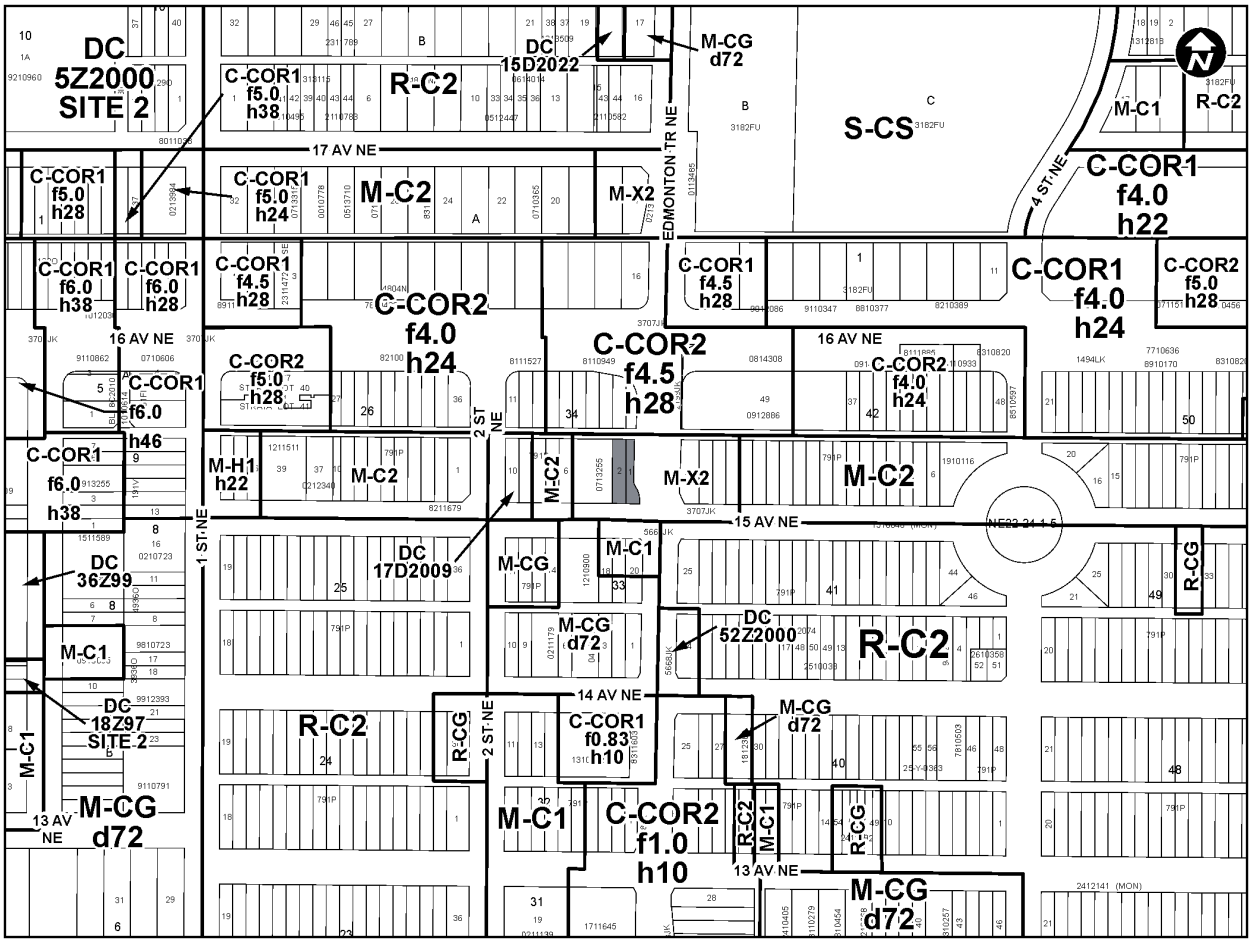
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0103/CPC2026-0937
BYLAW NUMBER 146D2026

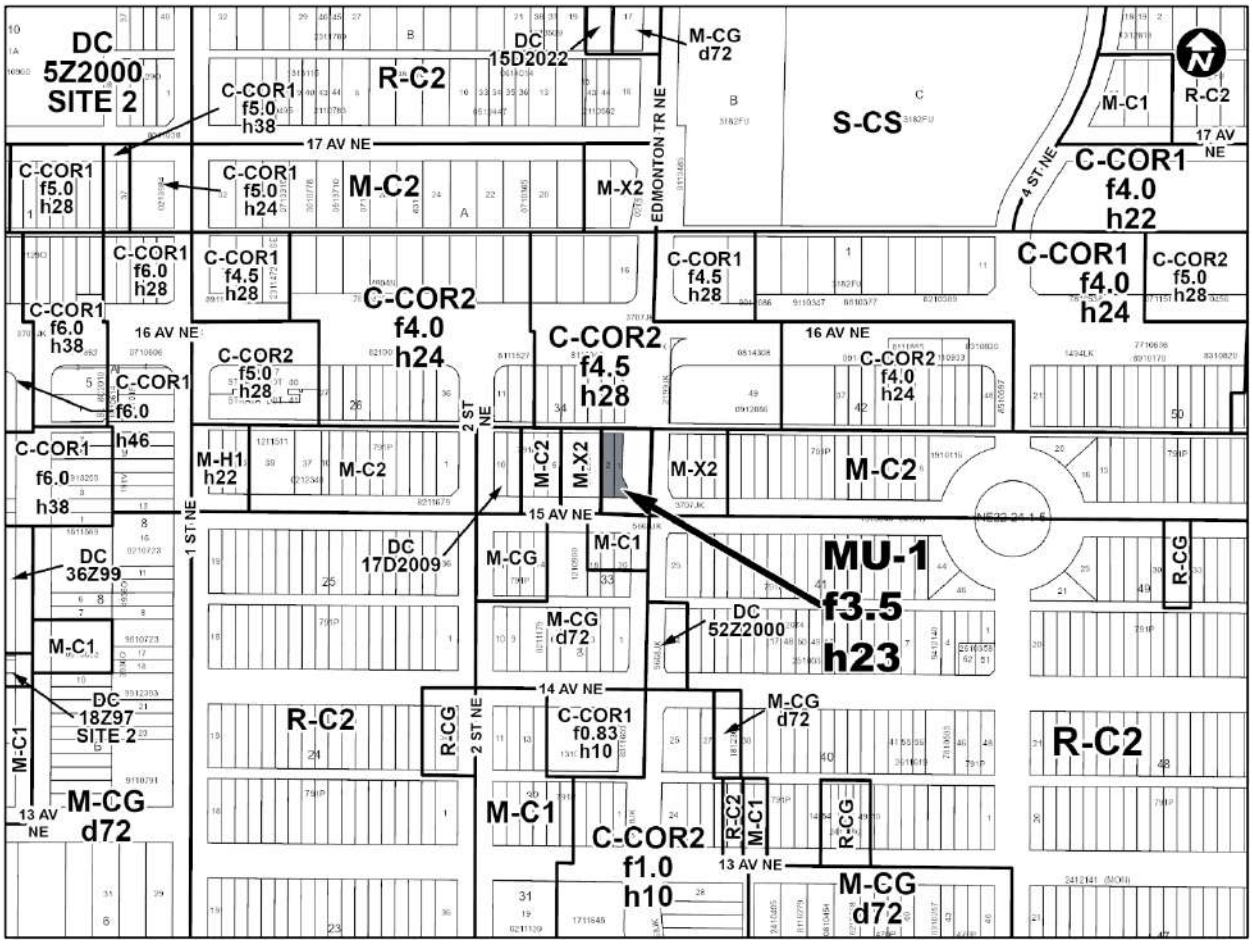
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0103/CPC2026-0937
BYLAW NUMBER 146D2026

SCHEDULE B



Land Use Amendment in Parkhill (Ward 8) at 35, 39 and 43 – 34 Avenue SW, LOC2026-0061

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.19 hectares ± (0.47 acres ±) located at 35, 39 and 43 – 34 Avenue SW (Plan 5793U, Block 7, Lots 35 to 38) from Residential – Contextual One / Two Dwelling (R-C2) District and Housing – Grade Oriented (H-GO) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 OCTOBER 08:

That Council: give three readings to **Proposed Bylaw 133D2026** for the redesignation of 0.19 hectares ± (0.47 acres ±) located at 35, 39 and 43 – 34 Avenue SW (Plan 5793U, Block 7, Lots 35 to 38) from Residential – Contextual One / Two Dwelling (R-C2) District and Housing – Grade Oriented (H-GO) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, held 2026 October 8:

" The following documents were distributed with respect to Report CPC2026-0833:
- …
- Revised Attachment 1."

HIGHLIGHTS

- This application proposes to redesignate the subject site to the Multi-Residential – Contextual Medium Profile (M-C2) District to allow for a four-storey multi-residential development.
- The proposal allows for a moderate increase in density and height in an inner-city area in close proximity to a Neighbourhood Activity Centre and an Urban Main Street and aligns with the applicable policies of the *Municipal Development Plan* (MDP) and the *Chinook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would provide more choice in the types of housing available in a centrally located, inner-city area with good access to services, amenities and transit.
- Why does this matter? The proposal allows for a more efficient use of land and existing infrastructure—including transit infrastructure.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the southwest community of Parkhill, was submitted by B&A Studios on behalf of the landowner, Cue Development Inc., on 2026 May 14. The approximately 0.19-hectare (0.47 acre) mid-block site consists of three lots and is located on the south side of 34 Avenue SW west of Erlton Court SW. The site is currently developed

with three single detached dwellings, one that includes a detached garage, and has lane access from both the south and the east.

The site is adjacent to the Mission Road Neighbourhood Activity Centre and 200 metres (a three-minute walk) from the MacLeod Trail Urban Main Street. The site is also 700 metres (a 12-minute walk) from the 39 Avenue SW Light Rail Transit (LRT) Station.

As indicated in the Applicant Submission (Attachment 2), the application proposes to redesignate the subject parcels from the Residential – Contextual One / Two Dwelling (R-C2) District and the Housing – Grade Oriented (H-GO) District to the Multi-Residential – Contextual Medium Profile (M-C2) District to allow for a four-storey multi-residential development. No development permit has not been submitted at this time.

The proposal is in alignment with the policies of the *Municipal Development Plan* (MDP) and the *Chinook Communities Local Area Plan* (LAP), which support increased housing diversity and choice in inner-city areas that are in close proximity to services, amenities and transit.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with the public/interested parties and the respective community association was appropriate. In response, the Applicant delivered a project information package to approximately 500 neighbouring properties and organized a public online information session to present the proposal that was held on 2026 September 22. The Applicant also met with the Erlton Community Association and the Parkhill Community Association (CA) to discuss the proposal and accept feedback. 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.

Land Use Amendment in Parkhill (Ward 8) at 35, 39 and 43 – 34 Avenue SW, LOC2026-0061

Administration received 12 responses in opposition to this application. Concerns included:

- increased traffic in an area with poor vehicular access;
- reduced street parking;
- proposal too large to fit the neighbourhood context, which consists mainly of one to three storey development;
- loss of privacy and sunlight;
- loss of trees;
- increased burden on city infrastructure; and
- a high level of redevelopment in the area recently is already having a significant negative impact on the neighbourhood.

The CA submitted a letter of opposition on 2026 July 2 (Attachment 4). The letter of opposition includes the same general points of opposition highlighted above. The Applicant provided a written response to the CA comments on 2026 September 11 (Attachment 5).

Administration considered relevant planning issues specific to the application and has determined the proposal to be appropriate and in alignment with applicable policy. The building and site design, including building height, interface with the public realm and neighbouring properties, parking, landscaping and trees, and amenity space will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social
The proposal would allow for additional housing choices for Calgarians within an established neighbourhood that already offers a wide range of services, community amenities and convenient access to transit.

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

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

Service and Financial Implications
No anticipated financial impact.

Land Use Amendment in Parkhill (Ward 8) at 35, 39 and 43 – 34 Avenue SW, LOC2026-0061

RISK
There are no known risks associated with this proposal.

ATTACHMENTS
1. **Revised** Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. Applicant Response to Community Association Comments
6. **Proposed Bylaw 133D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Parkhill on the south side of 34 Avenue SW west of Erlton Court SW. The site consists of three parcels, is approximately 0.19 hectares (0.47 acres) in size and is approximately 35 metres wide by 60 metres deep. The site is currently developed with three single detached dwellings, one that includes a detached garage, and has lane access from both the south and the east.

This area, north of Mission Road SW and south of a large area of lands currently used as cemeteries, is characterized by a mix of single- and two-unit dwellings as well as newer rowhouses and townhomes under the Residential – Contextual One / Two Dwelling (R-C2) District; the Housing – Grade Oriented (H-GO) District; the Multi-Residential – Contextual Grade-Oriented (M-CG) District; and the Multi-Residential – Contextual Medium Profile (M-C2) District. The Mission Road SW corridor to the south is redeveloping with multi-residential and mixed-use development up to six storeys in height under a variety of Direct Control (DC) districts.

The site is adjacent the Mission Road Neighbourhood Activity Centre (directly to the south across the lane) and 200 metres (a three-minute walk) from the MacLeod Trail Urban Main Street. The site is also 700 metres (a 12-minute walk) from the 39 Avenue SW Light Rail Transit (LRT) Station and 700 metres (a 12-minute walk) from Stanley Park and the broader Elbow River Pathway System.

Community Peak Population Table

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

Parkhill	
Peak Population Year	1968
Peak Population	1,739
2019 Current Population	1,691
Difference in Population (Number)	- 48
Difference in Population (Percent)	-0.03%

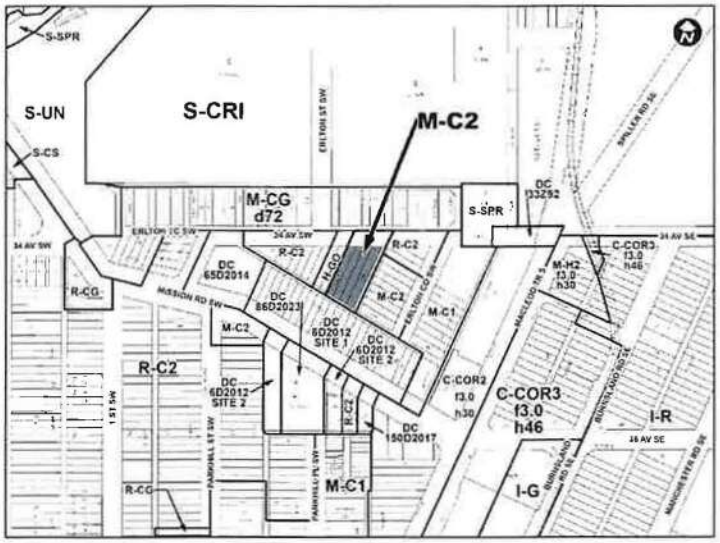
Source: *The City of Calgary 2019 Civic Census*

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

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 08 2026
ITEM: 7.2.3 CPC2026-0833
Distrib - Revised Attch 1
CITY CLERK'S DEPARTMENT

Location Maps









Previous Council Direction

None

Planning Evaluation

Land Use
Two of the three lots included in the proposal are currently zoned R-C2. These lots were recently downzoned from the Residential – Grade-Oriented Infill (R-CG) District under the Repeal of Citywide Rezoning. The R-C2 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single- and two-unit dwellings. The maximum height under the R-C2 district is 10 metres. The third lot included in the proposal is zoned the H-GO District, which is intended to accommodate grade-oriented development in a range of housing forms that are consistent with low density residential neighbourhoods—including rowhouses and townhouses. The H-GO District has a maximum height of 12 metres (approximately three storeys) and a maximum floor area ratio (FAR) of 1.5.

The proposed M-C2 District is intended to accommodate multi-residential development of medium height and density in a variety of forms that respect the immediate context. The M-C2 District has a maximum height of 16 metres (up to four storeys, as identified in the LAP) and a maximum FAR of 2.5 (approximately 4,700 square meters of gross floor area).

Development and Site Design
The rules of the proposed M-C2 District would provide guidance for development of the site including appropriate uses, building height, landscaping and trees, parcel coverage and parking. The *Chinook Communities Local Area Plan* (LAP) includes additional direction that would also help guide the development of the site, including a building scale modifier allowing a maximum of four storeys.

Other key factors that would be considered during the review of the development permit application include the following:

- design within a sloped area;
- shadowing, overlooking and privacy; and
- interface with 34 Avenue SW.

Transportation
Pedestrian access to the site is available via 34 Avenue SW, classified as a Residential Street. Vehicular access to the site is also available via 34 Avenue SW as well as the adjacent lanes to the south and east. On-street parking is available on both sides of 34 Avenue SW, adjacent to the site.

The site is 700 metres (a 12-minute walk) from the 39 Avenue SW Light Rail Transit (LRT) Station. The site is also served by local bus Route 15 (Deerfoot Meadows) and local bus Route 10 (City Hall / Southcentre) with stops 90 metres away (a two-minute walk) and 200 metres away (a three-minute walk) respectively.

The site is near the existing Always Available for All Ages and Abilities (5A) Network with pathways 450 metres (an eight-minute walk) away along the Elbow River Pathway System. The site is also 30 metres away from a recommended on-street bikeway along 34 Avenue SW and Erlton Street SW and 50 metres away from a recommended on-street bikeway along Mission Road SW. A Transportation Impact Analysis was not required in support of this land use re-designation application **at the time of application; however, a TIA will be required prior to consideration by Council.**

Environmental Site Considerations
No environmental concerns were identified. An additional slope stability study to support the development application will be required at development permit stage to confirm the slope and proposed design is acceptable for the site.

Utilities and Servicing
Water and sanitary services exist on 34 Avenue SW to serve the site. Storm mains are not available in the adjacent public rights-of-way. Servicing requirements will be further determined at development permit stage.

Legislation and Policy

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

Municipal Development Plan (Statutory – 2009)
The *Municipal Development Plan* (MDP) identifies the site as located within the Developed Residential – Inner City area on the Urban Structure Map (Map 1). The site is also within 200 metres (a three-minute walk) of the MacLeod Trail Urban Main Street. The proposal is consistent with the General Policies for Developed Residential Areas (Section 3.5.1) and Inner-City Areas (Section 3.5.2). The MDP's city-wide policies (Section 2) and specifically Section 2.2 Shaping a More Compact Urban Form provides direction to grow the city in a way that fosters a more compact and efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods. The proposed

land use application allows for a moderate increase in height and density in an area that is well served with amenities, services and transit and 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 permit stages.

Chinook Communities Local Area Plan (Statutory – 2025)
The *Chinook 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-Modified building scale modifier (Map 4: Building Scale), which allows for buildings up to four storeys. Neighbourhood Local areas represent the more residentially oriented areas and are characterized by a range of housing types and home-based businesses. The built form typically supports privacy and separation for residential uses. The proposed M-C2 District, which allows for multi-residential development in a variety of forms that respects the immediate context, and restricts building height to four storeys, aligns with the policies in the LAP.

The subject site is adjacent to the Mission Road Neighbourhood Centre. Neighbourhood Centres are small mixed-use areas with local catchment businesses that offer a broad range of community activities, amenities, and services. Allowing moderate intensification in nearby areas to increase access to these amenities and services is desirable and encouraged.

The subject site is also in close proximity to the MacLeod Trail Urban Main Street, which provides opportunities for residential and employment intensification while improving pedestrian and cycling connections. Allowing moderate intensification in nearby areas to increase access to this Urban Main Street with its available services and amenities is desirable and encouraged.

Applicant Submission

APPLICANT SUBMISSION: 34 AVE PARKHILL LAND USE AMENDMENT (PE2026-00339)
Company: B&A Studios
Developer: CUE Development Inc.
Applicant's Name: Katie Lobban
Date: May 12, 2026

Application Overview
CIMA+ | B&A, on behalf of CUE Development Inc., is submitting this Land Use Amendment application for lands located along 34 Avenue SW in the community of Parkhill, on the boundary of the Erlton and Parkhill communities. The subject lands are comprised of three parcels totaling approximately 0.46 acres. The subject lands are currently designated Residential – Grade-Oriented Infill (R-CG) and Housing – Grade-oriented (H-GO). This application proposes to redesignate the site to Multi-residential – Contextual Medium Profile (M-C2) to enable a multi-residential development.

The proposed development consists of a multi residential building of 4 storeys. The built form has been designed to respond to the site's topography, presenting a lower-scale interface along 34 Avenue while transitioning toward increased height toward Mission Road to the south. This land use redesignation represents an appropriate and contextually sensitive intensification of a strategically located inner-city site.

Site Context
The subject site is located within the community of Parkhill along 34 Avenue SW, in close proximity to Mission Road and within 600 metres from the 39 Avenue LRT Station. The site is well-served by transit and is within walking distance of parks, schools, and commercial amenities. Surrounding land uses include Housing – Grade-Oriented(H-GO) to the west, Multi-Residential – Contextual Medium Profile (MC-2) to the east, and Direct Control districts to the south. The area is experiencing ongoing transition, with several recent and proposes multi-residential developments along the Mission Road corridor ranging from 4-8 storeys. The subject site is well positioned to contribute to this established pattern of redevelopment.

Land Use Amendment
This application proposes to redesignate the subject lands from R-CG and H-GO to Multi-Residential – Contextual Medium Profile (M-C2). The existing land use districts limit the ability to accommodate a comprehensive multi-residential development on the site. The proposed M-C2 district provides an appropriate framework to enable a medium-density residential form while ensuring compatibility with the surrounding uses. This redesignation represents a logical extension of the existing multi-residential districts and supports the continued intensification of the Mission Road corridor.

Policy Context
The subject site is located within the Developed Area as identified in the Municipal Development Plan (MDP), which supports residential intensification in areas with access to transit and community amenities. Under the Chinook Communities Local Area Plan (LAP), the site is designated Neighbourhood Local on the Urban Form Map. This designation supports a range of residential development, including multi-residential forms. The site is identified within the Low-Modified building scale category on the Building Scale Map, which allows for development up to four storeys.

Policy Alignment
The proposed land use amendment and intended built form are consistent with the policy direction of both the MDP and the Chinook Communities LAP. It supports MDP objectives by introducing multi-residential housing in an area well served by the Primary Transit Network in the Developed Area, contributing to compact growth and optimizing investment in existing infrastructure. Specifically, the subject lands are

situated within 600 metres from the 39th Avenue LRT Station, as well as bus routes along Mission Road and Macleod Trail.

The proposed 4 storey development aligns with the Neighbourhood Local Urban form designation and conforms to the Low Modified building scale (up to 4 storeys). The proposal has been refined from a previous 5-6 storey concept to ensure consistency with applicable policy direction. The proposed MC-2 district enables a contextually appropriate built form that integrates with the surrounding area and provides appropriate transitions to adjacent lower-density development.

Overall, the proposal represents contextually appropriate intensification of an underutilized inner-city site located along 34 Avenue SW. The site is well-positioned to support additional residential density given its proximity to transit, amenities and the evolving Mission Road corridor and represents good planning practice in redevelopment within the Developed Area.

Summary
In conclusion, the proposed application allows for the development of a 4-storey multi-residential development in alignment with the policies of the Local Area Plan. Thank you for your consideration. Please do not hesitate to reach out with any questions or concerns. We look forward to Administration’s support of this application.

Applicant Outreach Summary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 34 Avenue SW Land Use Amendment (LOC2026-0061)

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)

- Met with Erlton (Sept. 8, nine representatives) and Parkhill (Sept. 9, two - representatives) community associations.
- Delivered flyers to approximately 500 homes on Sept. 8 and 9.
- Held a virtual session on Sept. 22: 13 registered and six attended.
- Provided a feedback form and project contact information. See Section 1 and Section 2 of the attached Engagement Summary Report.

Affected Parties

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

- Nearby residents and property owners
- Erlton Community Association
- Parkhill Community Association
- Ward councillor's office
- Members of the public who registered for or attended the virtual information session

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.

- Questions and concerns focused on height, neighbourhood fit, unit count, traffic, parking, lane access and infrastructure.
- City Administration received 12 responses in opposition, including concerns about privacy, sunlight, trees and cumulative redevelopment. See Section 2.3 of the attached report.

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

- The applicant is considering height and neighbourhood fit as the application advances.
- Parking, lane access and servicing require further review. No design change has been confirmed. See Section 2 and Section 3 of the attached report.

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

- The team answered questions at the meetings and virtual session.
- The presentation and recording will be shared with registrants. This report records the feedback received. See Section 3 of the attached report.

calgary.ca/planningoutreach

34 Avenue SW Land Use Amendment LOC2026-0061

Engagement Summary

September 2026

cima.ca | bastudios.ca

CONTENTS

1.0 OUTREACH AND NOTIFICATION 1
2.0 PARTICIPATION AND FEEDBACK 2
2.1 Community association meetings 2
2.2 Virtual information session 3
2.3 Feedback received by City Administration 4
3.0 NEXT STEPS AND REPORTING BACK 5

FIGURES

Figure 1: Promotional Flyer 1
Figure 2: Community Association Presentation (excerpt) 2
Figure 3: Virtual Information Session Presentation (excerpt) 3

1.0 OUTREACH AND NOTIFICATION

Applicant-led engagement was designed to notify nearby residents and community representatives, provide project information and offer ways to ask questions and provide feedback. Early outreach was completed with the ward councillor's office, the Erlton Community Association and the Parkhill Community Association to introduce the application and arrange further discussion.

A project flyer was delivered on Sept. 8 and 9 to approximately 500 homes within the mapped distribution area surrounding the site. The flyer provided an overview of the proposed land use amendment, details about the Sept. 22 virtual information session and instructions for registering and contacting the project team.

Figure 1: Promotional Flyer



The project team also prepared presentation materials for meetings with the community associations. On Sept. 10, both associations received the presentation, flyer, virtual session details, registration link and announcement copy. They were invited to share these materials through their community communication channels.

Figure 2: Community Association Presentation (excerpt)



2.0 PARTICIPATION AND FEEDBACK

2.1 Community association meetings

The project team attended the Erlton Community Association meeting on Sept. 8, with nine community representatives participating, including five board members. On Sept. 9, the project team met with two Parkhill Community Association representatives.

The meetings provided an opportunity to explain the application and respond to questions. Discussion focused on the potential unit count, proposed height, neighbourhood fit, parking, transportation, lane access, winter conditions and infrastructure capacity. Participants also sought clarification about which matters are determined through a land use amendment and which would be addressed through a future development permit.

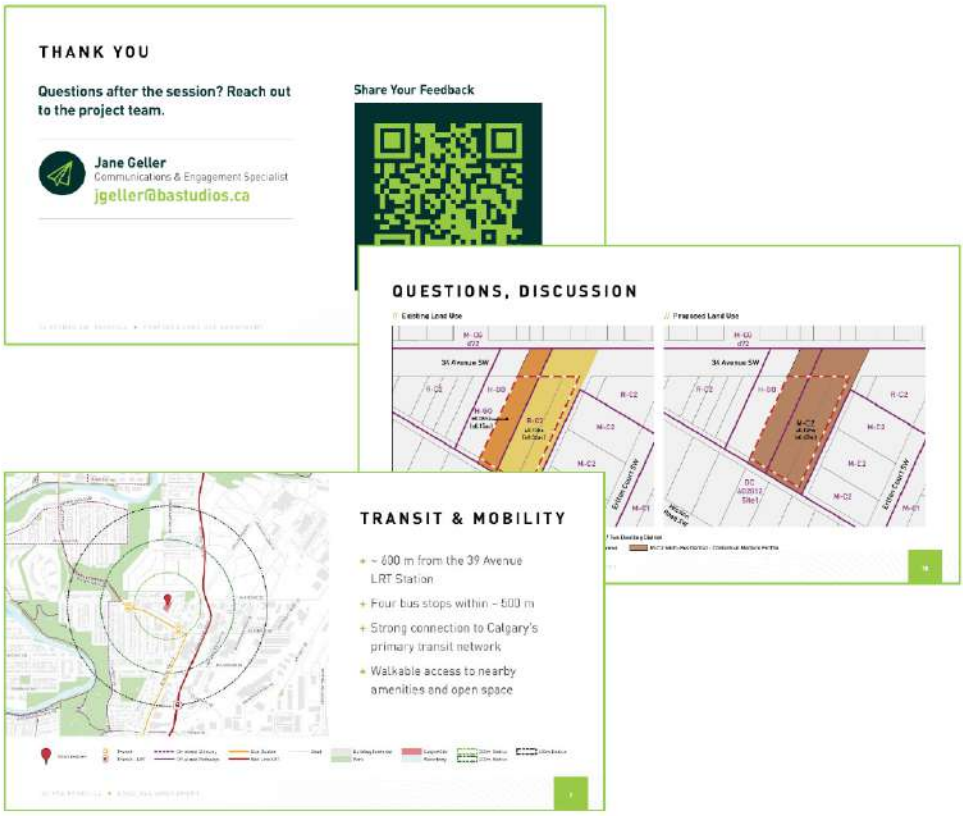
The applicant provided further clarification about anticipated building height and how a future building might fit the site. Parkhill representatives expressed concern that future development could exceed four storeys or the maximum height of 16 metres permitted by the proposed land use district. The project team explained that the current concept anticipates a four-storey building approximately 12 to 14 metres tall. The proposed district's 16-metre maximum would account for the change in elevation between 34 Avenue and the rear lane. The final building design would be reviewed through a future development permit application.

The project team documented transportation capacity, lane conditions, winter access and municipal infrastructure as matters requiring further consideration through the City's review and future design. Building height and neighbourhood fit were documented for the applicant to consider as the project advances.

2.2 Virtual information session

The project team held a virtual information session on Sept. 22, 2026. Thirteen people registered for the session, and six attended. The presentation described the site, proposed land use amendment, relevant City policy, anticipated building height and application process. Participants could submit written questions through Zoom or ask a question aloud during the moderated discussion.

Figure 3: Virtual Information Session Presentation (excerpt)



Participants questioned the scale of a potential four-storey building on 34 Avenue and asked about its possible unit count and mix. The project team explained that the Chinook Communities Local Area Plan supports buildings up to four storeys at this location. The proposed land use amendment would set rules for potential development, while a future development permit would address the building design and final unit count. During the discussion, the team described an initial concept of approximately 40 units in a four-storey building, subject to further design and review.

Access and transportation were recurring topics. Participants described the rear lane as narrow and difficult to navigate, particularly at the turn from Erlton Court. They raised concerns about winter driving, garbage truck access, the existing condition of the lane, traffic on 34 Avenue and cumulative traffic from nearby redevelopment. The project team acknowledged the lane's current condition. It explained that access and any required improvements would need to be addressed through the development permit process and in coordination with the City and nearby development where applicable.

Participants also asked how many parking stalls a future building would provide and where visitors would park. The project team said the current concept anticipates an underground parkade accessed from the lane, with approximately one resident stall per unit and visitor parking. The final parking arrangement and stall count have not been determined.

Other questions addressed the capacity of older municipal infrastructure, emergency access, the timing of redevelopment and the opportunity to comment as the application proceeds. The project team explained that the City reviews applications with its relevant service areas and that detailed servicing and access requirements would be assessed through the applicable approval processes. Participants were advised that they could continue to provide comments to the City file planner and would have an opportunity to participate in the City Council public hearing.

The applicant discussed a background transportation analysis for this application. In a written Q&A response, the project team clarified that the City had not required a traffic impact assessment for this application. The team also referred to a traffic impact assessment prepared for the nearby 108 Mission Road application. These studies were discussed in response to participants' concerns about their experience using local streets.

2.3 Feedback received by City Administration

City Administration advised the project team that it had received 12 responses in opposition to the application. Those responses raised concerns about:

- Increased traffic where residents report difficult vehicle access
- Reduced street parking
- The proposed scale in an area made up largely of one- to three-storey development
- Loss of privacy and sunlight
- Loss of street trees
- Additional demand on municipal infrastructure

- The combined effects of recent redevelopment in the area

These responses were provided to City Administration and are reported separately from participation in the applicant-led meetings and virtual session. Several of their themes were also raised during applicant-led engagement. The project team will consider feedback from both sources as the application proceeds.

3.0 NEXT STEPS AND REPORTING BACK

The project team will share the virtual session presentation and recording with registrants, including those who could not attend. The online feedback form provides another opportunity to comment after the session. Feedback received through the form will be added to the engagement record.

The applicant will review the questions and concerns raised through engagement alongside City comments as the application advances.

Community Association Response

July 2, 2026

ATTN: Aaron Thibeault, City of Calgary Planning

FROM: Ruth Melchior

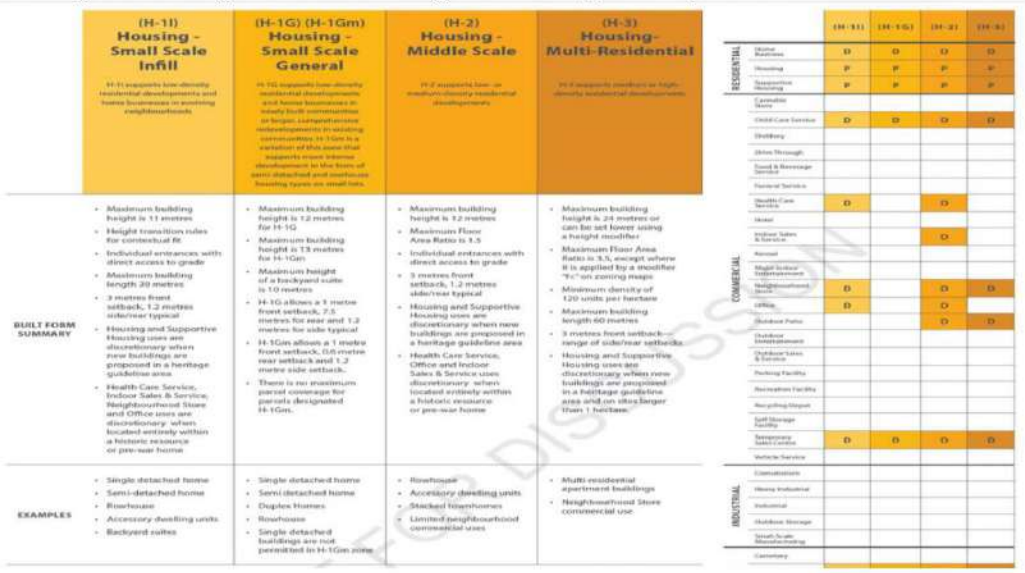
RE: Land Use Change # LOC2026-0061

Dear Aaron:

Thank you for taking the time to discuss this proposed development on 34th Avenue. As I've told you, I was contacted by several concerned neighbours who live beside or across the street from this proposed development.

Their concerns are valid. The proposed ENMAX redevelopment will impact 34th Avenue residents as one of the access points is via Erlton Terrace at the end of the street. There have been several HGOs built that have put strain on the neighbours' ability to park and navigate the increased traffic. They are upset that mature trees have been clear cut to make room for 8+ waste bins; water metres etc. And they are concerned about losing access to privacy and sunlight. Of greatest concern is the "potential" size and scale of this building.

You confirmed to me that for 5 years after the approval of the Chinook LAP, that the maximum height for this land is 4 storeys. My concern is the disconnect between storeys and meters. As per the draft zoning by-law that was introduced in 2025, that I've included below as a screenshot, the maximum height if this passes could be up to 24m. The residents of Erlton Court were concerned at 16m when that land use application was approved in 2024. 24m would be overbearing and overwhelming for the neighbours in dwellings that are significantly smaller.



I have heard from residents that this application will cause extreme disruption along a corridor that is already under pressure from over-densification. This is a dead-end road – it is not a main street or a

major corridor. Neighbours would be thrilled if duplexes or town homes could be built here instead, assuming the built form is 12m maximum.

I respectfully request you consider the entire development landscape around this site prior to recommending that the land use is approved. Ensure that a comprehensive TIA captures the volume of vehicle traffic that is being added to Erlton St, Mission Rd and 34 Avenue (including from 8 Mission, 69 Mission and the proposed 108 Mission). Additional pedestrian safety measures are also required to ensure that residents are able to safely navigate the neighbourhood.

Thank you for your consideration,

Ruth Melchior

Applicant Response to Community Association Comments

KATIE LOBBAN
Planner
klobban@bastudios.ca
C 403 692 4535

September 11, 2026

RE: LAND USE CHANGE #LOC2026-0061

Dear Parkhill Community Association and Ruth Melchior,

Thank you for providing the comments and concerns of yourself and the surrounding residents regarding the proposed land use amendment at 35, 39, and 43 34 Avenue SW. We appreciate the opportunity to better understand the concerns raised by nearby residents, and we appreciate your team meeting with us virtually on September 9 to discuss further.

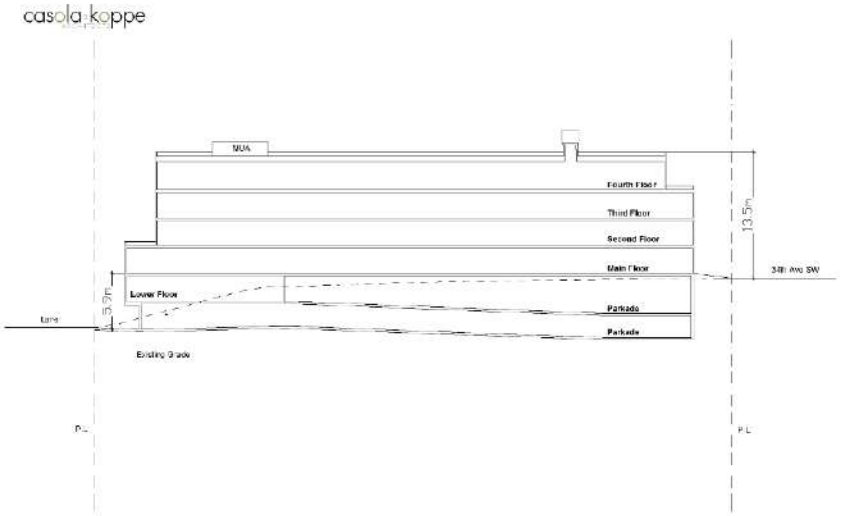
Building Height and Scale

We recognize that the potential height and scale of redevelopment is a primary concern. The subject lands are identified at Neighbourhood Local with a Low – Modified building scale allowing up to four stories under the Chinook Area LAP. The current application proposes the Multi-Residential – Contextual Medium Profile (M-C2) District to facilitate a four storey multi-residential development consistent with this policy direction.

Under the proposed M-C2 district, the majority of the building is required to remain below 14 metres, with a maximum height of 16 metres. The additional heigh allowance accommodates the grade change from 34 Ave SW to the rear lane enabling a drive-under parkade. A typical building storey is usually around 3 metres, therefore a four-storey building would reach a height of approximately 12-14 metres, including necessary rooftop amenities.

The cross section provided below illustrates conceptually the relationship between the building height at 34 Ave SW and the rear laneway with the drive under parkade.

We also understand concerns expressed in your letter that the future Zoning Bylaw update could transition this site to a Land Use District with a greater maximum height of 24 metres. However, even in this case our site would still be bound by the overarching LAP policy which restricts development to 4 storeys, therefore the additional height would not be usable on this site. The City's LAP team has clearly indicated that policy amendments to LAPs will not be supported during the first 5 years of the plan's lifecycle; given that the LAP was approved in 2025, the existing policy guidance will remain in place until at least 2030.



Traffic and Parking

We also acknowledge the concerns regarding cumulative redevelopment, traffic, and on street parking in the surrounding area. This development intends to meet the appropriate motor vehicle and bicycle parking requirements as outlined in the Land Use Bylaw 1P2007. The specific number of parking spaces provided will be determined as part of the Development Permit process. Furthermore, as part of this Land Use Amendment application, no traffic concerns were identified.

Thank you again for taking the time to share these concerns and provide feedback on the application. Please do not hesitate to reach out with any further questions or comments.

KATIE LOBBAN
RPP, MCIP
Planner

PROPOSED

CPC2026-0833
ATTACHMENT 6

BYLAW NUMBER 133D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2026-0061/CPC2026-0833)

* *

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

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

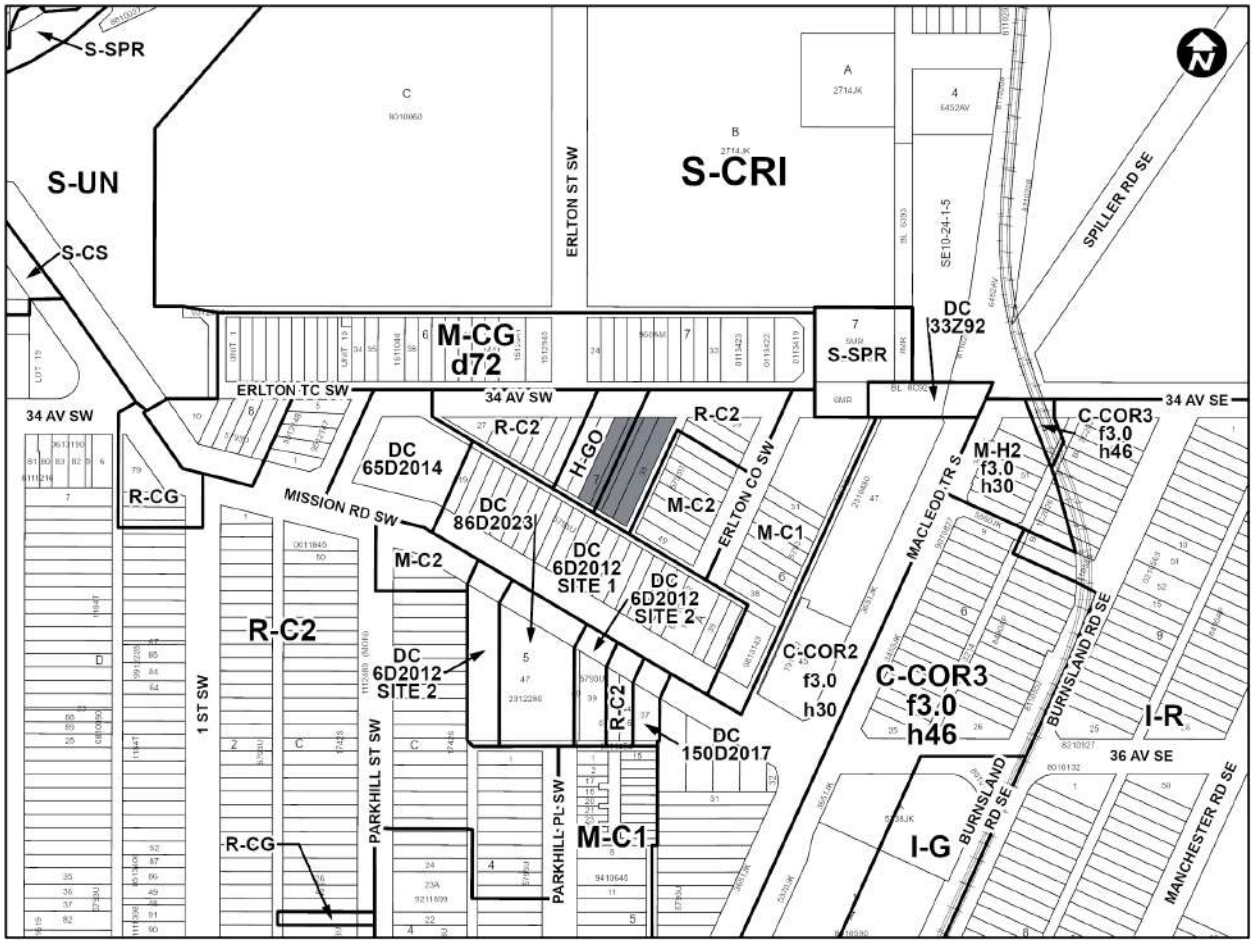
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0061/CPC2026-0833
BYLAW NUMBER 133D2026

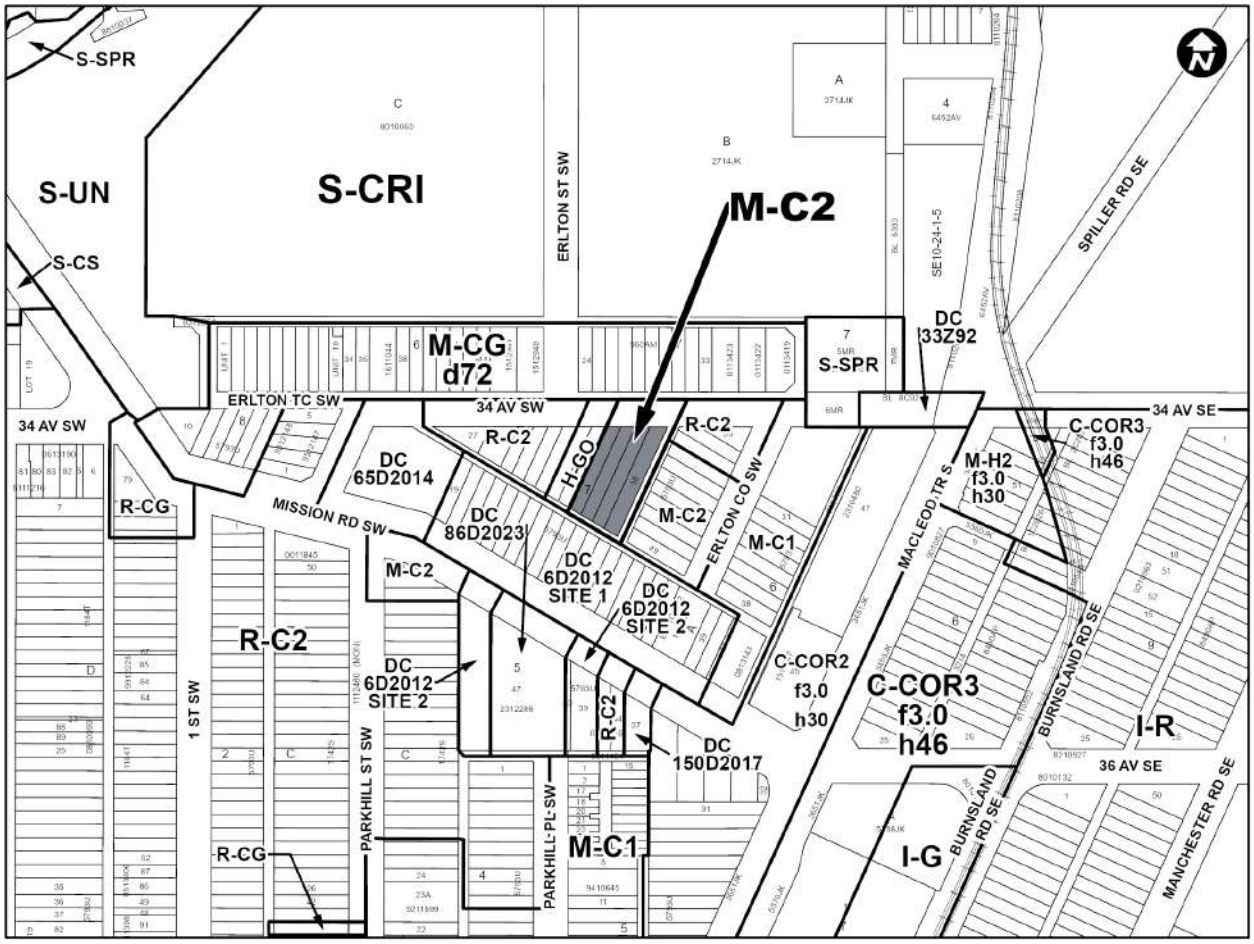
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0061/CPC2026-0833
BYLAW NUMBER 133D2026

SCHEDULE B



Land Use Amendment in Forest Lawn (Ward 9) at 1324 – 37 Street SE, LOC2026-0090

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw 130D2026 for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1324 – 37 Street SE (Plan 7039GG, Block 23, Lot 5) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 OCTOBER 08:

That Council give three readings to **Proposed Bylaw 130D2026** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1324 – 37 Street SE (Plan 7039GG, Block 23, Lot 5) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented housing in the form of townhouses, in addition to the building types already listed in the existing district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *East Calgary International Avenue Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for four dwelling units and four secondary suites has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, located in the southeast community of Forest Lawn, was submitted by Tricor Design Group on behalf of the landowner Cory Park, on 2026 June 16. As noted in the Applicant Submission (Attachment 2), their intent is to develop a rowhouse/cluster development. A development permit application (DP2026-04648) for a townhouse, comprised of four units and four secondary suites, was submitted on 2026 August 11 and is under review.

Land Use Amendment in Forest Lawn (Ward 9) at 1324 – 37 Street SE, LOC2026-0090

The approximately 0.06 hectare mid-block site is located on the east side of 37 Street SE. The site is approximately 370 metres (a six-minute walk) from the Always Available for All Ages and Abilities (5A) Network of bikeways along 40 Street SE. The site is approximately 500 metres (an eight-minute walk) from 17 Avenue SE (an urban main street) which is part of the Primary Transit Network and 230 metres (a four-minute walk) from regular transit service on 36 Street SE. The parcel is also in proximity to Patrick Airlie School, Holy Family School, Sir Wilfrid Laurier School, Holy Trinity School, Father Lacombe High School, Playgrounds, parks, sports and recreation facilities, East Calgary Health Centre and places of worship, all within 850 metres from the site (a 14-minute walk). The site is currently developed with a single detached dwelling and a detached garage.

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/interest parties and respective community association (CA) was appropriate. In response, the applicant contacted neighbours within a three-block radius. The applicant also contacted the Forest Lawn Community Association and Ward 9 Councillor's Office. The Applicant Outreach summary can be found in Attachment 3.

City-Led Outreach

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

Administration did not receive any feedback from the public.

The Forest Lawn CA did not provide any comments. Administration contacted the CA to follow-up and no response was received.

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 the Public Hearing will be advertised.

Land Use Amendment in Forest Lawn (Ward 9) at 1324 – 37 Street SE, LOC2026-0090

IMPLICATIONS

Social
The proposed land use amendment would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyles and demographics. This would contribute to a more inclusive community.

Environmental
The application does not include any actions that specifically address the objectives of *Calgary Climate Strategy-Pathways to 2050*. However, the proposed land use amendment would enable compact urban development near existing transit and would support alternative modes of transportation. Furthermore, the applicant, through the submitted DP2026-04648, has committed to include conduits to accommodate the future installation of solar photovoltaic panels for electricity generation, making the building solar-ready. This supports Program Pathway D: Renewable energy – Implement neighbourhood-scale renewable energy projects.

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

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with this proposal.

ATTACHMENTS
1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 130D2026**

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 Forest Lawn. The parcel is mid-block on the east side of 37 Street SE. The parcel is approximately 0.06 hectares (0.14 acres) in size and measures 15 metres wide and 38 metres deep. The parcel is currently developed with a single detached dwelling and a detached garage with rear lane vehicular access.

Surrounding development is characterized by a mix of low-density residential developments, primarily made up of single detached and semi-detached dwellings that are designated as Residential – Contextual One / Two Dwelling (R-C2) District. Several Residential – Grade-Oriented Infill (R-CG) District and Housing – Grade Oriented (H-GO) parcels are located within one block from the site.

The subject site is approximately 500 metres (an eight-minute walk) to 17 Avenue SE (International Avenue), which is part of the Primary Transit Network and an Urban Main Street. Recreational areas, schools, retail shopping and commercial areas are nearby. The site is 300 metres (a five-minute walk) from Patrick Airlie School, 600 metres (a 10-minute walk) from Holy Family School, Sir Wilfrid Laurier School, and Holy Trinity School and 800 metres (a 13-minute walk) from Father Lacombe High School. The site is also approximately 450 metres (a seven-minute walk) from the Radisson Heights Playground, 600 metres (a 10-minute walk) from Radisson Heights Tennis Court, 850 metres (a 14-minute walk) from Fonda Park, 500 metres (an eight-minute walk) from Forest Lawn Outdoor Pool and 850 metres (a 14-minute walk) from Forest Lawn Community Park. Commercial and retail shopping areas on 17 Avenue SE are approximately 500 metres (an eight-minute walk) from the site.

Community Peak Population Table

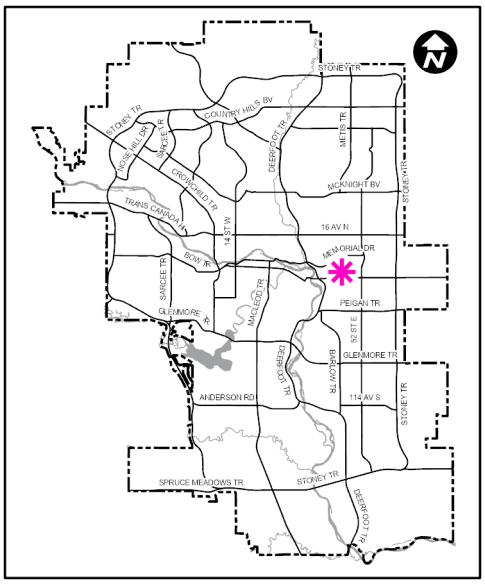
As identified below, the community of Forest Lawn reached its peak population in 1982.

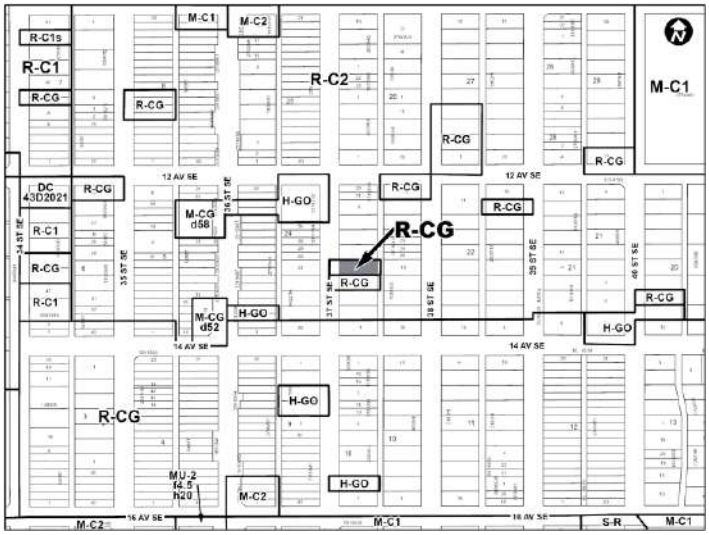
Forest Lawn	
Peak Population Year	1982
Peak Population	9,088
2019 Current Population	7,814
Difference in Population (Number)	-1,274
Difference in Population (Percent)	14%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing Residential – Contextual One / Two Dwelling (R-C2) District allows for a range of low-density housing forms such as single detached, semi-detached and duplex dwellings. This district allows for a maximum of one main residential building on a parcel with maximum parcel coverage of 45.0 per cent and a maximum building height of 10 metres. Secondary suites are permitted uses while backyard suites are discretionary uses within the R-C2 District.

The proposed Residential – Grade-Oriented Infill (R-CG) District accommodates grade-oriented developments and allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses, rowhouses and cottage housing clusters. The R-CG District allows for a maximum building height of 10 metres, maximum parcel coverage of 55.0 per cent and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to four dwelling units.

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

Development and Site Design
If approved by Council, the rules of the proposed R-CG District would provide guidance for the future development of the site including appropriate uses, building height, massing, landscaping

and parking. Items that would be considered through the development permit review process include, but are not limited to:

- the number and configuration of dwelling units and secondary suites;
- site access and parking provisions;
- landscaping and amenity space; and
- mitigation of shadowing, privacy and visual overlooking.

Transportation
Pedestrian access to the site is available from the existing sidewalk along 37 Street SE while vehicular access is from the rear lane. The site is approximately 370 metres (a six-minute walk) from the Always Available for All Ages and Abilities (5A) Network of bikeways along 40 Street SE. The parcel is within the transition zone for the 36 Street SE Transit Station Area.

The subject site is approximately 230 metres (a four-minute walk) from bus stops on 36 Street SE including northbound and southbound Route 43 (McKnight - Westwinds Station/Chinook Station), Route 87 (Applewood/17 Avenue SE) and Route 135 (Erin Woods/36 St SE). The Primary Transit Hub on 17 Avenue SE is approximately 500 metres (an eight-minute walk) from the parcel and is served by the MAX Purple bus rapid transit line, Route 307 (City Centre/East Hills).

A Transportation Impact Assessment (TIA) or parking study 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 of the subject 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 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, particularly in transition zones adjacent to areas designated for higher density (such as Urban Main Streets). The policies also encourage redevelopment that makes better use of existing infrastructure, public amenities and transit services, while contributing incrementally to climate resilience through more efficient land use patterns. The proposal is in keeping with the 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*. However, the proposed land use amendment would enable compact urban development near existing transit and would support alternative modes of transportation. Furthermore, the applicant, through the submitted DP2026-04648, has committed to include conduits to accommodate the future installation of solar photovoltaic panels for electricity generation, making the building solar-ready. This supports Program Pathway D: Renewable energy – Implement neighbourhood-scale renewable energy projects.

East Calgary International Avenue Communities Local Area Plan (Statutory – 2024)
The *East Calgary International Avenue Communities Local Area Plan* (LAP) identifies the subject parcel as Neighbourhood Local Urban Form category (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale) which allows up to three storeys. The site is also located within the Transition Zone of 36 Street SE Transit Station Area (Figure 15). The LAP speaks to primarily residential uses with a mix of housing types, unit structures and forms with higher frequency of units and entrances facing the street. The policies for Neighbourhood Local require that building forms containing three or more units are designed to complement the surrounding context. Development in the Station Area Transition Zone is intended to transition development scale to lower scale from the higher scale of the core zone, accommodate developments that support transit infrastructure and promote walkable, well-connected neighbourhoods. The proposed land use is in alignment with applicable policies of the LAP.

Applicant Submission

Company Name (if applicable): Tricor Design Group

LOC Number (office use only):

Applicant's Name: Ahmed Gouda

Date: June 15,2026

Applicants Submission
Municipal Address: 1324 37 Street SE
Rezone to R-CG (lot going back to R-C2 / proposing Cluster)

This parcel is in the community of Forest Lawn and under the current zoning this lot is R-CG. With the zoning repeal this lot reverts back to an R-C2 zoning allowing for more than one residence.

Our client is looking to rezone this lot back to R-CG to allow for a rowhouse / cluster development to be built. 1328 37th Street SE, the parcel next door has a released DP for the same type of development. 1305 37th Street just down the block has a 3 building, 12 unit DP released. Development of higher density is already introduced on the street and rezoning this lot to accommodate higher density is not out of character.

The parcel is identified in the East Calgary International LAP as neighborhood local, limited up to three storeys but is in a small pocket surrounded by Neighborhood Connector: low up to 6 stories.

2.2.1.6 in the ECIACLAP states:
Building forms that contain three or more residential units in Neighborhood Local, Limited Scale should be designed to complement the surrounding context and consider the impacts of massing, lot coverage and setbacks on the following:
i. access to sunlight and shade on adjacent parcels; and,
ii. protection of existing, healthy trees or landscaping on the parcel where appropriate.
Given the development already present on the street and the guidelines in the LAP, this is a reasonable up zoning given the lot next door has the same type of development and other parcels within close proximity have similar or higher forms of density development.

Applicant Outreach Summary

2026 June 16

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 1324 37 ST 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)

We engaged the community association by way of email as listed on the community website.

Forest lawn Community Association

info@myforestlawn.ca

NO FEEDBACK RECEIVED

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

Letters to neighbours have been distributed to the following addresses:

1310, 1316, 1320, 1328, 1332, 1336, 1340, 1313, 1315, 1317, 1319, 1321, 1325, 1329, 1333 --- 37 ST SE

NO FEEDBACK RECEIVED

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 flyers have been distributed and contact with the community has been initiated. At this time we have had no feedback but it is early in the process. If we receive feedback we will address concerns with the City file manager and update future strategies.

NO FEEDBACK RECEIVED

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.

Depending on the type of feedback we get, it may or may not influence our decisions. Typical feedback received on rezone applications deal with development permit issues. We will address input when it is appropriate.

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)

The loop on a rezone generally ends with approval or denial of the rezone. But development permit applications will remain open with stakeholders when that part of the process commences.

calgary.ca/planningoutreach

PROPOSED

CPC2026-0868
ATTACHMENT 4

BYLAW NUMBER 130D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2026-0090/CPC2026-0868)

* *

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

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0090/CPC2026-0868
BYLAW NUMBER 130D2026

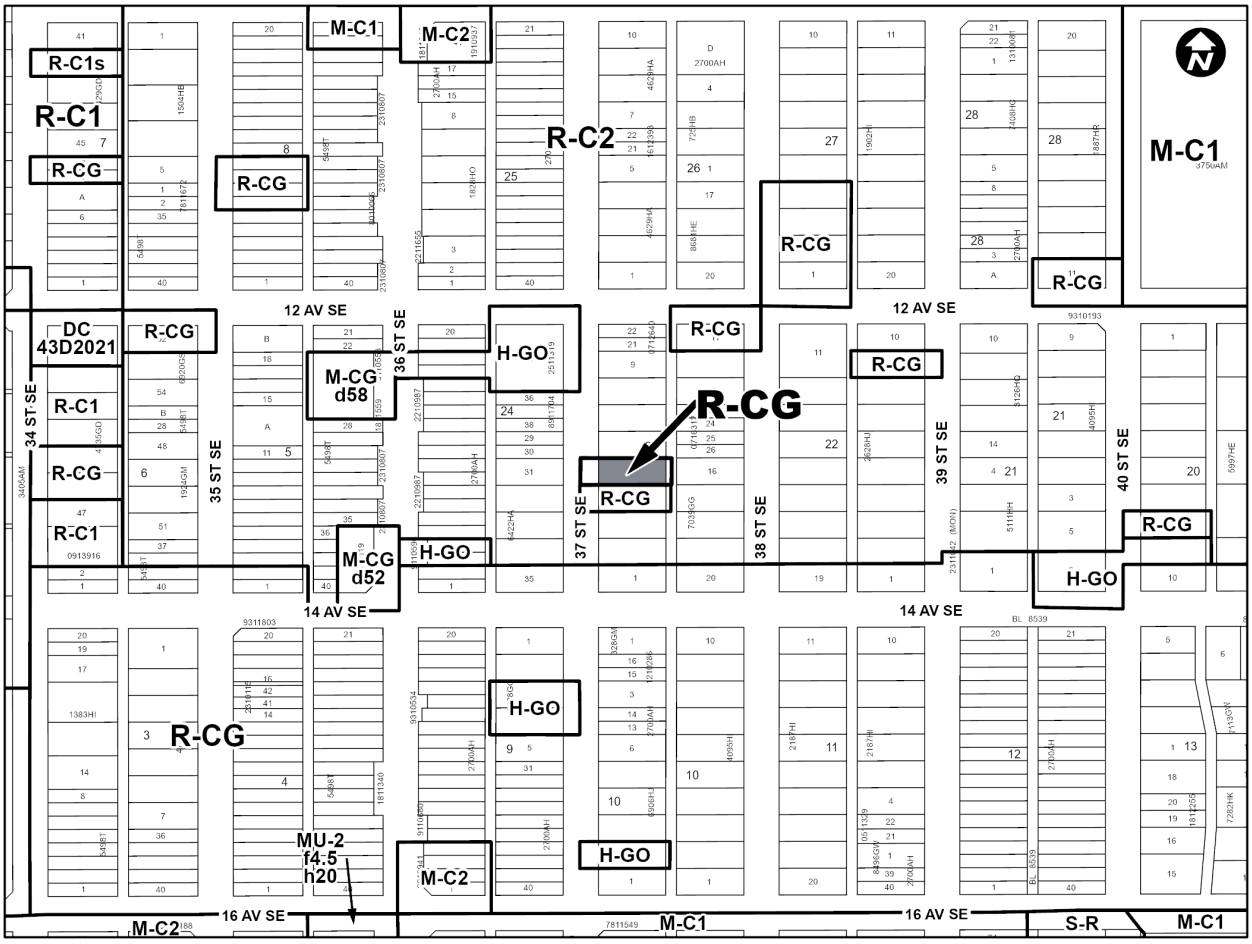
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0090/CPC2026-0868
BYLAW NUMBER 130D2026

SCHEDULE B



Policy and Land Use Amendment in Ogden (Ward 9) at 2367 Crestwood Road SE, LOC2026-0129

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Millican-Ogden Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 2367 Crestwood Road SE (Plan 4465HB, Block 1, Lot 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 OCTOBER 22:

That Council:

1. Give three readings to **Proposed Bylaw 50P2026** for the amendment to the Millican-Ogden Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 144D2026** for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 2367 Crestwood Road SE (Plan 4465HB, Block 1, Lot 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

HIGHLIGHTS

- This application seeks to amend the *Millican-Ogden Area Redevelopment Plan* and redesignate the subject parcel to the Multi-Residential – Contextual Grade-Oriented (M-CGd75) District to allow for rowhouses and townhouses, in addition to the building types already allowed in the existing Residential – Contextual One / Two Dwelling (R-C2) District.
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed policy and land use amendments would allow for greater housing choice in an inner-city community that is within walking distance of transit, including a future Green Line LRT station, and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed policy and land use amendments would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics, and enable redevelopment of an aging residential property, providing increased housing and reinvestment within an inner-city neighbourhood.
- An amendment to the *Millican-Ogden Area Redevelopment Plan* is required to accommodate the proposed land use.

- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy and land use amendment application, in the southeast community of Ogden, was submitted on 2026 July 24 by Chris Wolfe on behalf of the landowner, Crestwood Development Corporation. The subject parcel is approximately 0.06 hectares (0.15 acres) in size and is located at the northwest corner of 69 Avenue SE and Crestwood Road SE. The site is currently developed with a single detached dwelling and a detached garage, which is accessed from a rear lane. No development permit application has been submitted at this time. As noted in the Applicant Submission (Attachment 3), the intent is to redevelop the property for multi-residential uses in the future. An amendment to the *Millican-Ogden Area Redevelopment Plan* is required to align the plan with the proposed land use.

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 and policy amendment application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with the public/interested parties and the Millican-Ogden Community Association (CA) was appropriate. In response, the applicant met with the CA, contacted the Ward 9 Councillor, delivered approximately 38 flyers to 35 houses and three businesses and spoke with three neighbours. 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 six letters of opposition, one letter of support and one letter neither in opposition nor support from the public.

The letter of support stated that more density close to two Green Line stations made sense, would fit in with the existing multi-family buildings on the street and support nearby businesses. The letter neither in opposition nor support did not oppose the proposal but cited existing parking issues in the area. The letters of opposition included the following areas of concern:

- density and height;
- neighborhood character;
- loss of sunlight and privacy;
- parking, traffic and safety;
- steep grades and sightlines;

- City infrastructure (water and sanitary);
- runoff drainage;
- storage and pick up of recycling/compost/garbage bins;
- dog waste; and
- noise.

The CA provided a letter in opposition on 2026 September 3 (Attachment 5) identifying the following concerns:

- parking;
- density; and
- uncertainty about the future development of the property because there is no concurrent development permit application.

Administration considered the relevant planning issues specific to the land use application, such as policy alignment, district appropriateness, density and allowable height and has determined the proposal to be appropriate. Building and site design, number of units, servicing, waste and recycling and on-site parking would be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social
The proposed policy amendment and M-CG District would allow for a wider range of housing types than the existing land use district and may provide housing options that better accommodate the housing needs of different age groups, lifestyles and demographics.

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

Economic
Not applicable.

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with this proposal.

Policy and Land Use Amendment in Ogden (Ward 9) at 2367 Crestwood Road SE, LOC2026-0129

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 50P2026**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 144D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Ogden at the northwest corner of 69 Avenue SE and Crestwood Road SE. The site is approximately 0.06 hectares in size (0.15 acres) and is approximately 17 metres wide by 37 metres deep. The site is currently developed with a single-detached dwelling and a detached garage with access from the rear lane to the west.

Surrounding development is predominantly low-density residential mixed with school and park sites and commercial uses along Ogden Road to the east. The site is served with local parks and schools. George Moss Park is 280 metres (a four-minute walk) to the south. Lynwood Park, the Millican Ogden Community Association (CA) and three schools are approximately 750 metres (a 13-minute walk) to the west of the site, including Sherwood School, Banting and Best School and St. Bernadette School. Finally, Pop Davies Athletic Park is 1.3 kilometres (a 19-minute walk) to the north. The site is also 60 metres (a one-minute walk) from commercial amenities along Ogden Road SE to the east.

Community Peak Population Table

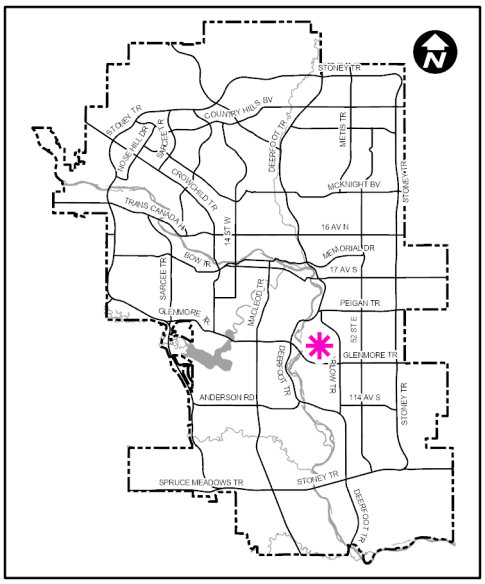
As identified below, the community of Ogden reached its peak population in 1982.

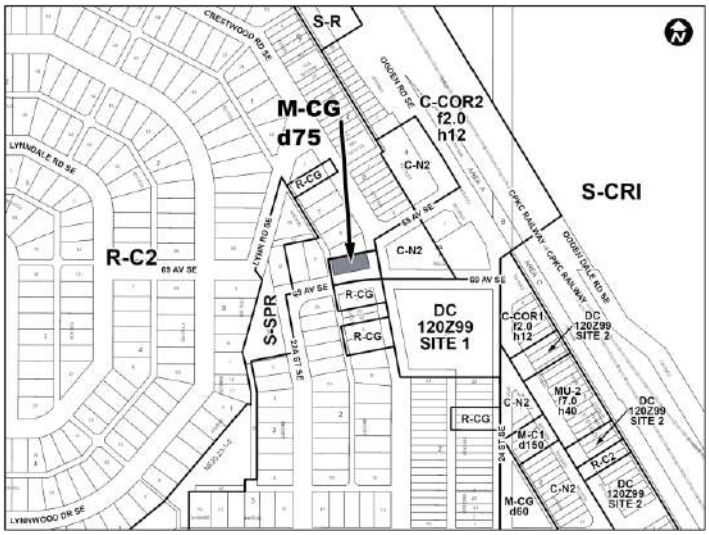
Ogden	
Peak Population Year	1982
Peak Population	11,548
2021 Current Population	8,576
Difference in Population (Number)	-2,972
Difference in Population (Percent)	-25.7%

Source: *The City of Calgary 2019 Civic Census*

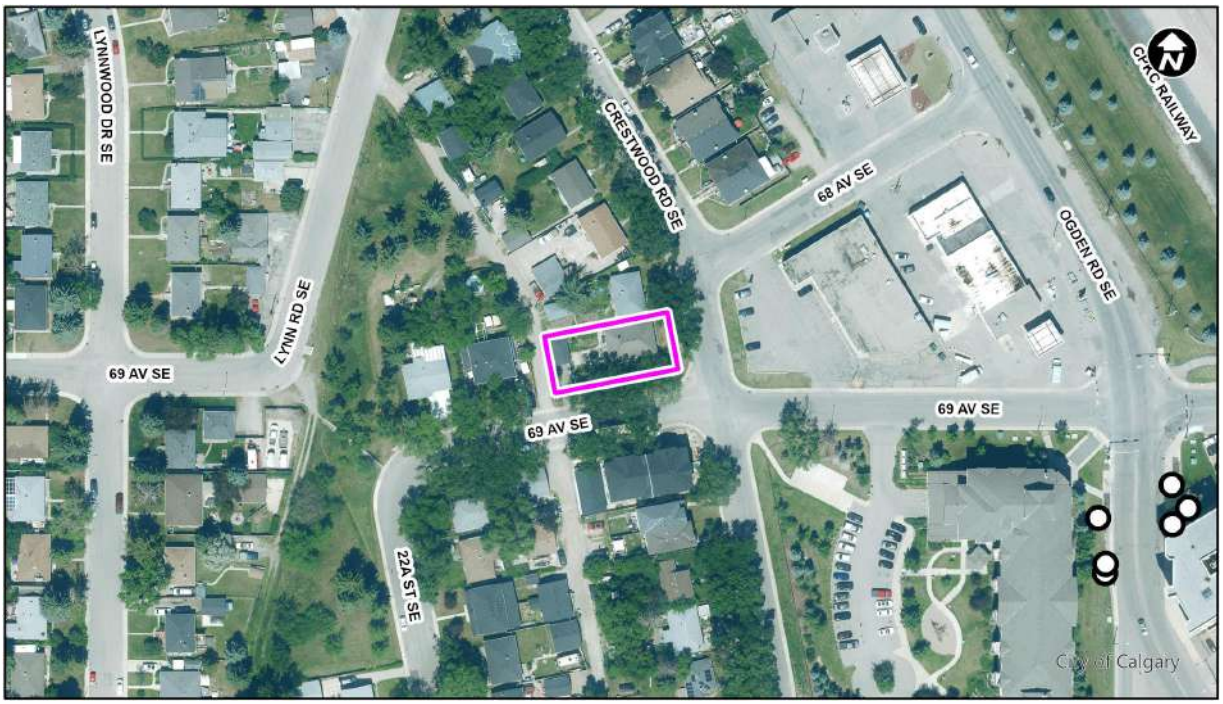
Additional demographic and socio-economic information may be obtained online through the Ogden Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing Residential – Contextual One / Two Dwelling (R-C2) District allows for low-density housing forms such as single detached, semi-detached and duplex dwellings with a maximum building height of 10 metres.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd75) District provides for grade-oriented multi-residential development in a variety of forms in a manner that respects the immediate context. The proposed M-CGd75 District is appropriate for this laned corner parcel because it would allow for a modest increase in housing up to a maximum density of 75 units per hectare, while maintaining a grade-oriented built form up to a maximum height of 12 metres with rear lane access for parking. Based on the subject site area and proposed density, up to four dwelling units could be developed. Secondary suites are allowed in both the existing R-C2 District and the proposed M-CGd75 District and do not count towards allowable density.

Administration considered the Residential – Grade-Oriented Infill (R-CG) District as an alternative to the proposed M-CGd75 District. Given that parking was a concern in all the letters of opposition received, Administration determined that the M-CGd75 District will better respond to this concern because it requires motor vehicle parking stalls to be calculated at a higher rate than in the R-CG District. Under the R-CG District, the minimum number of motor vehicle parking stalls in Ogden is calculated at a rate of 0.5 stalls per dwelling unit and per secondary suite, whereas under the M-CGd75 District, the minimum number of motor vehicle parking stalls

is calculated at a rate of 0.625 per dwelling unit and per secondary suite. Under the M-CGd75 District, the site is eligible for a 25.0 percent parking reduction because it is within 600 metres of an approved capital funded LRT platform (Ogden Station of the Green Line). As noted in the Applicant Submission (Attachment 3), the intent is to redevelop the property into a development containing four dwelling units and four secondary suites. For such a development, a minimum of four motor vehicle parking stalls would be required under the parking rules of both the R-CG and M-CGd75 Districts.

In addition, the M-CGd75 District limits building height along a shared property line with a parcel that is designated with a low density residential district and has a building up to six metres (two storeys) in height to six metres at the shared property line while the R-CG District limits height in this situation to seven metres. The subject site shares its northern property line with a parcel designated as the R-C2 District that has a one-storey detached dwelling on it. The M-CGd75 height rule will provide more context-sensitive development than the R-CG District.

The M-CGd75 District also has more detailed rules related to landscaping, amenity space and waste, which may encourage a stronger design than what could be developed under the rules of the R-CG District. Finally, the M-CGd75 District allows for Live Work Units, which would be appropriate on the subject site given its proximity to existing commercial uses and transit.

Development and Site Design
The rules of the proposed M-CG District would provide guidance for the future redevelopment of the site at the time of development permit, including appropriate uses, building height and massing, landscaping and parking.

Transportation
The site is served by transit with Bus Routes 151 (New Brighton Express), 131 (East Bow Express), 117 (McKenzie Towne Express) and Bus Rapid Transit (BRT) Route 302 (Southeast BRT / City Centre) having stops approximately 190 metres (a three-minute walk) to the east on Ogden Road SE. The site is also 450 metres (a six-minute walk) away from the future Ogden Light Rail Transit (LRT) Station on the Green Line. The station will be located just east of the intersection of Ogden Road SE and 72 Avenue SE.

Vehicular access to the site will be provided from the rear lane. On-street parking is available along Crestwood Road SE and 69 Avenue SE. Parking on Crestwood Road SE is restricted to one hour between 1 p.m. and 9 p.m., while parking on 69 Avenue SE is unrestricted.

Pedestrian access is available from both Crestwood Road SE and 69 Avenue SE. The Calgary Pathways Program identifies a recommended cycling facility along Crestwood Road SE and 69 Avenue SE, immediately adjacent to the subject site.

A Transportation Impact Assessment was not 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
Public water, sanitary and storm utilities exist within the adjacent public road right-of-way. Detailed servicing, grading and drainage requirements would be reviewed at the development permit stage.

Waste and Recycling
Detailed waste and recycling arrangements would be reviewed through a future development permit application.

Legislation and Policy

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

Municipal Development Plan (Statutory – 2009)
The subject site is located within the Developed Residential – Inner City area in Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage the redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. These policies also deliver small and incremental benefits to climate resilience. The proposed M-CGd75 District aligns with the relevant MDP policy direction.

Calgary Climate Strategy (2022)
This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align development of this site with applicable climate strategies would be explored and encouraged at subsequent development permit 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*. As per Section 3.4.3 (Residential Land Use) of this plan, 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 to Low or Medium Density Multi-Dwelling Residential to reflect the allowable uses under the M-CGd75 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 M-CGd75 District maximum allowable density.

Carburn Communities Local Area Plan
Administration is currently developing the Carburn Communities Local Area Plan project. As a local area plan is developed, applications must continue to be reviewed using existing legislation and Council-approved policy, including the *Millican-Ogden Area Redevelopment Plan*.

PROPOSED

CPC2026-0775
ATTACHMENT 2

BYLAW NUMBER 50P2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE MILLICAN-OGDEN AREA REDEVELOPMENT PLAN BYLAW 8P99 (LOC2026-0129/CPC2026-0775)

* *

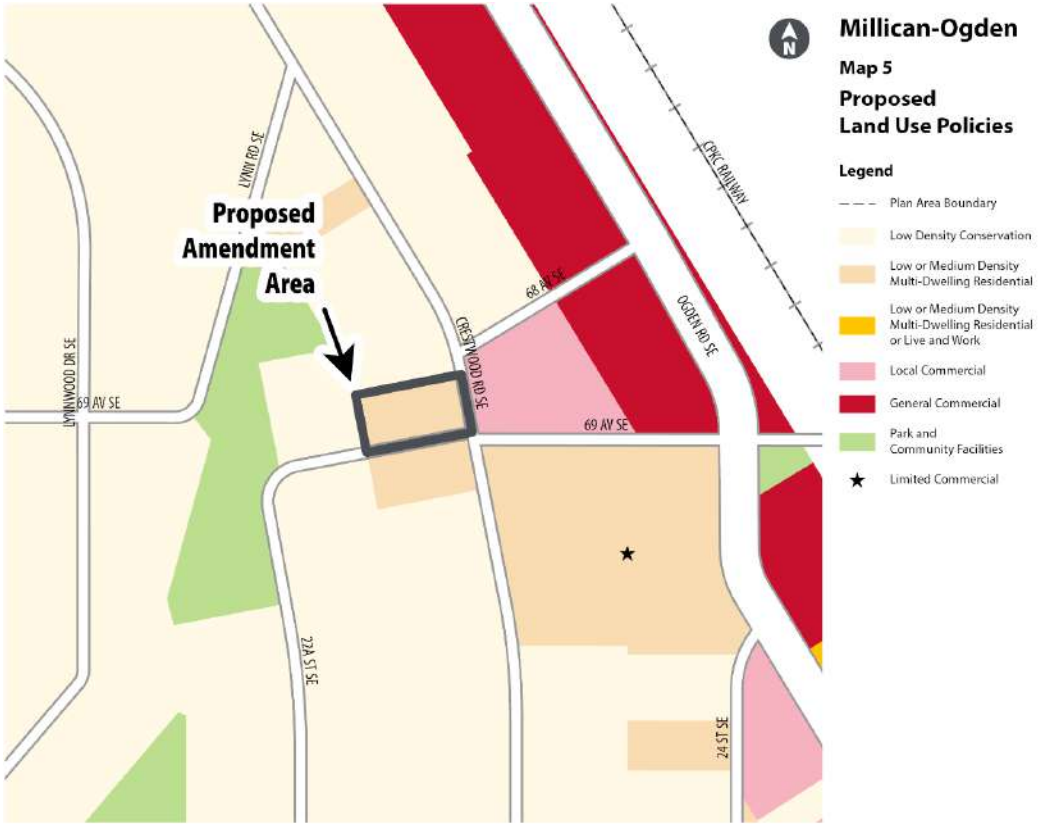
WHEREAS it is desirable to amend the Millican-Ogden Area Redevelopment Plan Bylaw 8P99, as amended;

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 ± (0.15 acres ±) located at 2367 Crestwood Road SE (Plan 4465HB, Block 1, Lot 8) from 'Low Density Conservation' to 'Low or Medium Density Multi-Dwelling Residential' as generally illustrated in the sketch below:



(b) In Section 3.4.3 Residential Land Use, subsection 3.4.3.3 Policies, Policy 2 (a), add 2367 Crestwood Road 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):

LOC Number (office use only):

Applicant's Name:
Chris Wolfe

Date:
2026-07-23

This application proposes to enable 2367 Crestwood Road SE to redevelop with a rowhouse building similar to the one developed across the street directly to the south.



Subject Site in Orange

A policy amendment to the Millican-Ogden Community Revitalization Plan is proposed to show the property as Low or Medium Density Multi-Dwelling Residential. A rezoning is proposed to the Multi-Residential – Contextual Grade-Oriented (M-CGd75) District to support future redevelopment of the site as a rowhouse building with up to 4 units and 4 suites. The property's current designation is Residential – Contextual One/Two Dwelling (R-C2) District as of August 4. See the Land Use Bylaw at lub.calgary.ca for details.

The property is well-positioned for rowhouse development. A recently constructed rowhouse is located immediately to the south, demonstrating compatible built form. To the east, there is a small commercial node, and to the southeast there is an existing multi-residential building. To the north and west, the adjacent houses sit at a higher elevation, which naturally reduces the perceived height difference between those homes and any future development on the subject site.

The wider neighbourhood is a great place to live, learn, work and play.

- Parks and Schools: About 60m to the west is the start of an off leash dog park. George Moss Park is 300m to the south. Pop Davies Athletic Park is 400m to the north. The Millican-Ogden CA site is 500m to the west and has an outdoor pool. Beaver Dam Flats is 1.5 km to the west and is a regional amenity. St. Bernadette School is 370m to the west and Sherwood School is 650m to the northwest. The community has a lot of great parks and schools.
- Mobility: A Route 302 bus stop is 150m to the east, providing rapid transit along basically the same route as the future Green Line. A future Green Line LRT station will be 300m to the southeast. The site is 125m from Ogden Road SE and that street provides access north to Deerfoot and south to Glenmore. Vehicles on the site will access the regional road network without needing to pass through the neighbourhood.
- Commercial and Employment: There is a corner store and commercial area right across the street to the east. There are a few more shops along Ogden Road to the south. The Glenmore Square commercial area has a grocery store and is 2km away. There are a other pockets of commercial in the wider community. The property is located near several industrial areas to the east and northwest. Downtown is also within a 20 min drive. Future residents will have good options for where to work and shop.

Ogden's population peaked in 1982 at about 12,000 people and about 9,000 people live in Ogden now. Welcoming a modest number of additional residents will help support the parks, schools, businesses, and community amenities that contribute to Ogden's strong sense of place.

I respectfully request the support of Residents, Administration, and Council for this land use amendment and policy change. The proposal represents a modest, context-sensitive change that aligns with the evolving character of Crestwood Road SE and the broader Millican-Ogden community. It enables a small number of new homes in a location that is already well served by parks, schools, transit, commercial amenities, and employment areas. Allowing rowhouse development on this site will help reinforce local housing choice, support neighbourhood amenities, and contribute to a more complete community. The proposed M-CGd75 district provides clear expectations for scale, form, and interface, ensuring redevelopment remains compatible with surrounding homes while making efficient use of well-located land.

I appreciate the community's long-standing commitment to thoughtful growth and neighbourhood reinvestment. This application aims to build on that foundation by enabling gentle, well-designed residential intensification in a place where it makes sense. Your consideration and support are sincerely appreciated as this application moves forward through the review process.

P DISCLAIMER: The personal information on this form is being collected under the authority of The Freedom of Information and tection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments eived for said services. It may also be used to conduct ongoing evaluations of services received from Planning & Development. Please d inquiries by mail to the FOIP Coordinator, Administration, Planning & Development, PO Box 2100, Station M, Calgary, AB T2P 2M5 or con by phone at 311.

PLANNING & DEVELOPMENT
2026-0129
JUL 24 2026
RECEIVED
CITY OF CALGARY

Applicant Outreach Summary

2026 September 25

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2367 Crestwood Road SE

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

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

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

The community outreach approach for this rowhouse project was targeted and proportional to the scale of development, aligning with its 1A score on the City of Calgary's Community Outreach Assessment Tool.

- Emails were exchanged with the Millican-Ogden Community Association and a meeting was held on 2026 July 22 to discuss project details with community representatives.
- The Ward 9 Office was offered an opportunity to discuss the proposal on 2026 July 28 and responded on July 30 acknowledging receipt of the application details, confirmed ongoing review, and invited future updates.
- An information flyer was dropped off on 2026 July 29 to about 35 houses and 3 businesses in the immediate vicinity to ensure nearby residents were informed of the proposal. The flyer is copied below. It provided contact information and invited comment and feedback.
- Conversations were held with three neighbours, including the resident directly north of the project, on or before 2026 July 29 to discuss the proposal directly with those most immediately impacted.

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

- Neighbours
- The Millican-Ogden Community Association
- The Ward 9 Office

What did you hear? Provide a summary of main issues and ideas that were raised by participants in your outreach.

No direct responses to the flyer distributed were received. The City informed me that there were six letters of opposition and one letter of support for the application.

Residents raised concerns regarding scale, height, and traffic safety around the busy corner location, alongside worries about infrastructure capacity and neighboring impacts like privacy loss, drainage, and waste management. Participants also feared the project would mirror management issues seen at a nearby rowhouse development. The letter of support said that the proposed density is appropriate given nearby multi-family buildings, the future locations of Green Line stations and local businesses benefiting from more local residents.

The Millican Ogden Community Association did not support the application due to comments they heard from residents, including concerns over exacerbated parking issues from an existing nearby row house, the view that the M-CG designation is too intense a jump from R-C2, and uncertainty caused by the lack of a concurrent development permit.

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.

To address Community Association concerns regarding the lack of a concurrent development permit, I selected the Multi-Residential – Contextual Grade-Oriented (M-CGd75) District. In this district, a rowhouse is classified as a discretionary use, which ensures public input and a formal comment period at the development permit stage, where feedback can more directly influence the process. Alternatively, while districts like R-CG or H-GO would also accommodate the project, they treat rowhouses as permitted uses, which offer fewer opportunities for public review.

Concerns around parking, privacy, drainage, and building height will be addressed at the development permit stage.

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.

- I offered to continue discussions with the neighbour immediately north of the application.
- The Millican Ogden Community Association declined a meeting, noting they have already submitted their comments to the City's file manager, but offered to review any further updates via email.
- I will reach out to the Ward 9 Office between Calgary Planning Commission and the Council public hearing to update on the proposal.
- I will respond to any questions or comments from neighbours.

Neighbourhood Flyer – Distributed 2026 July 29
We want your feedback!

Crestwood Development Corp. invites community feedback regarding our proposed project at 2367 Crestwood Road SE. Community outreach is critical to any successful redevelopment, and we would enjoy the opportunity to provide details of this project and receive your feedback.

This application proposes to enable 2367 Crestwood Road SE to redevelop with a rowhouse building similar to the one developed across the street directly to the south.



Subject Site in Orange – 2367 Crestwood Rd SE

A rezoning is proposed to the Multi-Residential – Contextual Grade-Oriented (M-CGd75) District to support future redevelopment of the site as a rowhouse building with up to 4 units and 4 suites. The property's current designation is Residential – Contextual One/Two Dwelling (R-C2) District. A policy amendment to the Millican-Ogden Community Revitalization Plan is also proposed to show the property as Low or Medium Density Multi-Dwelling Residential.

If you are interested, please send us an email at [deleted]
and we will gladly answer any questions or discuss any concerns you may have. We care about the future of Ogden as much as you do and look forward to your support!

Community Association Response

Garbos, Justyna

From: MOCA President <president@millicanogden.com>
Sent: Thursday, September 3, 2026 4:12 PM
To: Garbos, Justyna
Cc: DP Circ; John Law; Arlen Smith; CSWARD9 - Tori Samson
Subject: [External] LOC2026-0129 - 2367 Crestwood Rd SE

This Message Is From an External Sender
This message came from outside your organization.
ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Report Suspicious

Hi Justyna,

Please see comments from the Millican Ogden Community Association regarding this application:

- nearby residents have expressed concerns about parking related to this application; an existing row house across the street has also exacerbated parking issues for the businesses located in the strip mall across the street.
- we suggest that M-CG is too far of a jump in intensity from the current land use of R-C2.
- no concurrent DP has been submitted, creating uncertainty regarding the future of the property.

For the reasons above, we do not support this application.

Zev Klymochko
President
Millican Ogden Community Association
MOCA
MILLICAN OGDEN COMMUNITY ASSOCIATION
www.millicanogden.com

1

PROPOSED

CPC2026-0775
ATTACHMENT 6

BYLAW NUMBER 144D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2026-0129/CPC2026-0775)

* *

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

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

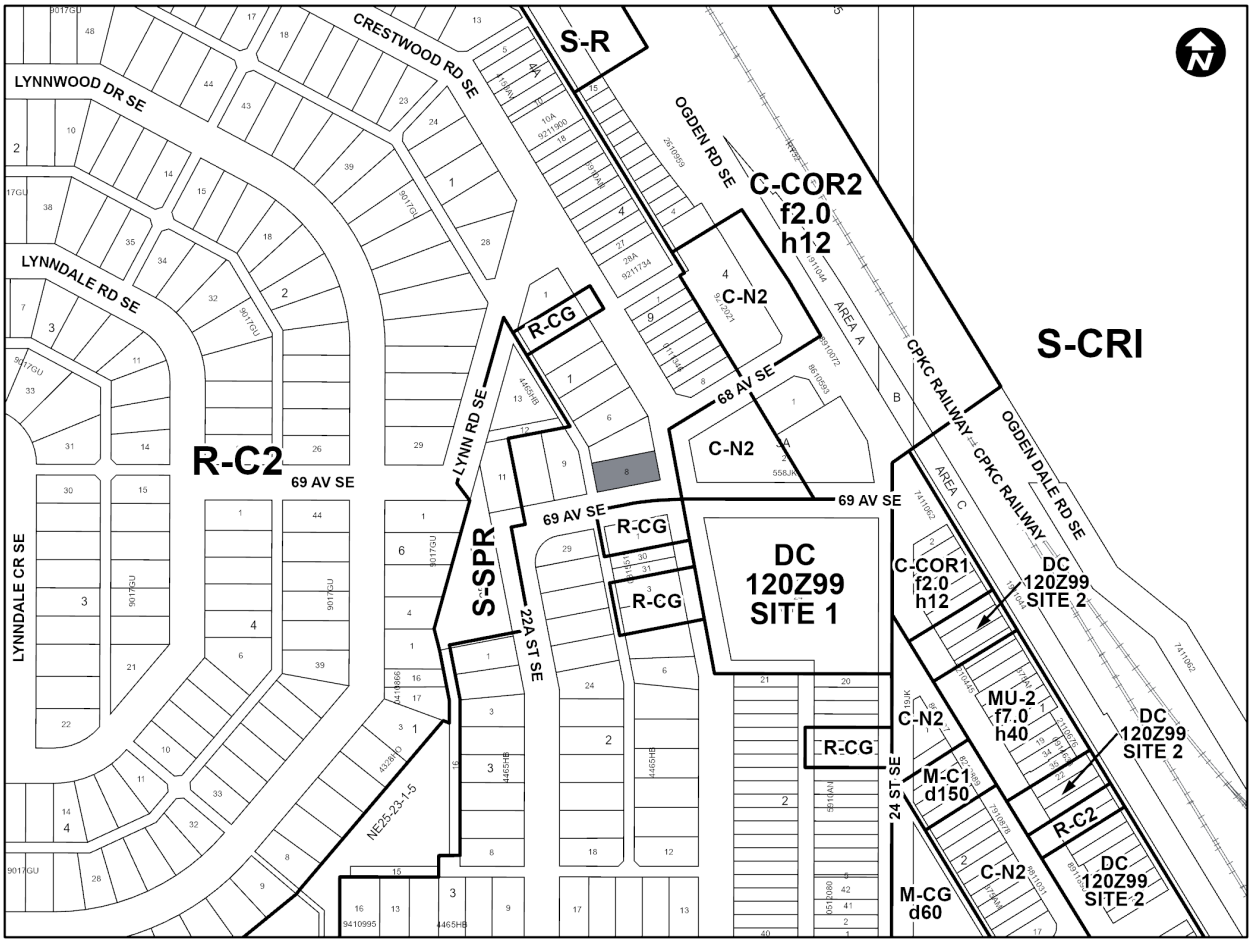
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0129/CPC2026-0775
BYLAW NUMBER 144D2026

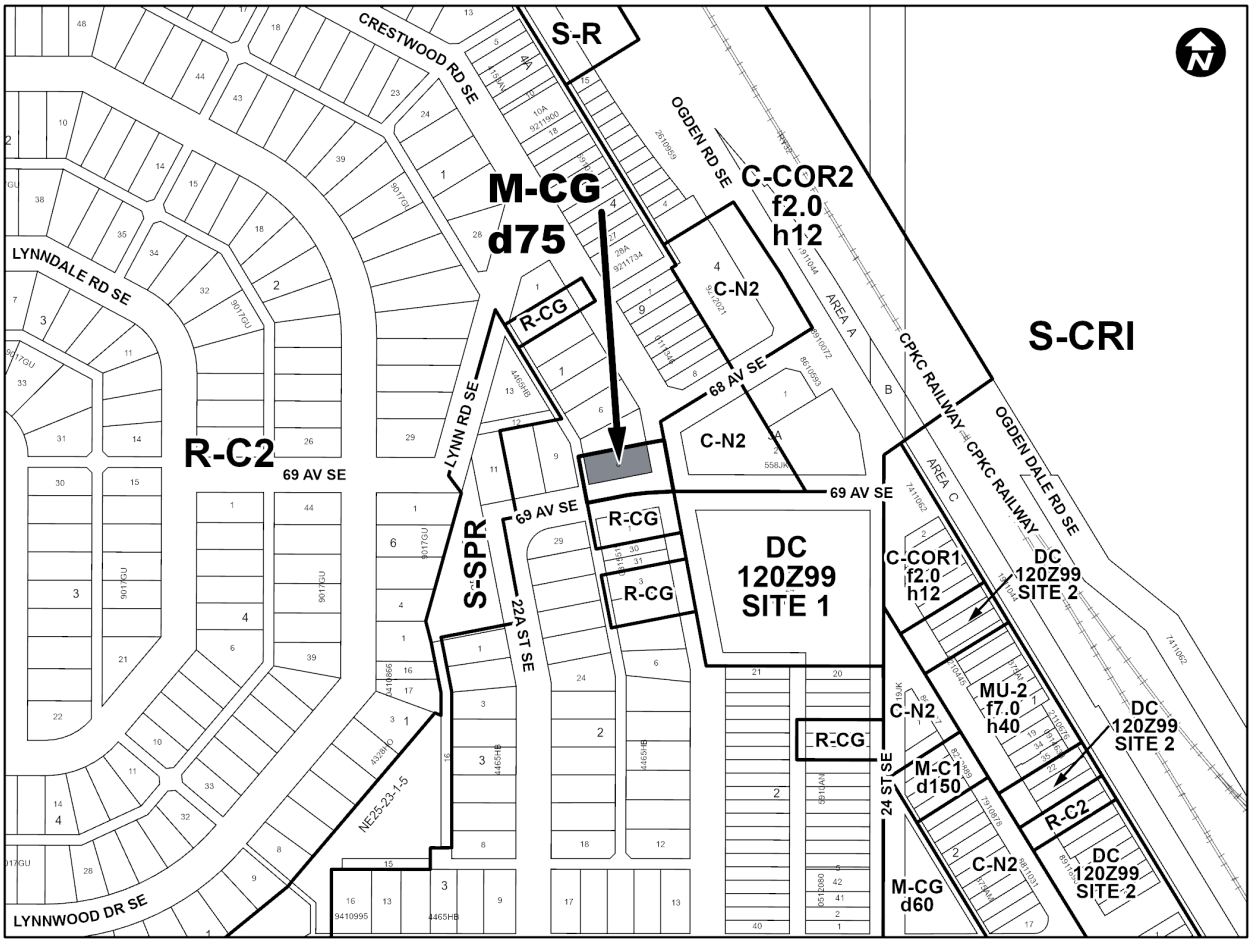
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0129/CPC2026-0775
BYLAW NUMBER 144D2026

SCHEDULE B



Land Use Amendment in Manchester Industrial at 321 – 50 Avenue SE, LOC2026-0032

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.44 hectares ± (1.09 acres ±) located at 321 – 50 Avenue SE (Plan 8490GV, portion of Block 5) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 OCTOBER 8:

That Council give three readings to **Proposed Bylaw 132D2026** for the redesignation of 0.44 hectares ± (1.09 acres ±) located at 321 – 50 Avenue SE (Plan 8490GV, portion of Block 5) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

HIGHLIGHTS

- This application seeks to redesignate a portion of the subject site to provide a variety of industrial and commercial services.
- The proposed land use will allow the site to continue operating with a mix of industrial and ancillary commercial uses and aligns with the *Municipal Development Plan* (MDP) and *Chinook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposal would accommodate a range of commercial uses compatible with an existing industrial area within an established area of the city and would allow for an efficient use of existing infrastructure.
- Why does this matter? The proposal would allow for commercial uses on the site in an area that is served by transit.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding the proposal.

DISCUSSION

This application, located in the southeast community of Manchester Industrial was submitted by Township Planning and Design Inc. on behalf of the landowner, 703825 Alberta Ltd. (ALSA Road Construction), on 2026 March 06. The site is approximately 0.44 hectares (1.09 acres) and is located approximately 350 metres east of Macleod Trail South. The site and its immediate surroundings are currently used for a range of industrial and industrial supportive uses.

The site is currently used in a way that has two distinct functions: the east part of the site has a single building that supports a variety of commercial activities and the west part of the site is an outdoor storage yard. As indicated in the Applicant Submission (Attachment 2), the intent of this proposal is to change the east portion of the parcel from Industrial – General (I-G) District to Industrial – Commercial (I-C) District to support the commercial activities currently located on the east part of the site and allow flexibility for future uses while maintaining an industrial base.

Land Use Amendment in Manchester Industrial at 321 – 50 Avenue SE, LOC2026-0032

No change is proposed to the west part of the parcel currently used for outdoor storage that has a land use of Industrial – General (I-G) District. No development permit has been submitted at this time.

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 (CA) was appropriate. The Applicant reached out to the adjacent CA but no response was received. The Applicant Outreach Summary is set out 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 responses from the public/interested parties were received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate as it is in alignment with the policies of the *Municipal Development Plan* (MDP) and the *Chinook Communities Local Area Plan* (LAP).

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

IMPLICATIONS

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

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

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

Land Use Amendment in Manchester Industrial at 321 – 50 Avenue SE, LOC2026-0032

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 132D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Manchester Industrial and is currently designated as Industrial – General (I-G) District. The intention of the I-G District is to support a variety of light and medium industrial activities that may have little or no relationship to adjacent parcels and a limited number of complementary commercial uses.

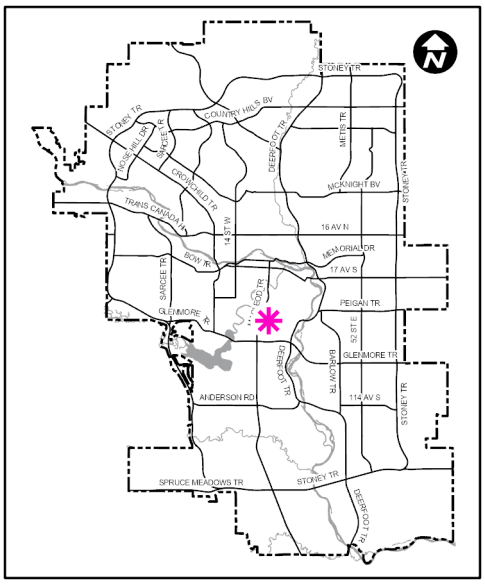
The subject site is part of a larger parcel that has an area of approximately 0.85 hectares (2.09 acres). The subject site forms the east portion of the parcel and is approximately 0.44 hectares (1.09 acres) in size with dimensions 80 metres deep by 50 metres wide and located approximately 550 metres east of Macleod Trail South. A land use amendment is not proposed on the west part of the parcel.

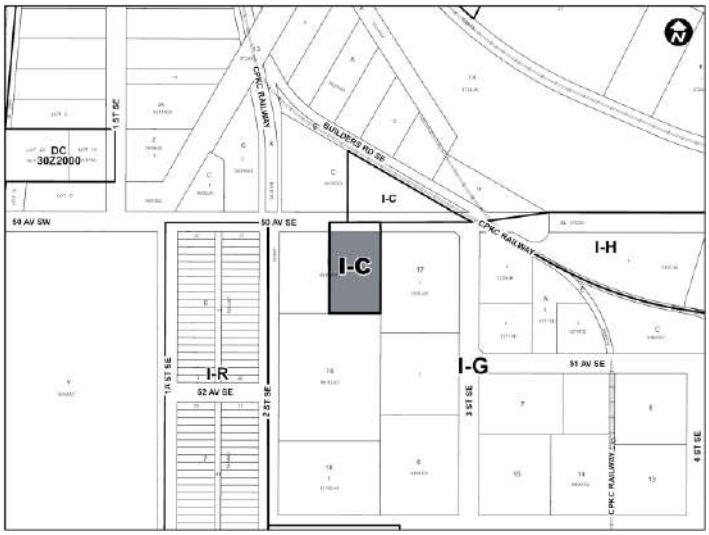
The subject site is adjacent to parcels with industrial uses characterized by low-rise development. To the north the site is primarily I-G Districts, to the west are parcels with Industrial – Redevelopment (I-R) District uses and to the north is a single parcel designated as Industrial – Commercial (I-C) District.

Community Peak Population Table

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

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The larger parcel has an approximately site area of 0.85 hectares (2.09 acres) with a land use of Industrial – General (I-G) District. The I-G District is intended to be characterized by a variety of light and medium general industrial uses and supporting commercial uses. The proposal is to change half of the parcel, approximately 0.44 hectares (1.09 acres), from I-G District to Industrial – Commercial (I-C) District. The I-C District is characterized by locations on the perimeter of industrial areas along major streets and small scale commercial uses that are compatible with and complement light industrial uses.

The east part of the parcel subject to the land use amendment comprises of a single building that is to be retained. Operating within the building are multiple uses including Office, Artist's Studio, Retail and Consumer Service and Vehicle Sales – Major. The proposal to redesignate the site to the I-C District would enable all the aforementioned uses to be conforming.

Retaining the industrial base district maintains the primarily industrial intent of the Manchester Industrial area. The proposal to diversify employment and economic activity is consistent with activities expected along Arterial Streets and within Major Activity Centres. Retaining the existing I-G District on the west half of the site for continued use as a storage yard, which operates independently to the other businesses in the existing building on site, also supports the intent of the industrial area.

The outcome of the proposed land use amendment is that the parcel will have two land uses; I-C District on the east part of the parcel and I-G District on the west part of the parcel. No subdivision is proposed.

Transportation
50 Avenue SE is classified as an Arterial Street SE and 2 Street SE is classified as an Industrial Street. Existing pedestrian access to the site is available via 50 Avenue SE through a separate sidewalk. Existing vehicle access is available to the site via 50 Avenue SE and 2 Street SE. On-street parking is available on the south side of 50 Avenue SE. 2 Street SE is an undeveloped, gravel road.

The area is served by Calgary Transit along 53 Avenue SE, 270 metres (a five-minute walk) southeast from the parcel through Route 81 (Macleod Trail S) with services every 30 minutes during peak hours. The site is also located in close proximity to the Always Available for All Ages and Ability (5A) Network: 800 metres away from an existing pathway along 42 Avenue SE, 90 metres away from a 5A recommended on-street bikeway along Builders Road SE / 3 Street SE, and adjacent to a 5A recommended pathway along 50 Avenue SE.

A Transportation Impact Analysis was not required in support of the land use redesignation application.

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

Utilities and Servicing
Public water, sanitary and storm utilities exist within the adjacent public road right-of-way (50 Avenue SE). Servicing requirements will be determined at the time of development permit.

Legislation and Policy

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

Municipal Development Plan (Statutory – 2009)
Within the *Municipal Development Plan* (MDP) the subject parcel lies within the area designated as a Major Activity Centre adjacent to Standard Industrial. 50 Avenue SW is identified as an Arterial Street. The proposal proposes to allow commercial activities within the industrial area that will contribute towards its intended function of supporting economic activity and employment. This application aligns with applicable MDP policies.

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

Chinook Communities Local Area Plan (Statutory - 2025)

In the *Chinook Communities Local Area Plan* (LAP) the subject site is located within a Major Activity Centre where a range of industrial and commercial activities are supported. Map 3: Urban Form identifies the parcel as Industrial General which is characterized by light and medium industrial uses where the co-location of complementary uses are encouraged. No scale modifier applies in the area, as indicated on Map 4: Building Scale. The proposal aligns with the policies of the LAP to integrate a limited range of supporting office and commercial uses that support industrial activities.

Applicant Submission

2026 September 16

110-259 Midpark Way SE
Calgary, AB T2X 1M2

Phone: 403.300.2220
TWPplanning.com

TOWNSHIP
planning + design inc.

Applicant Submission Statement

RE: Application for Land Use Redesignation from Industrial – General (I-G) to Industrial – Commercial (I-C) for a 0.44ha (1.088 ac) portion of the parcel located at 321 50 AV SE, in City of Calgary, legally described as Plan 8490GV, Block 5, NE 34-23-01 W5M, +/-0.845ha (2.09ac) in size.

Project Overview

Township Planning and Design Inc. (TWP), on behalf of 703825 Alberta Ltd., is submitting an application to the City of Calgary for a Land Use Redesignation from Industrial General (I-G) to Industrial Commercial (I-C) for a portion of the abovementioned site (subject site). The purpose of the redesignation is to establish a land use that supports the existing tenants of the building and allows for the continued operation of the storage yard on the western portion of the property while maintaining the industrial land use base.

There are currently a number of existing local business operating out of the building and one of them does not comply with the current Industrial General District uses. Therefore, we are proposing the redesignate the eastern portion of the site to I-C to better accommodate the existing business and provide a land use district that supports flexibility for local business operations along the 50th avenue corridor. No changes are proposed to the existing building footprint, site access, parking, or servicing. The redesignation is limited to facilitating compliance and future flexibility of uses within the existing built form.

Site Context and Existing Conditions

The subject parcel is located in the neighbourhood of Manchester Industrial area and is adjacent to 50th avenue. The area is characterized by a variety of industrial, commercial, and business operations, particularly along 50th avenue, which acts as a connector through the neighbourhood. Surrounding land use designations include Industrial-Commercial, Industrial-Redevelopment, and Industrial-General. There is a parcel north of the subject site on the northern side of 50th avenue that is designated Industrial-Commercial, and designating the subject parcel I-C as well will create a transition from the adjacent land uses and offer a local destination on 50th Avenue.

The western 1.002 acres of the site will continue to be Industrial-General to support the operation of a storage yard. The eastern portion of the site contains an existing building currently occupied by the following businesses:

- Christine Klassen Art Gallery and Print Shop,
- The 500 Collective (Artist studios),
- Last Tattoo (A tattoo shop),
- Urban Forester (an Arborist's office),
- Driven Motors (intended to be brought into compliance through this redesignation).

Rationale

The proposed Industrial – Commercial (I-C) Land Use District will accommodate a broader range of uses compatible with the building's existing tenants by offering uses such as artist's studios, retail and consumer services, office, and vehicle sales uses. This redesignation provides flexibility for tenants while ensuring that existing operations permitted under both I-C and I-G districts may continue. It represents a logical and low-impact change that supports the continued economic viability of the site and its

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

businesses, while maintaining compatibility with the surrounding industrial context. Establishing an I-C parcel in this location respects the industrial history of the community and encourages business opportunities to support the community as it evolves.

Policy review
The subject site is within the plan area of the Chinook Communities Local Area Plan (LAP) and is identified within the Industrial General area on Map 3: Urban Form. The LAP envisions Industrial General areas as supporting a range of light and medium industrial activities that contribute to the city's industrial land supply and employment base, while allowing flexibility of use and having limited off-site impacts.

The redesignation to Industrial Commercial aligns with the guiding policies of LAP Section 2.2.3.1 Industrial General by maintaining an industrial land use district and offering opportunities for office and commercial uses that are compatible with industrial activities. Industrial Commercial provides more flexibility for local business and supports employment opportunities within the industrial area. The subject site offers existing pedestrian connections along 50th Avenue via the sidewalk which extends from the site west to MacLeod Trail, further supporting this location as suitable for the Industrial Commercial use.

The Municipal Development Plan (MDP) identifies the area as Major Activity Centre (MAC), intended to accommodate a major mixed-use destination central to larger residential or business catchment areas and are located along one or more of the proposed Primary Transit Network routes. The proposed redesignation maintains an industrial district on the site and proposes a land use consistent with the intent of LAP and MDP.

Site Servicing
The application does not propose any changes to the building and the existing infrastructure is not affected by this application; therefore, no changes to site servicing are anticipated. The subject parcel is serviced by existing public infrastructure: water, sanitary, and storm mains are available adjacent to the site located along 50 Avenue SE.

We trust that this submission provides the City with sufficient information to evaluate the proposed Land Use Amendment. Should you have any questions or require any additional information, please do not hesitate to contact the undersigned.

Sincerely,

Township Planning + Design Inc.

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

Cc: Sam Kamis c/o 703825 Alberta Ltd.

Applicant Outreach Summary

2026 September 16

Community Outreach Assessment Tool

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

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

COMMUNITY IMPACT	1 Point	2 Points	3 Points	Enter Values
How similar is your project to what already exists in the community?	Similar projects exist in the community and is a low level of change for community.	Community is not that familiar with this project type and will be a moderate change.	Major change or redevelopment being proposed and likely a big change for the community.	1
What is the duration of your project (to occupancy)?	Under 2 years	3 - 5 years	5 + years	1
How broadly will this project impact the surrounding community?	Likely to affect immediate neighbours.	Could have an impact within a few blocks.	Likely to have an impact community - wide.	1
How common is redevelopment within the community?	Redevelopment is common in community.	Moderate redevelopment has occurred.	Little to no redevelopment has occurred.	1
TOTAL				4
COMMUNITY COMPLEXITY	**1 Point**	**2 Points**	**3 Points**	**Enter Values**
How do you anticipate the community will react to this project?	Little attention - project unlikely to be a public issue.	Anticipate there will be some attention. Disagreement or differing opinions are expected.	Anticipate this to be a highly sensitive issue.	1
How inclined will the community be to accept this project?	Likely minimal to no issues anticipated.	Some issues anticipated.	Many issues are anticipated.	1
What level of influence does the community have over project decisions?	No decisions open for input, willing to inform the community of project details.	Willing to listen to community and learn about their ideas and respond where possible	Willing to collect input to influence specific project decisions.	1
TOTAL				3

IMPACT SCORE

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

COMPLEXITY SCORE

3 to 5	A
6 to 9	B

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

Your Project's Score: 1 A

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

*For an overview of outreach tactics and techniques you could consider, click here.

calgary.ca/planningoutreach

2026 September 16

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Land Use Redesignation for 321 50 AV SE

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

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

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)

Township Planning + Design distributed details about the project to the community members through letters delivered to adjacent neighbours in the area. Our team provided project details to the Councillor and CPC members and offered to have further discussions regarding the proposed redesignation. Township Planning + Design have designated a dedicated project team member who will be available throughout the project to discuss the application with members of the community.

Affected Parties

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

We have provided information directly to adjacent landowners and sent information to the area Councillor and CPC members with offers to have additional conversations if requested.

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 feedback received at the time of preparing this summary.

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

No feedback received at the time of preparing this summary.

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

We did not reach out again to neighbours as no feedback has been received at the time of preparing this summary.

calgary.ca/planningoutreach

PROPOSED

CPC2026-0816
ATTACHMENT 4

BYLAW NUMBER 132D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2026-0032/CPC2026-0816)

* *

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

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

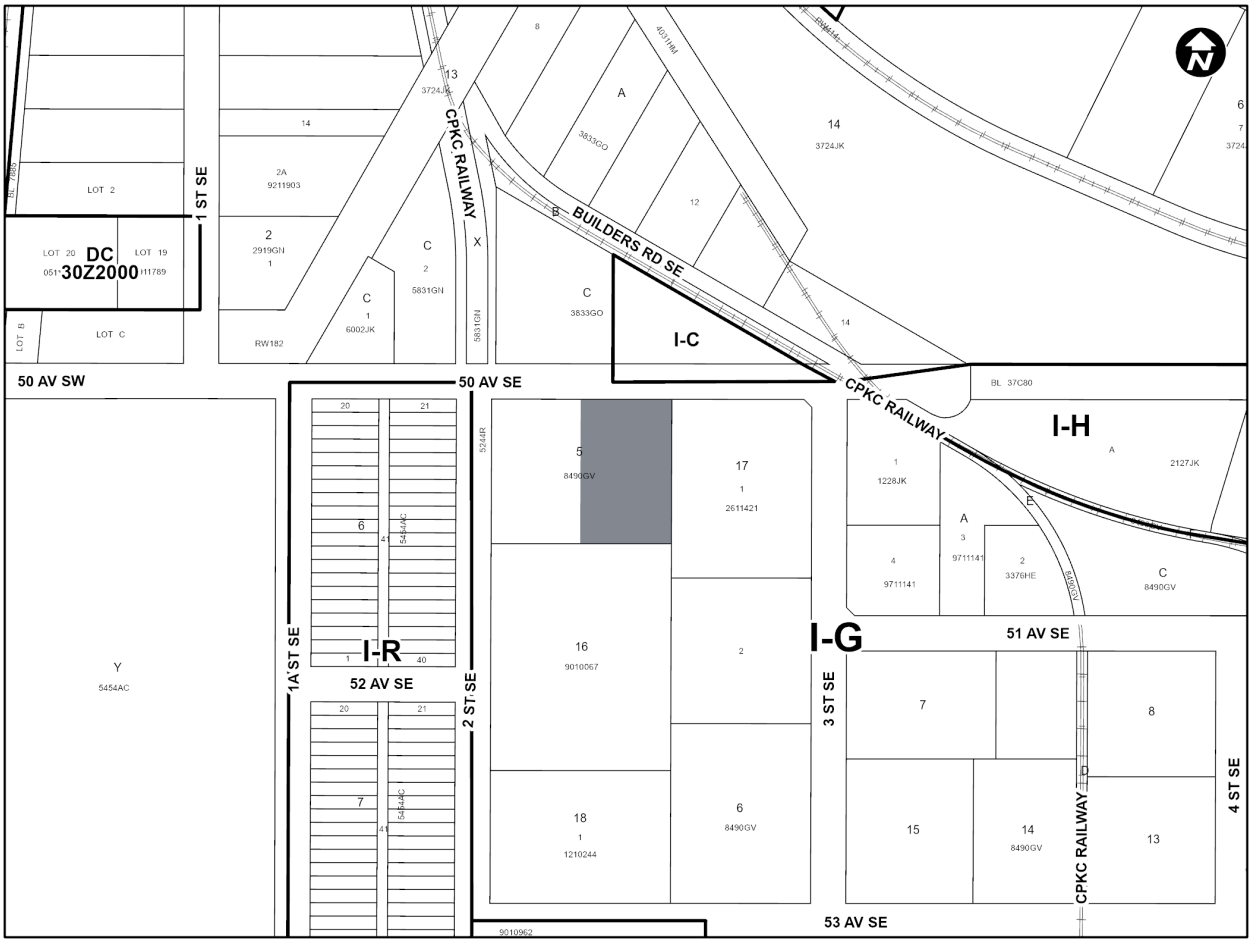
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0032/CPC2026-0816
BYLAW NUMBER 132D2026

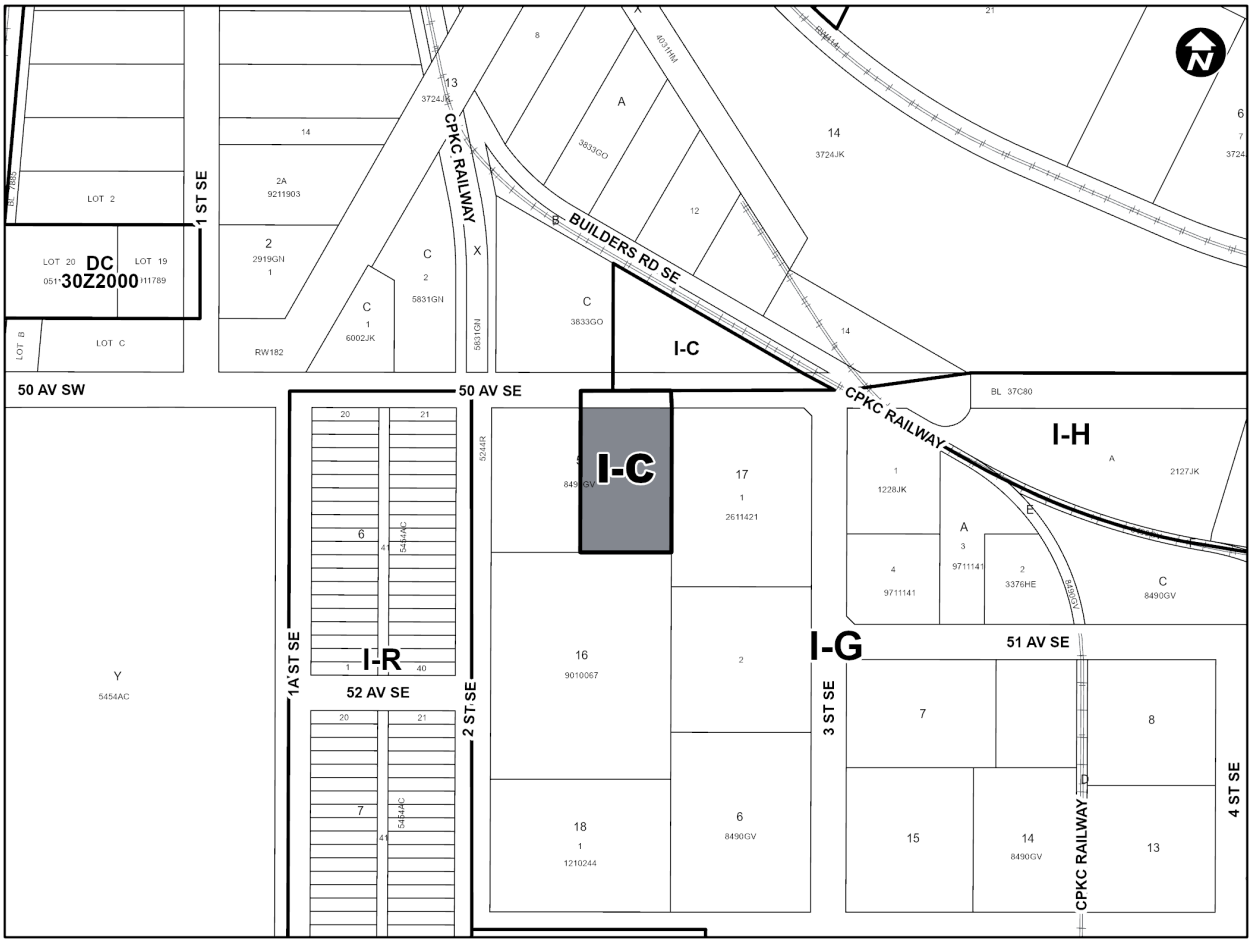
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0032/CPC2026-0816
BYLAW NUMBER 132D2026

SCHEDULE B



Road Closure and Land Use Amendment in Manchester Industrial (Ward 9) at adjacent to multiple addresses, LOC2026-0002

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.052 hectares ± (0.126 acres ±) of road (Plan 2310024, Block B, Lot 7) adjacent to 625 – 51 Avenue SE with conditions (Attachment 2);

2. Give three readings to the proposed closure of 0.035 hectares ± (0.086 acres ±) of road (Plan 2510741, Area 'A') adjacent to 629 – 51 Avenue SE with conditions (Attachment 2); and

3. Give three readings to the proposed bylaw for the redesignation of 0.087 hectares ± (0.212 acres ±) of the closed roads (Plan 2310024, Block B, Lot 7; Plan 2510741, Area 'A') from Undesignated Road Right-of-Way to Industrial – Heavy (I-H) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 OCTOBER 22:

That Council:

1. Give three readings to **Proposed Bylaw 7C2026 for the** closure of 0.052 hectares ± (0.126 acres ±) of road (Plan 2310024, Block B, Lot 7) adjacent to 625 – 51 Avenue SE with conditions (**Amended** Attachment 2);

2. Give three readings to **Proposed Bylaw 8C2026 for the** closure of 0.035 hectares ± (0.086 acres ±) of road (Plan 2510741, Area 'A') adjacent to 629 – 51 Avenue SE with conditions (**Amended** Attachment 2); and

3. Give three readings to Proposed Bylaw **140D2026** for the redesignation of 0.087 hectares ± (0.212 acres ±) of the closed roads (Plan 2310024, Block B, Lot 7; Plan 2510741, Area 'A') from Undesignated Road Right-of-Way to Industrial – Heavy (I-H) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, held 2026 October 22:

"Moved by Commissioner Small

That with respect to Report CPC2026-0882, the following amendment be approved:
That Attachment 2 be amended as follows:

1. Delete Road Closure Conditions 3, 4 and 5; and
2. Insert new Road Closure Condition 3 as follows:
   "3. As a condition of sale, the lot to be created with the road closure will be

consolidated into the adjacent lot (625 and 629 – 51 Avenue SE)."

For: (10) General Manager Hamilton, Commissioner Boechler, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Hawryluk, Commissioner Pink, Commissioner Remtulla, Commissioner Small, Commissioner Wagner, and Commissioner Weber

MOTION CARRIED"

HIGHLIGHTS

- This application proposes to close a portion of 51 Avenue SE, east of 5 Street SE and an additional portion of road south of 51 Avenue SE and designate both areas to Industrial – Heavy (I-H) District.
- The proposal is in alignment with the *Municipal Development Plan* (MDP) and *Chinook Communities Local Area Plan* (LAP) by allowing for continuation of industrial uses in an established industrial area.
- What does this mean to Calgarians? The proposal removes surplus road right-of-way and facilitates more efficient use of serviced industrial land.
- Why does this matter? The proposal would allow for the disposition of unused City-owned Right-of-Way (ROW) and future consolidation of the properties.

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

DISCUSSION

This road closure and land use amendment application, in the southeast community of Manchester Industrial, was submitted by Real Estate & Development Services (RE&DS) on behalf of the landowner, The City of Calgary, on 2026 January 14.

As indicated in the Applicant Submission (Attachment 4), RE&DS has reached a pending purchase agreement with the property owner of 625 – 51 Avenue SE to acquire a portion of the unused Road ROW along 51 Avenue SE, a portion of the adjacent spur line and 629 – 51 Avenue SE (adjacent property to the east). The land use and road closure will enable the purchase and sale between RE&DS and the property owner. Applying an Industrial – Heavy District (I-H) to the proposed road closure areas align with the existing land use on parcels 625 and 629 – 51 Avenue SE, thus preparing the lands for future consolidation by the purchaser.

The subject site is proposed to be closed, subject to conditions as provided in the Proposed Road Closure Conditions (Attachement 2) and in accordance with the Registered Road Closure Plans (Attachment 3) and designated as the Industrial – Heavy (I-H) District.

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

Road Closure and Land Use Amendment in Manchester Industrial (Ward 9) at adjacent to multiple addresses, LOC2026-0002

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach
As part of the review of the proposed road closure and land use amendment application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with the public/interested parties and respective community association was appropriate. The applicant determined no outreach would be undertaken. Refer to the Applicant Outreach Summary (Attachment 5) for rationale why outreach was not conducted.

City-Led Outreach
In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published online. Notification letters also were sent to adjacent landowners. There is no community association for the subject area.

One letter was received expressing concerns associated with setbacks and access in relation to the proposed road closure. Administration has provided further information and clarification to the landowner.

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

be advertised.

IMPLICATIONS

Social
This proposal would allow for a more efficient use of unutilised land and infrastructure supporting surrounding uses.

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.

Road Closure and Land Use Amendment in Manchester Industrial (Ward 9) at adjacent to multiple addresses, LOC2026-0002

Economic

The closure of the undesignated road right-of-way would allow industrial development to occur on the subject parcels which were previously not possible while increasing the industrial land supply that is available for development in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Amended** Proposed Road Closure Conditions
3. Registered Road Closure Plans
4. Applicant Submission
5. Applicant Outreach Summary
6. **Proposed Bylaw 7C2026**
7. **Proposed Bylaw 8C2026**
8. **Proposed Bylaw 140D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

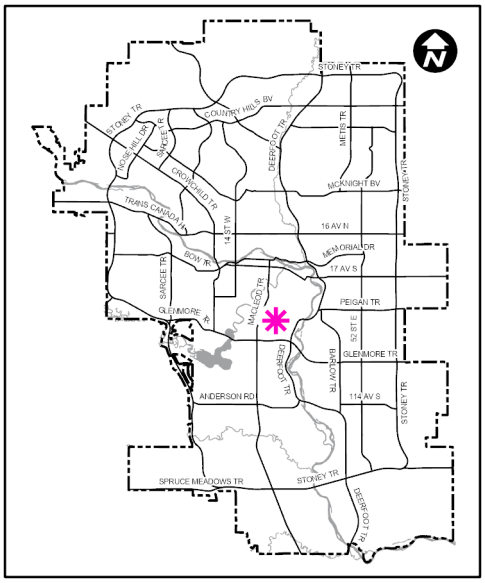
The subject lands are located in the southeast community of Manchester Industrial encompassing two undesignated portions of road located south of 51 Avenue SE. The northern closure area is south of 51 Avenue SE, adjacent to 625 – 51 Avenue SE. It has an area of approximately 0.052 hectares (0.126 acres). The second closure area is adjacent to 629 – 51 Avenue SE with an area of approximately 0.035 hectares (0.086 acres). The two closure areas are proposed to be consolidated with 625 and 629 – 51 Avenue SE. 625 and 629 – 51 Avenue SE are existing Industrial – Heavy (I-H) District properties. 629 – 51 Avenue SE specifically, was previously undesignated road subsequently closed in 1963 and has been assigned the Industrial – Heavy (I-H) District.

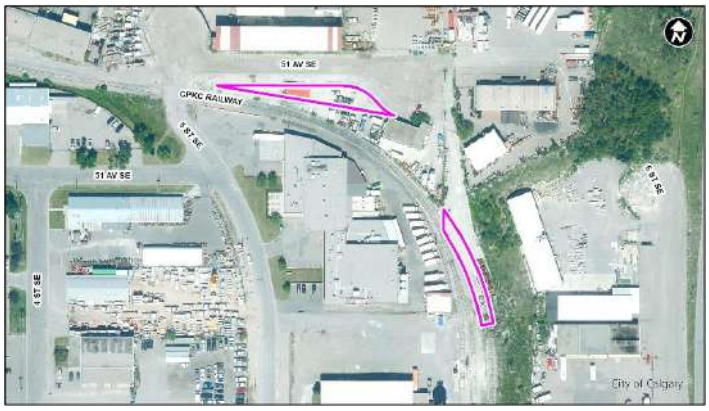
Land use surrounding 51 Avenue SE primarily consists of Industrial – Heavy (I-H) District, Industrial – General (I-G) District south of 51 Avenue SE, Industrial – Commercial (I-C) District along 6 Street E and the Special Purpose – School, Park and Community Reserve (S-SPR) District along Blackfoot Trail east of the subject site.

Community Peak Population Table

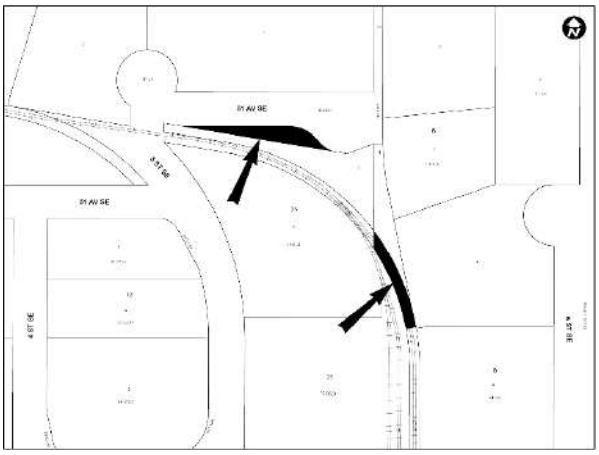
Not available as the subject area is within the Manchester Industrial area.

Location Maps

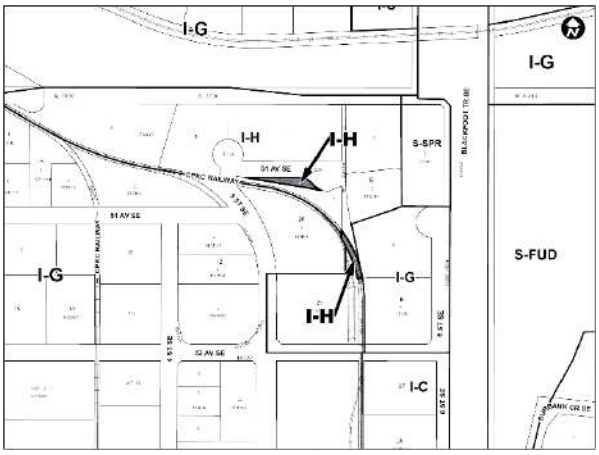


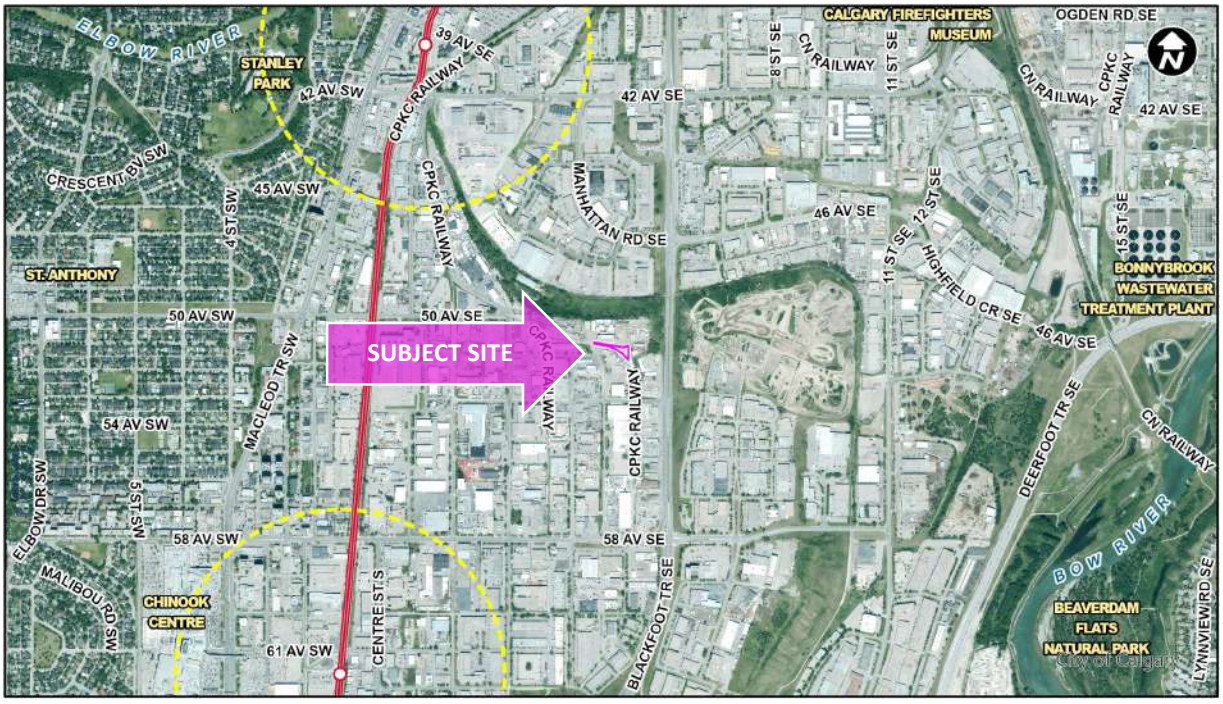


Road Closure Map



Proposed Land Use Map





Previous Council Direction

None.

Planning Evaluation

Road Closure
The proposed road closure and land use amendment involve two areas located south of 51 Avenue SE. The first forms part of the existing 51 Avenue SE right-of-way and has historically functioned as a remnant road widening area that has been utilized in conjunction with the adjacent industrial property. The second consists of a lane which was part of a former rail spur corridor that has been decommissioned and subsequently classified as road right-of-way. The subject lands are not required to support the transportation network and do not provide public mobility or connectivity function. The proposal represents the incorporation of surplus right-of-way into the surrounding fabric and resolves irregular lot configurations created by historical transportation infrastructure.

Land Use
The proposed Industrial – Heavy (I-H) District is intended to accommodate industrial uses that typically have significant external nuisance effects that are likely to impact their land and neighbouring parcels. The proposed land use amendment will allow the closed road right-of-way parcels to carry a district consistent with the adjacent industrial lands, supporting their continued use as part of a consolidated industrial site. The proposal does not introduce new development opportunities beyond those generally anticipated within the existing industrial context and is compatible with the established development pattern in the area.

Development and Site Design
If this redesignation is approved by Council, the rules of the proposed I-H District would provide guidance for any future redevelopment on the site.

Transportation
Vehicle and pedestrian access to the site will continue to be provided from 51 Avenue SE, which is currently classified as a local industrial roadway. Existing transit service is available along 58 Avenue SE, approximately 950 metres south of the site, via Route 43 (Chinook Station) and Route 81 (Macleod Trail SE). Future pathways are planned along Blackfoot Trail and within the Manchester Industrial area in alignment with the Calgary Pathways Program.

A Transportation Impact Assessment was not required in support of this application.

Utilities and Servicing
Water, sanitary, and storm mains are available for service connections from 51 Avenue SE adjacent to the site. The existing mains are adequately sized to support future development under the proposed land use. The detailed site servicing requirements will be determined with any future Development Permit applications.

Environmental Site Considerations
No environmental concerns have been identified at this time. Further environmental investigation, or remediation requirements are not anticipated.

Legislation and Policy

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

Municipal Development Plan (Statutory – 2009)
The subject parcel is within the Standard Industrial Area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The proposal aligns with the goals of the Municipal Development Plan by supporting the efficient use of land and existing infrastructure within an established industrial area. The closure and redesignation of surplus public right-of-way will facilitate the consolidation of remnant parcels with adjacent industrial properties, improving parcel configuration and supporting the ongoing viability of industrial uses. The proposed road closure and land use amendment is in alignment with applicable policies in the MDP.

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

Chinook Communities Local Area Plan (Statutory – 2025)
The *Chinook Communities Local Area Plan* (LAP) identifies the site as being part of the Industrial Heavy category (Map 3: Urban Form) with no applicable Building Scale category (Map 4: Building Scale). The proposed road closure and land use amendment will facilitate the consolidation of surplus road right-of-way with adjacent industrial parcels and support the continued use of the lands as part of an established industrial area. The proposed land use is in alignment with applicable policies of the LAP.

Proposed Road Closure Conditions, as amended

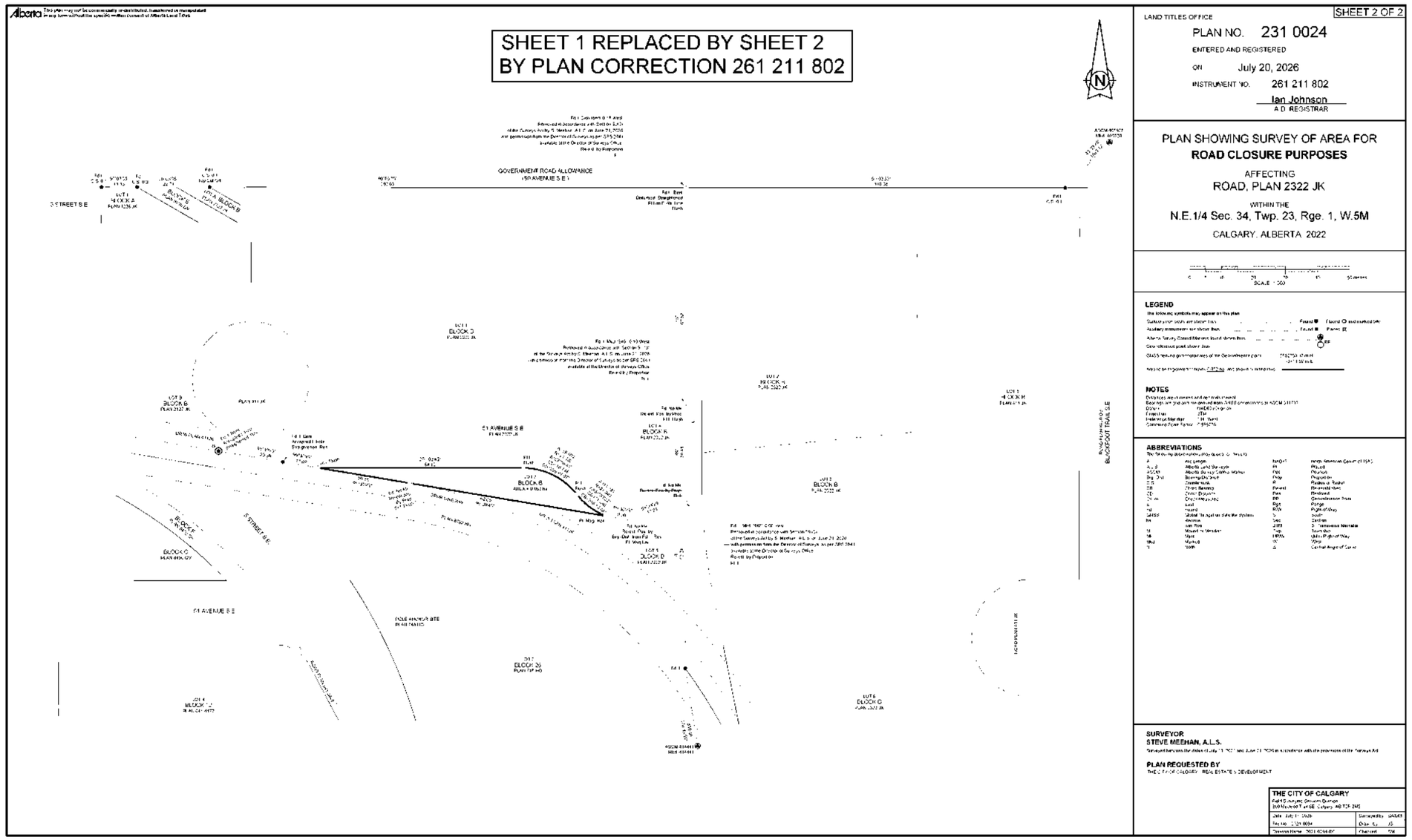
Planning

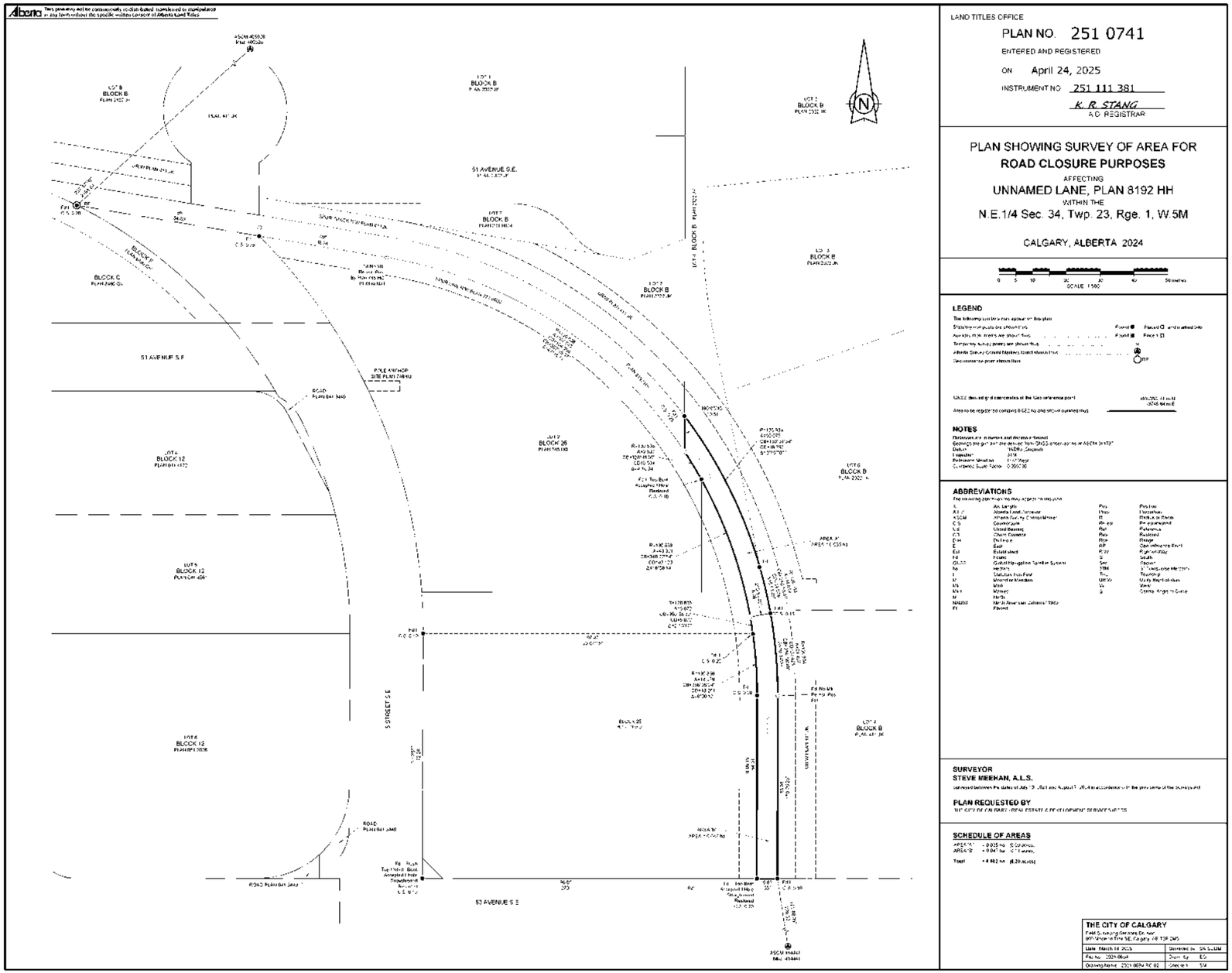
1. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.

2. All existing access to the affected properties in the area shall be maintained or alternative access be constructed at the developer's expense.

3. As a condition of sale, the lot to be created with the road closure will be consolidated into the adjacent lots (625 and 629 – 51 Avenue SE).

Registered Road Closure Plans




51 AVENUE S.E.
51 AVENUE S.E
53 AVENUE S.E
5 STREET S.E
LOT 1 BLOCK B PLAN 2322 JK
LOT 2 BLOCK B PLAN 2322 JK
LOT 3 BLOCK B PLAN 2322 JK
LOT 4 BLOCK B PLAN 2322 JK
LOT 5 BLOCK B PLAN 2322 JK
LOT 6 BLOCK B PLAN 2322 JK
LOT 7 BLOCK B PLAN 2322 JK
BLOCK C PLAN 2486 GL
LOT 6 BLOCK 12 PLAN 0411 HH
LOT 5 BLOCK 12 PLAN 4561 JK
LOT 6 BLOCK 12 PLAN 2322 JK
LOT 2 BLOCK 25 PLAN 7810 HH
BLOCK 25 PLAN 7810 HH
POLE ANCHOR SITE PLAN 7486 HH
ROAD PLAN 041 3445
ROAD PLAN 041 3445
ROAD PLAN 041 3445
LANE PLAN 8192 HH
LANE PLAN 2322 JK
LANE PLAN 7810 HH
LANE PLAN 7810 HH
AREA 'A' AREA = 0.025 ha
AREA 'B' AREA = 0.047 ha
Fd Iron Bar Capped Illegible Replacement Replaced
Fd Iron Bar Capped Illegible Replacement Replaced
Fd Iron Bar Capped Illegible Replacement Replaced

Applicant Submission

Company Name (if applicable):
City of Calgary/Real Estate & Development Services

LOC Number (office use only):

Applicant's Name:
Marcus Henry

Date:
January 8, 2026

Manchester Industrial Land Use Amendment and Road Closure - 51 Ave SE and Spur Line

Purpose:

Real Estate and Development Services (RE&DS) has reached a pending purchase agreement with the property owner of 625 51 Ave SE to acquire a portion of the Road Right Of Way (ROW) along 51 Ave SE, a portion of the adjacent spur line and a portion of 629 51 Ave SE (adjacent property to the east). The land use and road closure proposes to satisfy the terms of the purchase agreement between RE&DS and the property owner.

Applying an Industrial Heavy District (I-H) to the proposed road closure areas aligns with the existing land use on parcels 625 and 614 51 Ave SE, thus preparing the lands for future consolidation by the purchaser.

Applicant Outreach Summary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Manchester Industrial Land Use Amendment and Road Closure - 51 Ave

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

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

The proposed sale formalizes the storage already existing within road right of way along 51 Ave SE for the property owner of 625 51 Ave SE and optimizes a portion of a remnant parcel of land (629 51 Ave SE).

Additionally, the proposed spur line closure will have no functional impact to to adjacent residents given it is no longer in operation.

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)

Not Applicable.

Affected Parties

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

Given the road closure areas would not benefit adjacent property owners and 629 51 Ave SE is a confirmed remnant parcel, no outreach has been conducted with adjacent land owners.

calgary.ca/planningoutreach

Community Outreach for Planning & Development
Applicant-led Outreach Summary

What did you hear?
Provide a summary of main issues and ideas that were raised by participants in your outreach.

No comments received or interest identified.

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.

Not applicable as there was no comments received or interest identified.

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)

Not required as noted above.

calgary.ca/planningoutreach

PROPOSED

CPC2026-0882
ATTACHMENT 6

BYLAW NUMBER 7C2026

BEING A BYLAW OF THE CITY OF CALGARY FOR A CLOSURE OF A ROAD (PLAN 2310024, BLOCK B, LOT 7) (CLOSURE LOC2026-0002/CPC2026-0882)

* *

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

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

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

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

   PLAN 2310024
   BLOCK B
   LOT 7
   EXCEPTING THEREOUT ALL MINES AND MINERALS

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

CPC2026-0882
ATTACHMENT 7

BYLAW NUMBER 8C2026

BEING A BYLAW OF THE CITY OF CALGARY FOR A CLOSURE OF A ROAD (PLAN 2510741, AREA 'A') (CLOSURE LOC2026-0002/CPC2026-0882)

* *

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

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

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

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

   PLAN 2510741
   AREA 'A'
   EXCEPTING THEREOUT ALL MINES AND MINERALS

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

CPC2026-0882
ATTACHMENT 8

BYLAW NUMBER 140D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2026-0002/CPC2026-0882)

* *

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 _____

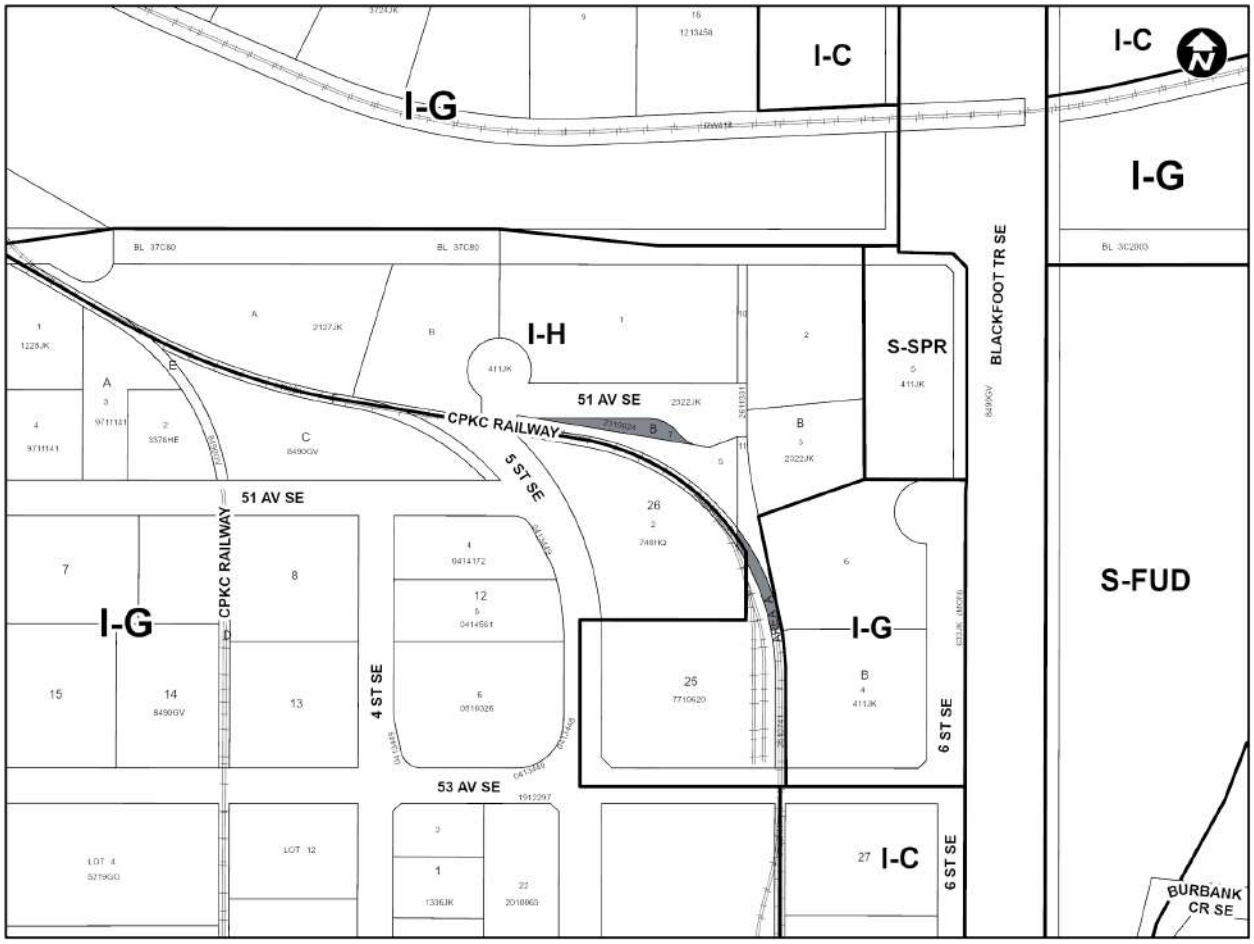
_____
MAYOR
SIGNED ON _____

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CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0002/CPC2026-0882
BYLAW NUMBER 140D2026

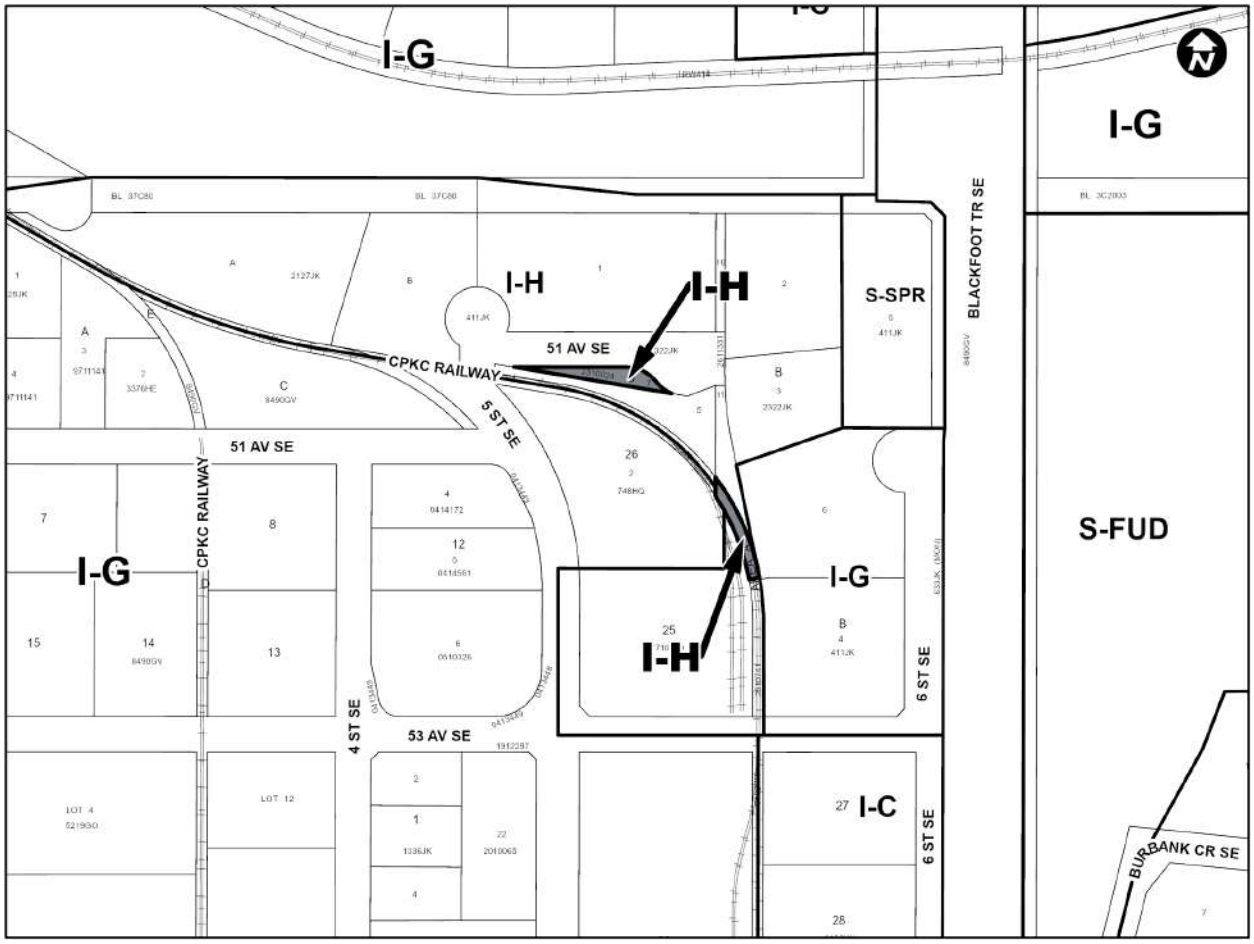
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0002/CPC2026-0882
BYLAW NUMBER 140D2026

SCHEDULE B



Planning & Development Services Report to Infrastructure and Planning Committee
2026 November 04

ISC: UNRESTRICTED
IP2026-1002

Supporting the Culture and Entertainment District by Enabling Hotels

PURPOSE

This report recommends amendments to the Beltline Area Redevelopment Plan (ARP) and Land Use Bylaw 1P2007 to improve development opportunities for hotels near Calgary's Culture + Entertainment District (C+E). Additional hotels are needed in the greater downtown for Calgary to attract larger conventions and events, realize the full economic benefit of the significant public investments made in the district, grow our economy through a strong tourism sector and revitalize downtown.

PREVIOUS COUNCIL DIRECTION

No previous Council direction.

RECOMMENDATION(S):

That the Infrastructure and Planning Committee:

1. Forward this report to the 2026 December 8 Public Hearing Meeting of Council; and

That the Infrastructure and Planning Committee recommend that Council:

1. Give three readings to the proposed bylaw to amend the Beltline Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw to amend Bylaw 1P2007, the Land Use Bylaw (Attachment 2).

Planning & Development Services Report to Infrastructure and Planning Committee 2026 November 04

ISC: UNRESTRICTED IP2026-1002

Supporting the Culture and Entertainment District by Enabling Hotels

RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE, 2026 NOVEMBER 4:

That Council:

1. Give three readings to **Proposed Bylaw 53P2026** to amend the Beltline Area Redevelopment Plan (**Amended** Attachment 1);
2. Give three readings to **Proposed Bylaw 54P2026** to amend Bylaw 1P2007, the Land Use Bylaw (**Amended** Attachment 2); **and**
3. **Direct Administration to provide an annual briefing to the Infrastructure and Planning Committee, beginning in Q4 2027, on the implementation and outcomes of Report IP2026-1002, Supporting the Culture and Entertainment District by Enabling Hotels, using a consistent annual reporting date and including:**
   a. **the baseline hotel-room inventory and development pipeline, and annual and cumulative changes in rooms proposed through submitted applications, approved, under construction, completed and operational, identifying room losses and progress toward 3,000 additional rooms;**
   b. **projects receiving the hotel density exclusion and the floor area excluded, by eligible use;**
   c. **estimated density-bonus contributions and public amenities forgone, the method and limitations of that estimate, and contributions and amenities secured; and**
   d. **any separately approved applications of the incentive outside the mapped policy area and changes from hotel to non-hotel use.**

Excerpt from the Minutes of the Regular Meeting of the Infrastructure and Planning Committee, held 2026 November 4:

"The following documents were distributed with respect to Report IP2026-1002:

- Revised Attachment 5;
- A package of public submissions;
- Distribution 1; and
- Distribution 2.

…

The following motion was put on the floor:

Moved by Councillor Schmidt

That with respect to Report IP2026-1002, the following be approved:

That the Infrastructure and Planning Committee:

Supporting the Culture and Entertainment District by Enabling Hotels

1. Forward this report to the 2026 December 8 Public Hearing Meeting of Council; and

That the Infrastructure and Planning Committee recommend that Council:

1. Give three readings to the proposed bylaw to amend the Beltline Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw to amend Bylaw 1P2007, the Land Use Bylaw (Attachment 2).

Moved by Councillor Wyness

That with respect to Report IP2026-1002, the following amendments be approved:

1. Amend Attachment 1 entitled “Proposed Amendments to the Beltline Area Redevelopment Plan” by replacing Map 5A: Hotel Density Exclusion Policy Area with a new Map 5A: Hotel Density Exclusion Area (Distribution 1) which extends the boundary to include the south side of 12 Avenue between 2 Street SW and 1 Street SE.
2. Amend Attachment 2 entitled “Proposed Amendments to Land Use Bylaw 1P2007" by replacing Map 8.1 Hotel Density Exclusion Policy Area with a new Map 8.1 Hotel Density Exclusion Area (Distribution 2) which extends the boundary to include the south side of 12 Avenue between 2 Street SW and 1 Street SE.

For: (7): Councillor Pantazopoulos, Councillor Clark, Councillor Jamieson, Councillor McLean, Councillor Ward, Councillor Wyness, and Councillor Johnston

Against: (3): Councillor Chabot, Councillor Schmidt, and Councillor Atkinson

MOTION CARRIED

Moved by Councillor Ward

That with respect to Report IP2026-1002, the following amendment be approved:

That a new recommendation 3 be inserted under Recommendation 2, as follows:

3. Direct Administration to provide an annual briefing to the Infrastructure and Planning Committee, beginning in Q4 2027, on the implementation and outcomes of Report IP2026-1002, Supporting the Culture and Entertainment District by Enabling Hotels, using a consistent annual reporting date and including:
    a. the baseline hotel-room inventory and development pipeline, and annual and cumulative changes in rooms proposed through submitted applications, approved, under construction, completed and operational, identifying room losses and progress toward 3,000 additional rooms;
    b. projects receiving the hotel density exclusion and the floor area excluded, by eligible use;

c. estimated density-bonus contributions and public amenities forgone, the method and limitations of that estimate, and contributions and amenities secured; and

d. any separately approved applications of the incentive outside the mapped policy area and changes from hotel to non-hotel use.

For: (10): Councillor Chabot, Councillor Pantazopoulos, Councillor Clark, Councillor Jamieson, Councillor McLean, Councillor Ward, Councillor Wyness, Councillor Schmidt, Councillor Atkinson, and Councillor Johnston

MOTION CARRIED

Moved by Councillor Schmidt

That with respect to Report IP2026-1002, the following be approved, **as amended**:

That the Infrastructure and Planning Committee:

1. Forward this report to the 2026 December 8 Public Hearing Meeting of Council; and

That the Infrastructure and Planning Committee recommend that Council:

1. Give three readings to the proposed bylaw to amend the Beltline Area Redevelopment Plan (**Amended** Attachment 1);
2. Give three readings to the proposed bylaw to amend Bylaw 1P2007, the Land Use Bylaw (**Amended** Attachment 2); **and**
3. **Direct Administration to provide an annual briefing to the Infrastructure and Planning Committee, beginning in Q4 2027, on the implementation and outcomes of Report IP2026-1002, Supporting the Culture and Entertainment District by Enabling Hotels, using a consistent annual reporting date and including:**
    a. **the baseline hotel-room inventory and development pipeline, and annual and cumulative changes in rooms proposed through submitted applications, approved, under construction, completed and operational, identifying room losses and progress toward 3,000 additional rooms;**
    b. **projects receiving the hotel density exclusion and the floor area excluded, by eligible use;**
    c. **estimated density-bonus contributions and public amenities forgone, the method and limitations of that estimate, and contributions and amenities secured; and**
    d. **any separately approved applications of the incentive outside the mapped policy area and changes from hotel to non-hotel use.**

For: (9): Councillor Chabot, Councillor Pantazopoulos, Councillor Clark, Councillor Jamieson, Councillor McLean, Councillor Ward, Councillor Wyness, Councillor Schmidt, and Councillor Atkinson

MOTION CARRIED"

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report.

HIGHLIGHTS

- The C+E is a key cultural and tourism destination in greater downtown—Calgary's economic and cultural heart and a hub for business, innovation and creativity.
- Calgary has made significant public investment nearing $1 billion to transform the C+E into a top-tier, year-round destination for conventions, events, and entertainment.
- However, there is currently a shortage of hotel capacity near the C+E with Tourism Calgary estimating that an additional 3,000 hotel rooms are needed for Calgary to compete with other major convention cities.
- In response, this report proposes policy and land use bylaw amendments to improve development opportunities for new hotel developments near the C+E through a temporary hotel density exclusion up to 8 floor area ratio (FAR).
- More hotel developments can strengthen the local economy by attracting visitors, conventions and events, creating jobs, supporting local businesses, and strengthening non-residential tax assessment base.
- Hotels can also bring more people to the greater downtown, supporting active public spaces, creating a more welcoming environment to visitors, and improving perceptions of safety.

DISCUSSION

Calgary has made substantial public investment nearing $1 billion in the C+E to strengthen its role as a world-class, year-round destination for conventions, events, entertainment, and tourism. Major investments include the BMO Centre expansion, Scotia Place, and public realm and infrastructure improvements, including the new Victoria Park/Stampede Station and the 17th Avenue S.E. extension. These investments strengthen Calgary's ability to host larger conventions and events and attract more visitors to the city, supporting broader economic growth. The public realm and infrastructure improvements also support existing and future businesses and residents in the Beltline.

However, Tourism Calgary has identified that hotel supply remains a key constraint to future convention and event growth. Hotel room availability near convention facilities is an important consideration for convention organizers and event planners when choosing a host city and securing room bookings for attendees. Tourism Calgary estimates that approximately 3,000 additional hotel rooms are needed near the C+E for Calgary to compete with other major convention cities. Without sufficient hotel capacity, Calgary risks becoming less competitive in

attracting future conventions and events to the convention centres, therefore limiting our ability to now maximize the economic potential of investments made.

Hotels Play a Critical Role in Calgary's Visitor Economy Growth

Hotels are critical to the long-term success of the C+E and the broader downtown visitor economy. They provide convenient access to major event facilities, convention centres, employment centres, as well as cultural and tourist attractions. Increasing hotel capacity can support leisure and business travel, while encouraging visitors to stay longer and spend more in the local economy.

Calgary's visitor economy is already a significant contributor to the local economy. According to Tourism Calgary, the city welcomed 10.5 million visitors in 2025, generating over $3.3 billion in visitor spending and supporting approximately 84,000 jobs, or 7 per cent of the labour force. In 2025, Calgary's downtown hosted 159 meetings, conventions, and events, which generated more than $241 million in economic impact. Increasing hotel supply now would support continued growth in Calgary's visitor economy. More hotels will also grow the non-residential assessment base and support existing businesses.

The Complexity of Hotel Developments

Hotel developments involve unique design, operational, and financing requirements that can affect how a site is planned and developed. Besides developers and financial investors, hotel projects require coordination with hotel brands and hotel operators who establish standards for service level, amenity offerings, and operational requirements. Full-service hotels also require more space to accommodate guest amenities and back-of-house areas. These requirements can influence building design, development costs, and density (FAR) needed to support a viable project.

Meeting these brand requirements within existing policies and bylaws may require additional planning approvals and negotiations. These processes can extend approval timelines, increase costs, and create uncertainty for developers and investors. Clear and predictable land use policies and regulations are important to support appropriate building design, improve investor confidence and attract hotel investment.

Proposed Amendments to Support The C+E through Hotels

Recognizing the unique requirements of hotel developments, the proposed amendments aim to provide greater flexibility in building design and density while reducing regulatory barriers to investment.

The proposed amendments would allow up to 8 FAR of space used for hotel purposes to be excluded from density and density bonusing calculations. This exclusion would provide greater flexibility to accommodate hotel requirements and greater certainty about the density available for hotel developments. By establishing a consistent policy for hotel density, the amendments would also reduce the need for individual, site-specific applications to seek additional density, helping simplify approvals, reduce associated costs, and improve development timelines. Together, these changes would improve project feasibility and make the Beltline a more attractive location for hotel investment.

Supporting the Culture and Entertainment District by Enabling Hotels

The proposed policies would be introduced as a pilot, with Administration reviewing their effectiveness in supporting new hotel developments by Q4 2031. This review would help determine whether the approach is achieving its intended objectives.

To manage the impacts of additional hotel density, the proposed hotel density exclusion would apply only to designated mixed-use areas where the Beltline ARP already anticipates higher-density developments and larger buildings.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- ☐ Public engagement was undertaken
- ☒ Public/interested parties were informed
- ☒ Dialogue with interested parties was undertaken
- ☐ Public communication or engagement was not required

Administration engaged with interested parties, including Tourism Calgary, Travel Alberta, Calgary Hotel Association, Calgary Municipal Land Corporation (CMLC), Calgary Stampede, Calgary Chamber, Calgary TELUS Convention Centre, BMO Centre, Beltline Neighbourhoods Association (BNA), and the Real Estate Sector Advisory Committee (RESAC). Administration also informed the impacted Business Improvement Areas. A project website and an online survey were created to share project information and provide opportunities for members of the public to share feedback by email or through the survey.

In general, many engaged parties support land use policy and regulation improvements brought by the proposed amendments to support Calgary's visitor economy and investments made in the C+E.

Feedback received on the proposed density exclusion highlighted concerns over impact of additional density and potential loss of density bonusing. Administration also heard interest from industry members in expanding the proposed hotel density exclusion boundary. A summary of engagement is provided in Attachment 3, with letters included in Attachment 4.

IMPLICATIONS

Social

The proposed amendments will support hotel developments which contribute to a vibrant C+E. Continued development of the C+E helps support conventions, cultural events, festivals, and entertainment activities, therefore activating the area and surrounding Greater Downtown neighborhoods year-round for Calgarians and visitors to enjoy. Increasing visitor activity can enhance vibrancy, support a more active public realm, and improve perceptions of safety.

Environmental

Encouraging new hotel developments within the Greater Downtown that is well served by existing infrastructure, services and amenities supports more efficient land use patterns and supports active modes of transportation including public transportation and businesses supporting shared micromobility services.

Supporting the Culture and Entertainment District by Enabling Hotels

Economic

As investments across the greater downtown continue to attract visitors, conventions, and events, additional hotel capacity will support continued growth of Calgary's visitor economy. More visitors and more visitor spending will support local businesses, create employment opportunities, and attract new investments and talent. Hotel developments also create construction and hospitality jobs and therefore contribute to economic growth and diversification through the tourism and hospitality sectors. Moreover, hotels help grow Calgary's non-residential assessment base, supporting downtown fiscal recovery.

Service and Financial Implications

No anticipated financial impact

RISK

Not proceeding with the approach outlined in this report will limit or delay Calgary's ability to attract major conventions and events, as well as visitors, reducing opportunities for continued visitor economy growth. The proposed temporary density exclusion may remove density bonusing requirements for eligible hotel developments, which will exempt them from contributing to public amenities that offset impacts of additional density for the portion of excluded density.

ATTACHMENT(S)

1. **Proposed Bylaw 53P2026**
1. **Proposed Bylaw 54P2026**
2. Proposed Amendments to Land Use Bylaw 1P2007
3. Summary of Engagement
4. Letters from Engaged Parties
5. **Revised** Presentation
6. **Public Submissions Received at Committee**
7. **Distribution 1**
8. **Distribution 2**

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Debra Hamilton	Planning and Development Services	Approve
Thom Mahler	Downtown Strategy	Approve
Teresa Goldstein	Community Planning	Consult

Authors: Joshua de Jong and Rochelle Wong, Downtown Strategy

City Clerks: R. Derwantz / C. Doi

PROPOSED

IP2026-1002
ATTACHMENT 1

BYLAW NUMBER 53P2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE BELTLINE AREA REDEVELOPMENT PLAN BYLAW 2P2006 (IP2026-1002)

* *

WHEREAS it is desirable to amend the Beltline Area Redevelopment Plan Bylaw 2P2006, 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 Beltline Area Redevelopment Plan attached to and forming part of Bylaw 2P2006, as amended, is hereby further amended as follows:

   (a) In Part 1, Section 4.1 General Policies, after Subsection 4.1.14 Open Spaces Frontages, add the following new subsection:

   "**4.1.15 Creating Opportunities for Hotel Developments in Beltline**

   Hotels are an important use in Beltline, contributing to neighbourhood vibrancy by attracting visitors, supporting local businesses, providing a broader range of amenities and services for visitors and Calgarians, and contributing to a diverse mix of land uses. Hotels also support the conference centres, the Event Centre and other major cultural and entertainment venues in Beltline and the Greater Downtown.

   1. In order to encourage hotel developments in the Beltline and provide greater regulatory flexibility to accommodate unique operational and building design requirements associated with hotel uses, a density exclusion is provided to exclude the portion of the gross floor area for the hotel component of a development from the gross floor area calculation, up to a maximum exclusion of 8.0 FAR, within the area shown on **Map 5A: Hotel Density Exclusion Policy Area**. Refer to **Section 5.5** for details.

   2. To support hotel developments, the Development Authority may consider relaxations to Land Use Bylaw, where appropriate. This may include relaxations to building massing requirements, such as floor plate restrictions and building separation rules. Any relaxations must consider how the proposed development fits on the site, relates to the surrounding area and aligns with the vision set out in this Plan.

3. For sites outside and adjacent to the Hotel Density Exclusion Policy Area shown on **Map 5A**, a density exclusion for a hotel may be considered by the Development Authority and negotiated through a Land Use application. Consideration should be given to the proposed development context, including the scale and character of the surrounding area, its relationship to adjacent sites and buildings, and its contribution to the public realm. The amount of floor area to be excluded as well as the total gross floor area for the site should be consistent with the vision set out in this Plan.

(b) In Part 1, Section 5.1 Density Areas, delete the Subsection "Methods for Increasing Density" and replace with the following:

"**Methods for Increasing Density**

The base density shown in **Table 5: Density Areas** and **Map 5: Density Areas** may be exceeded up to the maximum allowable density by utilizing the density bonus items outlined in **Sections 5.3** and **5.4** of this Plan. Portions of a development may also be excluded from density calculations by employing the density exclusion for provision of three- or more-bedroom units outlined in **Section 5.2** or the density exclusion for hotel outlined in **Section 5.5** of this Plan."

(c) In Part 1, after Subsection 5.4.2 Density Transfer for Public Open Space, add the following new subsection:

"**5.5 Density Exclusion for Hotel**

As per the policies under **Section 4.1.15, Creating Opportunities for Hotel Developments in Beltline**, hotel development is incentivized through density (FAR) exclusions to encourage this important use in the Beltline. Hotels support neighbourhood vibrancy, attract visitors, and contribute to local business activity.

1. When a development is located within the Hotel Density Exclusion Policy Area as shown on **Map 5A**, the Development Authority should exclude the portion of the gross floor area for the hotel component of a development from the FAR calculation at the time of Development Permit, up to a maximum exclusion of 8.0 FAR.

2. This density exclusion should apply to any portions of a development that directly support the hotel operation and hotel guest services, including but not limited to: guest rooms; hotel service and amenity spaces (such as retail, personal service and restaurant uses); convention, banquet and meeting room facilities; hotel circulation spaces (including hallways, elevators, stairways and common corridors); and back-of-house areas.

3. This hotel density exclusion incentive shall not apply to the non-hotel components of a development (including branded residences and timeshare residences), any other portion of the development not supporting hotel operation and hotel guest services, as well as any portion of gross floor area

obtained through density bonusing or used to obtain additional density through density bonusing under **Section 5.3**.

4. This hotel density exclusion and the density exclusion for provision of three-or more bedroom units outlined in **Sections 4.1.11** and **5.2** shall not be applied on the same development.

5. This density exclusion is intended to be temporary. Administration will monitor the effectiveness and relevance of this hotel density exclusion policy and will review it no later than December 31, 2031."

(d) In Part 1, after the new subsection 5.5, insert the new map "Map 5A: Hotel Density Exclusion Policy Area" as shown in Schedule A.

(e) In Part 2, Section 3.5 Methods for Increasing Density, after subsection 3.5.3 Bonus Density, add the following new subsection:

"**3.5.4 Density Exclusion for Hotel**

Hotels are an important use in Beltline, contributing to neighbourhood vibrancy by attracting visitors, supporting local businesses, providing a broader range of amenities and services for visitors and Calgarians, and contributing to a diverse mix of land uses. Hotels also support the conference centres, the Event Centre and other major cultural and entertainment venues in Beltline and the Greater Downtown, which attract visitors and encourage year-round activities.

To encourage hotel developments in the Beltline and provide greater regulatory flexibility to accommodate unique operational and building design requirements associated with hotel uses, the following hotel density exclusion incentive policies apply within the Hotel Density Exclusion Policy Area (refer to Map 6A). This density exclusion is intended to be temporary. Administration will monitor the effectiveness and relevance of this hotel density exclusion policy and will review it no later than December 31, 2031.

Policies

1. The Development Authority should exclude the portion of the gross floor area for the hotel component of a development from the FAR calculation at the time of Development Permit, up to a maximum exclusion of 8.0 FAR.

2. This density exclusion should apply to any portions of a development that directly support the hotel operation and hotel guest services, including but not limited to: guest rooms; hotel service and amenity spaces (such as retail, personal service and restaurant uses); convention, banquet and meeting room facilities; hotel circulation spaces (including hallways, elevators, stairways and common corridors); and back-of-house areas.

3. This hotel density exclusion incentive shall not apply to the non-hotel components of a development (including branded residences and timeshare residences), any other portion of the development not supporting hotel

operation and hotel guest services, as well as any portion of gross floor area obtained through density bonusing or used to obtain additional density through density bonusing under **Section 3.5.3**.

4. To support hotel developments, the Development Authority may consider relaxations to Land Use Bylaw, where appropriate. This may include relaxations to building massing requirements, such as floor plate restrictions and building separation rules. Any relaxations must consider how the proposed development fits on the site, relates to the surrounding area, and aligns with the vision set out in this Plan.

5. For sites outside and adjacent to the Hotel Density Exclusion Policy Area shown on Map 6A, a density exclusion for a hotel may be considered by the Development Authority and negotiated through a Land Use application. Consideration should be given to the proposed development context, including the scale and character of the surrounding area, its relationship to adjacent sites and buildings, and its contribution to the public realm. The amount of floor area to be excluded as well as the total gross floor area for the site should be consistent with the vision set out in this Plan.

(f) In Part 2, after the new subsection 3.5.4, insert the new map “Map 6A: Hotel Density Exclusion Policy Area” as shown in Schedule B.

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

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MAYOR
SIGNED ON _____

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CITY CLERK
SIGNED ON _____

PROPOSED

BYLAW NUMBER 53P2026

SCHEDULE A

Map 5A: Hotel Density Exclusion Policy Area



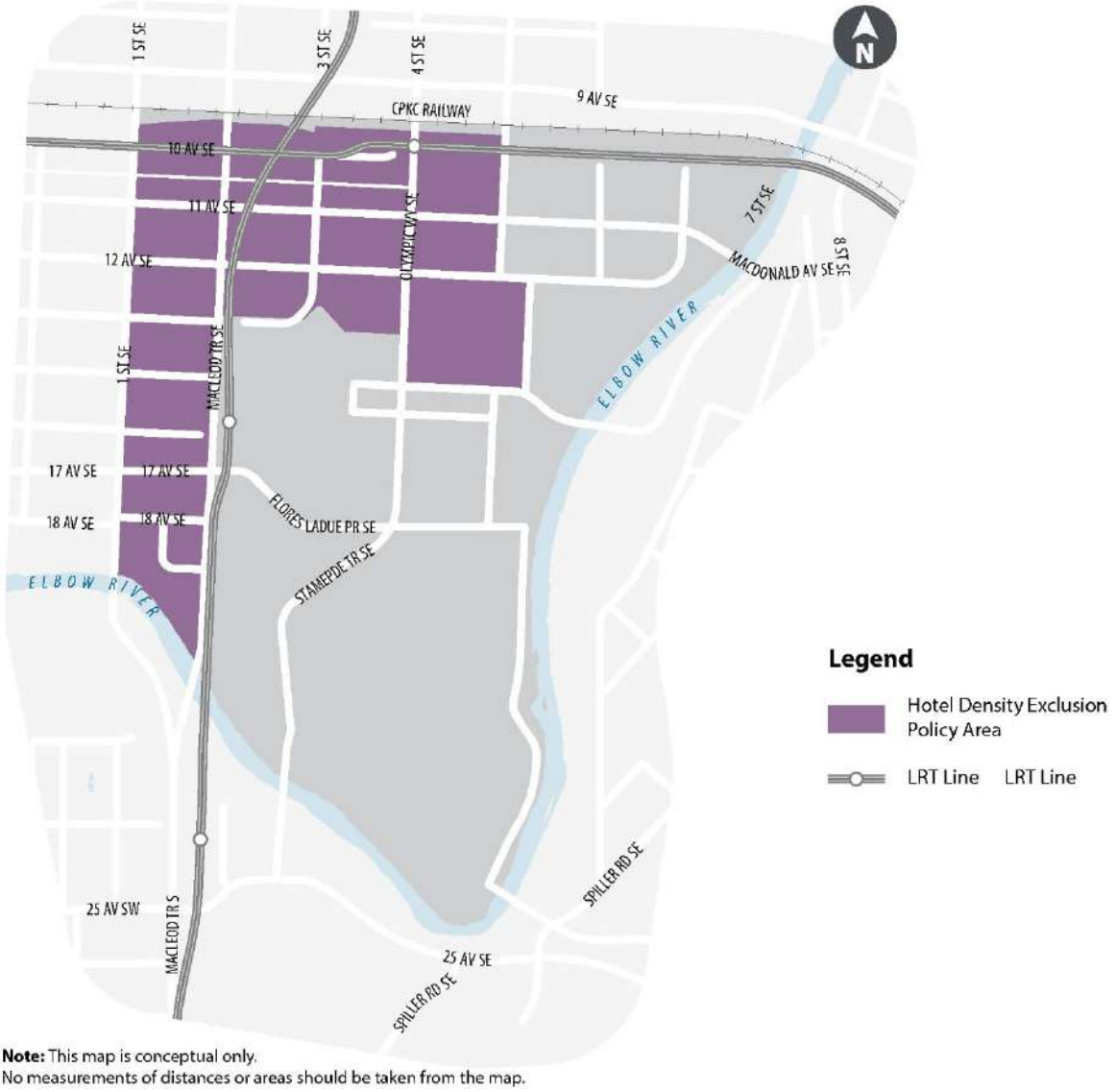
Note: This map is conceptual only. No measurements of distances or areas should be taken from the map.

PROPOSED

BYLAW NUMBER 53P2026

SCHEDULE B

Map 6A: Hotel Density Exclusion Policy Area



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

PROPOSED

IP2026-1002
ATTACHMENT 2

BYLAW NUMBER 54P2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (IP2026-1002)

* *

WHEREAS it is desirable to amend the Land Use Bylaw 1P2007, 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 City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:

(a) Add a new subsection 1166 (6) as follows:

"**(6)** For a ***development*** on a ***parcel*** in the "Hotel Density Exclusion Policy Area" as illustrated on Map 8.1, the ***Development Authority*** may exclude a portion of the ***gross floor area*** from the ***floor area ratio*** calculation up to a maximum exclusion of 8.0 ***floor area ratio***, where:

(a) the portion of the ***gross floor area*** to be excluded is for a **Hotel**;

(b) the portion of the ***gross floor area*** to be excluded is for a **Conference and Event Facility**, **Retail and Consumer Service** or ***uses*** within the Eating and Drinking Group in Schedule A of this Bylaw, that are part of a ***development*** that includes a **Hotel** and supports the **Hotel *use***; and

(c) the portion of the ***gross floor area*** to be excluded must not include any portion of the ***gross floor area*** granted through the bonus provisions contained in Part 11, Division 7, or any portion of the ***gross floor area*** used to earn additional ***floor area ratio*** through the bonus provisions contained in Part 11, Division 7."

(b) Add a new subsection 1166 (7) as follows:

"**(7)** The ***gross floor area*** exclusions in subsections (4) and (6) must not be applied on the same ***development***."

(c) Insert a new "Map 8.1 Hotel Density Exclusion Policy Area" following the new subsection 1166 (6) as shown in 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 _____

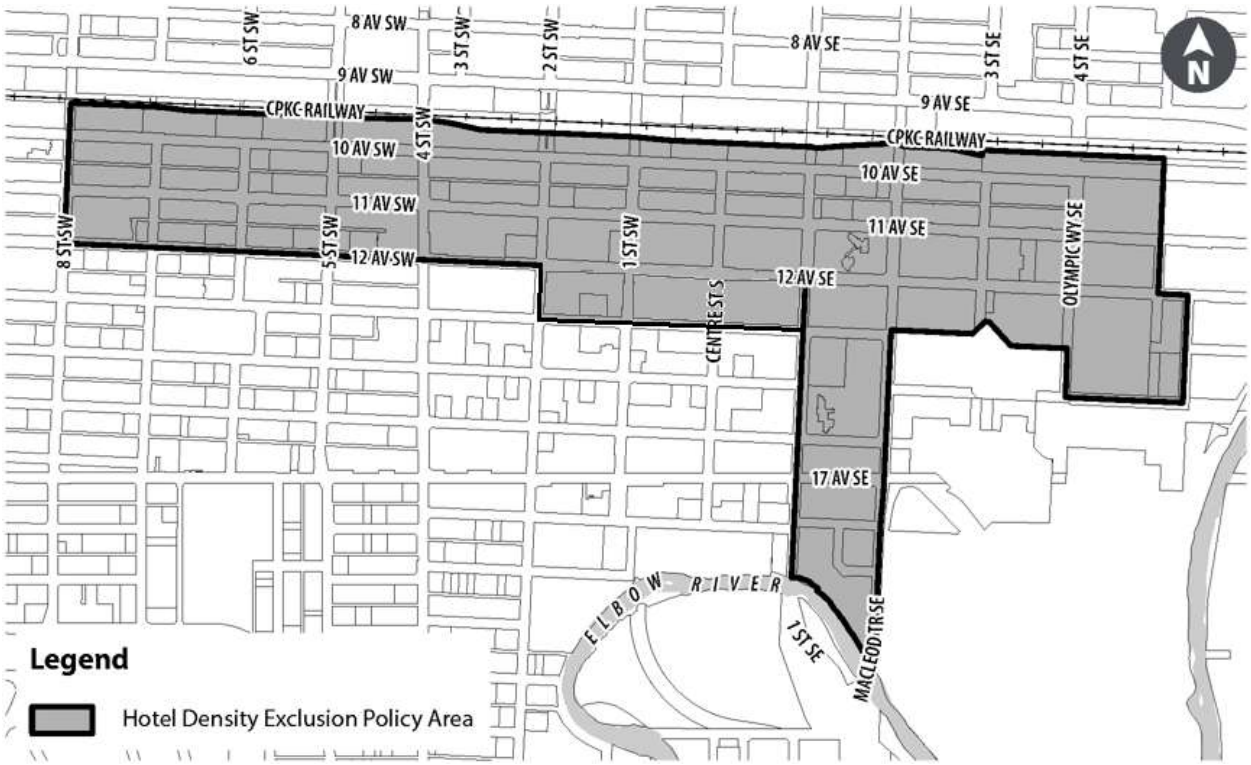
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MAYOR
SIGNED ON _____

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CITY CLERK
SIGNED ON _____

PROPOSED

BYLAW NUMBER 54P2026

SCHEDULE A



Summary of Engagement

Outreach Strategy

Following the principle and guidance from the *Community Outreach on Planning and Development* toolkit, the level of outreach for this work was determined to be a Direct Approach (1A,1B). Accordingly, Administration developed a direct communication strategy focused on hotel and tourism experts, the City's tourism partners, and landowners and residents within the policy boundary.

To inform the public and interested parties, a project website was created to share public information about the proposed amendments and provide an opportunity for members of the public to submit feedback by email. An online survey was created and promoted by a targeted social media campaign from 2026 September to 2026 October to provide an opportunity for community members and members of the public to share feedback on the project including the proposed density exclusion and the proposed policy boundary.

Administration met with the following interested parties to discuss the proposed amendments, including Tourism Calgary, Travel Alberta, Calgary Hotel Association, Calgary Municipal Land Corporation (CMLC), Calgary Stampede, Calgary Chamber, Calgary TELUS Convention Centre, BMO Centre, Beltline Neighbourhoods Association (BNA), the Real Estate Sector Advisory Committee (RESAC), and industry professionals in the hotel development industry. Administration also informed the Beltline Business Improvement Area (BIA), Fourth Street BIA, 17 Avenue BIA, and Victoria Park BIA of the project. Interested parties were invited to share feedback through letters. Letters from engaged parties are attached in Attachment 4.

On 2026 August 27, Administration presented the proposed amendments to Calgary Planning Commission (CPC) in Closed Session (CPC2026-0774). This meeting provided Administration with an opportunity to share and explain the proposed concepts with CPC, which provides recommendations to Council on development applications. The CPC provided feedback that helped inform the proposed policies and how they could be implemented.

What We Heard

In general, many engaged parties agree with the importance of increasing hotel capacity in growing Calgary’s visitor economy, attracting conventions and events, supporting public investments made in the Culture + Entertainment District (C+E), supporting continued development of the C+E, and supporting local businesses. Industry feedback indicated land use policy and regulation improvements brought by the proposed amendments can help support hotel developments and emphasized the importance of simple, flexible regulatory environment.

Feedback received on the proposed density exclusion highlighted concerns over impact of additional density, emphasizing the importance of maintaining the established character and high-quality, active public realm, and continuing to consider shadow, wind, and traffic impacts.

Administration also heard concerns over potential loss of density bonusing from the BNA and community members, including potential contributions to a community investment fund that supports community investments and improvements. The BNA letter is shared in Attachment 4.

The proposed policy boundary was generally viewed as sensible, however feedback received highlighted the importance of enabling hotel development in proximity to convention centers, transit, and other attractions. There is also interest from industry members in expanding the

proposed hotel density exclusion to additional parcels and other Area Redevelopment Plans (ARPs) of neighbourhoods within the Greater Downtown.

How Did Input Influence Decisions?
Updates on project timelines and proposed approach were communicated throughout the engagement process.

In response to the comments received, Administration revisited the proposed amendments and the Beltline ARP and concluded that concerns related to impact of additional density, including character, public realm and urban design considerations, can be addressed through future planning and development applications. Through the Development Permit process, these considerations can be reviewed, and specific design and site context of individual proposals will be assessed.

Previously, Administration explored several options related to how much density can be excluded in a hotel application. Based on the feedback and concerns received from the BNA and community members over potential loss of density bonusing, Administration revised the proposed approach from a full hotel density exclusion (excluding 100 per cent of hotel floor area ratio (FAR)) to the current proposal of a density exclusion capped at a maximum FAR (8 FAR). This revised approach still enables additional hotel density, while establishing a cap on density that can be achieved and preserving an opportunity for density bonusing for larger hotel projects. Nevertheless, participation in density bonusing remains at the discretion of the developer or applicant, who determines whether to pursue it and which available options to select.

Feedback received from industry experts also informed revisions to the proposed policy boundary and how the density exclusion would apply to comprehensive hotel developments. This included consideration of hotel amenities, such as restaurants, meeting spaces and other complementary uses, which are important components of a hotel development and contribute to the overall visitor experience. The revisions aim to ensure the policy can support these amenities as part of a comprehensive hotel development while maintaining the intent of the proposed amendments.

Letters from Engaged Parties

Tourism Calgary BLUE SKY CITY

200, 238 11 Avenue SE
Calgary, AB Canada T2G 0X8
visitcalgary.com

October 23, 2026

Infrastructure and Planning Committee
City of Calgary

Re: Supporting Proposed Amendments to the Beltline Area Redevelopment Plan to Enable Hotel Development

Dear Infrastructure and Planning Committee Members,

On behalf of Tourism Calgary, I am writing to express our support for The City of Calgary's proposed amendments to the Beltline Area Redevelopment Plan (ARP) and Land Use Bylaw to ensure Calgary's Culture + Entertainment (C+E) District and surrounding areas have the required level of hotel development.

Tourism Calgary is actively working to boost Calgary's visitor economy towards $6 billion in annual visitor spend by 2035. For us to achieve this goal and capitalize on major municipal and civic investments, such as the expanded BMO Centre and broader C+E District vision, we need to review and — when required — adjust policies to remove unnecessary barriers for investment.

Calgary faces a critical deficit of over 3,000 hotel rooms needed to support the BMO Centre, according to a study by HLT Advisory. The study noted that limited hotel supply in this area and across the city is our greatest barrier as a convention destination, putting us far behind competing North American markets with similar convention facilities and limiting our ability to attract major international events, sports, and conventions.

The proposed temporary pilot policy within the Beltline ARP directly addresses this challenge. By streamlining approvals and offering flexible, tailored regulations, the policy will build investor confidence to attract major private investment. Increasing density in the key corridors around the C+E District maximizes land utility while respecting the Beltline's residential character, ensuring major civic investments reach their full potential and supporting the Greater Downtown Plan.

Tourism Calgary is encouraged by this initial step to reduce red tape and create effective pathways for investment, and we encourage The City to advance more opportunities for hotel development across Calgary which will support a growing sector and visitor economy.

The time to enable hotel development is now. These amendments provide Calgary with the tools needed to address room deficits while allowing City Administration to monitor the progress and refine policy frameworks collaboratively with community members, hotel operators, builders and investors.

Tourism Calgary BLUE SKY CITY

200, 238 11 Avenue SE
Calgary, AB Canada T2G 0X8
visitcalgary.com

Policy advocacy and proactive municipal partnerships are vital to building a sustainable, resilient visitor economy. Tourism Calgary strongly endorses these proposed amendments and encourages the Infrastructure and Planning Committee and City Council to approve these changes to support Calgary's continued growth, competitiveness, and economic vibrancy.

Sincerely,

Alisha Reynolds
Tourism Calgary
President & CEO

October 23, 2026

Rochelle Wong
Planner, Downtown Strategy
The City of Calgary
800 Macleod Trail SE
Calgary, AB T2P 2M5

RE: Support for Proposed Amendments to the Beltline Area Redevelopment Plan to Enable Hotel Development

Dear Ms. Wong,

I am pleased to offer our strong support for The City of Calgary's proposed amendments to the Beltline Area Redevelopment Plan (ARP) and Land Use Bylaw IP2007 Centre City Districts to enable and encourage new hotel development within the Hotel Density Exclusion Policy Area boundary.

The Calgary Stampede organization's vision is "to create a world-class year-round gathering place for the community." Our organization has actively worked toward this aspiration for many years, most recently furthering our goals by constructing Western Canada's largest convention facility (the BMO Centre), being party to the land arrangements leading to the construction of the city's new Event Centre (Scotia Place) and constructing the Sam Centre, which pays homage to Calgary's Western heritage and creates a place for visitors to experience the energy of the Calgary Stampede throughout the year.

Several additional developments are proposed in the new 20-year Stampede Park Master Plan, designed in partnership with Calgary Municipal Land Corporation (CMLC) to complement the Rivers District Master Plan. These proposed developments include the potential to host field sports events in the GMC Stadium, a new "Live" entertainment district on the current site of the Saddledome, and a new Agriculture Innovation Facility that will position the Calgary Stampede as the world's premier gathering place for agriculture.

Beyond bringing people together, each of these facilities will generate significant economic impact for the city as we build Calgary's Culture + Entertainment District with our partners at CMLC.

The BMO Centre is already generating economic activity through hotel stays, restaurant meals, shopping, and transportation spending. However, a recent independent study by Evidenz Research Group indicates that its full potential is constrained by insufficient nearby hotel capacity. The study found that Calgary is not being invited to bid on most of the events surveyed because it cannot offer a committable block of 1,200–2,500 hotel rooms within easy walking distance of, or immediately adjacent to, the BMO Centre. Supporting room blocks of this size would require an estimated incremental 3,000–4,000 hotel rooms in the area, as hotels make only a portion of their inventory available for convention room blocks.

Calgary Exhibition and Stampede Limited
Box 1060, Station M, Calgary, Alberta, Canada T2P 2K8 1.800.661.1260 T 403.261.0101 F 403.265.7197 www.calgarystampede.com

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It is clear that maximizing hotel rooms in the Beltline will be essential for Calgary to achieve its full economic impact potential following on several billion dollars in infrastructure in the area, including the aforementioned projects along with the completed Stampede/Victoria Park LRT Station, the 17 Avenue roadway extension through Stampede Park, and future projects like the Green Line.

The success of a major convention, culture and entertainment district depends not only on venues and attractions, but also on the supporting hospitality infrastructure that allows visitors to stay longer and experience the district and the broader city. The City's own work on these amendments recognizes their potential to grow Calgary's visitor economy and leverage the significant public investment already made in the Culture + Entertainment District.

There is already clear private-sector interest. Three hotel developments involving Marriott brands are planned for the Culture + Entertainment District, representing more than 700 new hotel rooms. These projects demonstrate potential private investment of $1.46 billion and underscore the market's confidence in the district and the scale of investment that enabling policy can help Calgary attract.

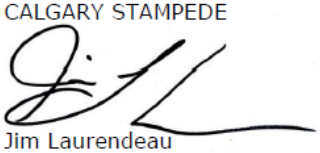
We believe The City must be innovative in how it enables this kind of investment. Calgary needs to realize an additional 3,000-4,000 hotel rooms in order to compete against other competing convention cities and support the growing demand in the BMO Centre on Stampede Park. Major cities are competing for conventions, events, visitors, talent and capital, and the policy environment matters. Where existing planning policies create barriers to investments that directly support broader economic and tourism objectives, it is important to identify thoughtful, targeted ways to remove those barriers.

The proposed amendments do exactly that. The City's approach is targeted at strategic areas where hotels and high-density development are aligned with existing planning objectives, while creating greater flexibility for hotel development. The amendments contemplate additional hotel density and adjustments to the treatment of hotel floor area in density bonusing calculations, with the objective of creating a more enabling environment for hotel investment.

Calgary Stampede therefore strongly supports the proposed hotel-related amendments to the Beltline ARP and Land Use Bylaw. We commend The City for taking a proactive approach to removing barriers to investment and ensuring a policy framework that allows Calgary to compete with other major cities for hotel development, visitors and economic opportunity.

We look forward to continuing to work with The City and CMLC to advance the Rivers District Master Plan and Calgary Stampede Master Plan to realize the full potential of Calgary's Culture + Entertainment District to the benefit of all Calgarians.

Sincerely,
CALGARY STAMPEDE



Jim Laurendeau
Executive Vice President
Park Development and Operations

October 19, 2026

Rochelle Wong
Planner, Downtown Strategy
The City of Calgary
800 Macleod Trail SE
Calgary, AB T2P 2M5

RE: Support for Proposed Amendments to the Beltline Area Redevelopment Plan to Enable Hotel Development

Dear Ms. Wong,

On behalf of Calgary Municipal Land Corporation (CMLC), I am pleased to provide our strong support for The City of Calgary's proposed amendments to the Beltline Area Redevelopment Plan (ARP) and Land Use Bylaw to enable and encourage new hotel development within and around Calgary's Culture + Entertainment District.

As steward of the Rivers District Master Plan, CMLC has worked alongside The City of Calgary, Calgary Stampede and our many public and private sector partners to advance the long-term vision for the Culture + Entertainment District. The Rivers District Master Plan established a vision for a vibrant, high-density, mixed-use district and has guided significant infrastructure, public realm and development investment in the area since it was approved in 2018.

Today, that vision is increasingly becoming reality. The expansion of the BMO Centre, the 17 Avenue SE Extension and the Victoria Park/Stampede Station rebuild, Stampede Trail and the forthcoming Scotia Place are fundamentally changing the district and creating an increasingly compelling year-round destination for Calgarians and visitors. CMLC's work in the district has been undertaken in close partnership with Calgary Stampede, including our shared efforts over the past seven years to attract hotel investment that supports the long-term vision for the area. The City's proposed amendments represent another important step in creating the conditions for the private sector to respond to that investment and momentum.

Hotels are a critical piece of that next phase of development and timing is critical. The success of a major convention, culture and entertainment district depends not only on venues and attractions, but also on the supporting hospitality infrastructure that allows visitors to stay longer and experience the district and the broader city. The City's own work on these amendments recognizes their potential to grow Calgary's visitor economy and leverage the significant public investment already made in the Culture + Entertainment District.

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There is already clear private-sector interest. Three hotel developments involving Marriott brands are planned for the Culture + Entertainment District, representing more than 700 new hotel rooms. These projects demonstrate potential private investment of $1.46 billion and underscore the market's confidence in the district and the scale of investment that enabling policy can help Calgary attract.

We believe Calgary must continue to be innovative in how it enables this kind of investment. Calgary needs to realize an additional 3000 hotel rooms in order to compete against other convention cities and support the growing demand in the BMO Centre on Stampede Park. Major cities are competing for conventions, events, visitors, talent and capital, and the policy environment matters. Where existing planning policies create barriers to investments that directly support broader economic and tourism objectives, it is important to identify thoughtful, targeted ways to remove those barriers.

The proposed amendments do exactly that. The City's approach is targeted at strategic areas where hotels and high-density development are aligned with existing planning objectives, while creating greater flexibility for hotel development. The amendments contemplate additional hotel density and adjustments to the treatment of hotel floor area in density bonusing calculations, with the objective of creating a more enabling environment for hotel investment.

This is particularly important because hotels are more than places to stay. They are economic infrastructure for a growing city. They support meetings and conventions, major sporting and cultural events and Calgary's broader visitor economy. They introduce new food and beverage, meeting and gathering spaces; generate activity throughout the day and evening; and strengthen the ecosystem of businesses and experiences surrounding major civic destinations. With the growing event and convention demand in Calgary, new hotels will help Calgary capitalize on the expanded BMO Centre and the opportunity of event, sport, entertainment and cultural activity in the district.

Significant public investment has established the infrastructure, connectivity, public realm and major civic anchors necessary for the Culture + Entertainment District to succeed. An innovative and responsive planning framework can help ensure that investment achieves its full potential by giving the private sector greater confidence and opportunity to invest alongside it.

The Rivers District Master Plan was intentionally conceived as a long-term guiding vision capable of accommodating new investment and evolving development opportunities as the district matures. Enabling additional hotel development is

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Calgary's go-to city-building placemakers

consistent with that approach and with our shared ambition for the Culture + Entertainment District.

CMLC therefore strongly supports the proposed hotel-related amendments to the Beltline ARP and Land Use Bylaw. We commend The City for taking a proactive approach to removing barriers to investment and ensuring Calgary has a policy framework that allows us to compete with other major cities for hotel development, visitors and economic opportunity.

We look forward to continuing to work with The City and Calgary Stampede to advance the Rivers District Master Plan, Calgary Stampede Master Plan and realize the full potential of Calgary's Culture + Entertainment District.

Sincerely,

Kate Thompson
President & CEO
Calgary Municipal Land Corporation

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October 20, 2026

To: The City of Calgary
P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5

Attention: Members of Infrastructure and Planning Committee

RE: Letter of Support for Proposed Land Use Bylaw Amendments to Incentivize Hotel Development

Dear Committee Members,

On behalf of the Real Estate Sector Advisory Committee (RESAC), we are pleased to express our support for Administration's recommended Land Use Bylaw amendments intended to incentivize hotel development near Calgary's Culture + Entertainment District (C+E).

RESAC believes the proposed amendments will encourage private-sector investment and improve the feasibility of new hotel developments through two important measures:

1. **Additional Density:** Providing increased density for hotel developments in strategic locations near the C+E District to improve project economics and encourage investment.

2. **Built-Form Flexibility:** Giving the approving authority discretion to relax built-form requirements to accommodate hotel brand-specific design and operational standards, reducing regulatory barriers to development.

These amendments will help address Calgary's identified need for approximately **3,000 additional hotel rooms**, supporting the continued growth of tourism, conventions, and major events while leveraging the significant public investments already made in the C+E District.

Importantly, these regulatory changes have the potential to stimulate significant private-sector hotel investment **without requiring additional City budget expenditures**.

Thank you for your continued commitment to fostering an investment-friendly environment in Calgary.

Sincerely,

Real Estate Sector Advisory Committee (RESAC)

Hannes Kovac
Chair RESAC
President & CEO
OPUS Corporation
hk@opuscorp.ca

Trent Edwards
Co-Chair RESAC
President, Canada Land & Housing
Brookfield Residential
trent.edwards@brookfieldpropertiesdevelopment.com

Calgary Hotel Association

October 22, 2026

Attention: Infrastructure & Planning Committee, City of Calgary

Re: Proposed Amendments to the Beltline Area Redevelopment Plan to Support New Hotel Development

Dear Committee Members:

On behalf of the Calgary Hotel Association and our members, we are writing to express our support for the City of Calgary's proposed amendments to the Beltline Area Redevelopment Plan (ARP) and Land Use Bylaw. We appreciate the City's efforts to enable hotel development that will support our collective vision of achieving a $6B visitor economy by 2034.

The City of Calgary, the Governments of Alberta and Canada and the private sector have made significant investments in Calgary's tourism, convention and sport infrastructure. This infrastructure is critical to achieving our vision, as are the policies that support continued investment. We know that capturing the opportunity presented by the BMO Centre and the Culture & Entertainment District will require further hotel development. We also know that this development must be part of a broader strategy to drive visitor demand year-round. The CHA is currently evaluating demand requirements, as well as the phasing of, and triggers for, new hotel development. We are confident that the outputs will offer further insight into Calgary's hotel room inventory requirements and will help inform opportunities to develop additional favourable policies and support developer decision making.

We particularly appreciate the language in the proposed amendments that provides opportunity to apply the exemptions to hotel development that is adjacent to, but outside, the recommended boundary. This will ensure that comparable investments in new hotel development have equitable access to the expected benefits of the policy changes. We would also suggest that the City, along with hotel and tourism partners, formally assess the impact of the amendments after the first year of the pilot. This will help us understand if the policy is achieving its intended outcomes and provide an opportunity to identify further changes that would support new hotel development and the growth of our visitor economy.

The CHA encourages the Infrastructure and Planning Committee and Calgary City Council to approve the proposed amendments. We would also welcome the opportunity to work with the City to complete a formal, multistakeholder review of the pilot after the first year of implementation.

805 – 635 8th Ave SW Calgary, AB T2P 3M3

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Calgary Hotel Association

We appreciate our strong municipal/industry partnership and look forward to further opportunities to participate in responsive, proactive planning in support of a vibrant and competitive visitor economy.

Yours truly,

Myka Osinchuk, CEO
Calgary Hotel Association

805 – 635 8th Ave SW Calgary, AB T2P 3M3

Calgary TELUS Convention Centre

120 9th Avenue SE
Calgary, Alberta
Canada T2G 0P3

1 (403) 261-8500
info@calgary-convention.com
calgary-convention.com

October 15, 2026

To: Downtown Strategy Team via email: downtownstrategy@calgary.ca

Re: Letter of Support for the Proposed City of Calgary Policy Amendments for Hotel Development

As President and CEO of the Calgary TELUS Convention Centre, I am pleased to provide this letter of support for the proposed policy amendments by the City of Calgary's Downtown Strategy team that will help enable hotel development in the Beltline Area. Calgary is experiencing continued growth as a destination for business travel, major events, conferences, and international conventions. However, we continue to see a deficit when it comes to hotel capacity. As the city strengthens its position in this space the demand for high-quality hotel accommodations continues to increase, especially in our downtown core.

This policy amendment will allow private investment to continue investing in much-needed hotels to help serve the convention and business events industry, particularly around the BMO Centre, while supporting the overall business events sector in the City of Calgary.

Beyond increasing hotel capacity, this project would contribute significantly to the vitality of downtown Calgary. This investment would support economic growth, create employment opportunities, increase visitor spending, and generate positive impacts for restaurants, retail businesses, entertainment venues, and tourism operators throughout the city.

Once again, I strongly support the proposed hotel-enabling policy amendments and believe it will make a meaningful contribution to further attracting business events into Calgary while strengthening economic growth, visitor economy, and international competitiveness.

Sincerely,

Kurby Court
President & CEO

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NEIGHBOURHOODS BELTLINE ASSOCIATION

September 4, 2026

The City of Calgary
Community Planning, Planning and Development Services
800 Macleod Tr. SE
Calgary, Alberta T2P 2M5

ATTN: Rochelle Wong, Planner, Downtown Strategy, City of Calgary

RE: Proposed Amendments to the Beltline ARP Parts 1 & 2 and Land Use Bylaw 1P2007 Centre City Districts for Hotel Developments

On behalf of the Beltline Neighbourhoods Association (BNA) and our Beltline Urban Development Committee (BUDC), we are writing in response to the above-referenced proposed density ARP changes. The BUDC has reviewed the materials shared by the Downtown Strategy Team and is appreciative to have met with members of the team in July to discuss the proposed changes.

Impactful Role of Density Bonusing in the Beltline
Density bonusing policy has played an important role in the continued success of the Beltline today. It has enabled numerous new development projects to move forward with the financial benefit of additional density while offsetting the pressures of said density on the local community with a range of local benefits including heritage preservation, affordable housing, and public realm improvements to parks and streetscapes through the Beltline Community Investment Fund (BCIF).

Within and directly adjacent to the proposed hotel floor exemption area alone BCIF has enabled transformational improvements to public safety through CPTED, the quality of life of the community, and the development potential within the Beltline. These tangible improvements include revitalizing the CPKC underpasses along 1 St SW, 4 St SW, and 5 St SW ($3.4M); revitalizing Central Memorial and Humpy Hollow Parks ($4.2M); and major streetscape improvements to 17 Ave ($4M) from Macleod Trail to 14 St SW.

In proposing potentially significant density bonus carve outs for hotel developments in the Beltline, the City risks undermining what has been a very successful policy, both for developers and for the community, over the long term.

Support for a fair approach
While we appreciate the planning rationale for some floor area exemptions to accommodate the unique requirements of hotel developments, it is, however, critical that any exemptions remain fair and are applied in such a way that hotel developments will still contribute proportionally for bonus density. We understand that developing high-quality hotel projects may inherently come with greater risk to applicants. We are generally supportive of strategies that would seek to offset this risk and

encourage meaningful and important investment. However, the goal should be to level the playing field with residential developments, not to subsidize hotel developments at the expense of the community.

Alternatively, if the City believes strongly enough in the business case for subsidizing bonus density on new hotel developments in the C+E District, we propose that it do so by temporarily redirecting the property tax revenue from these developments back into the BCIF to compensate for any lost density bonus contributions from these proposed exemptions.

Closing

In summary, the Beltline Neighbourhoods Association supports the development of hotels within the Beltline and recognizes the unique challenges for these projects, however, we strongly discourage implementing drastic floor area exemptions that would effectively exempt hotel developments from contributing fairly to the successful density bonusing options in the Beltline. We believe a balance can be struck for a fair approach that continues to benefit both development and the community.

Sincerely,

Tyson Bolduc
Director of Planning and Urban Development
Beltline Neighbourhood Association

October 15, 2026

Mayor and Members of City Council
The City of Calgary
Calgary, Alberta

Re: Support for Beltline Policy Amendments to Enable Hotel Development

Dear Mayor and Members of Council,

On behalf of Travel Alberta, I am pleased to express our support for the City of Calgary's proposed Beltline policy amendments to encourage hotel development in and around the Culture + Entertainment District.

Alberta has set an ambitious goal of growing annual visitor expenditures to $25 billion by 2035. Reaching that target will require more than attracting additional visitors; it will also require investment in the places they stay and the experiences that motivate them to travel. Based on our demand forecasts, Travel Alberta has identified a need for approximately 7,000 additional hotel rooms across the province by 2035 to accommodate projected peak-season demand. This is a provincial estimate, not a Calgary-specific allocation, but it illustrates the scale of the accommodation challenge and the importance of enabling investment in Alberta's major gateway cities.

Calgary is central to Alberta's growth ambitions. As a major international gateway and a leading destination for business and leisure travel, conventions and events, the city attracts visitors who generate economic benefits well beyond Calgary. In 2025, Calgary welcomed approximately 10.5 million visitors and generated more than $3.3 billion in visitor spending. Continued growth will depend, in part, on ensuring sufficient accommodation capacity in the right locations, of the right quality, and across a range of visitor needs.

Hotels are not simply a supporting service; they are essential infrastructure for a competitive visitor economy that serves multiple economic sectors and enhances residents' quality of life. Available room supply can determine whether a destination can secure a major convention, accommodate peak event demand, extend visitor stays, and convert visitor interest into spending at restaurants, attractions, and local businesses. For meeting planners in particular, access to hotel rooms close to convention and event venues is a material consideration when selecting a host city.

400-1601 9 Avenue SE, Calgary, Alberta, Canada T2G 0H4 | T 403-648-1000 | F 403-648-1111 | travelalberta.com | industry.travelalberta.com
Travel Alberta is the destination management organization of the Government of Alberta | Headquartered on Treaty 7 territory and Métis Region 3

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The City's significant investment in the Culture + Entertainment District, including the expanded BMO Centre and new event centre, creates an opportunity to strengthen Calgary's position as a year-round destination for conventions, culture and entertainment. Additional hotels nearby will help Calgary compete for larger events and realize more of the economic return from these public and private investments.

From our work with tourism investors and developers, we know that hotel projects, particularly full-service properties, face distinct design, operating and financing considerations. Guest amenities, meeting space and back-of-house requirements can affect the amount of floor area needed to make a project viable. Clear, predictable and appropriately flexible land-use policies can help reduce development uncertainty and encourage private capital to move forward.

For these reasons, we view the proposed temporary exclusion of hotel density as a practical and targeted way to improve conditions for new hotel investment in the district. It aligns with a broader provincial priority: expanding the accommodation capacity needed to support forecast tourism demand and ensure communities can capture the value of visitor-economy growth. Travel Alberta supports Council in advancing these amendments. They represent an important opportunity to strengthen Calgary's competitiveness, maximize the value of existing destination investments and contribute to Alberta's long-term visitor economy ambitions.

Sincerely,



Jon Mamela
Chief Commercial Officer
Travel Alberta

400-1601 9 Avenue SE, Calgary, Alberta, Canada T2G 0H4 | T 403-648-1000 | F 403-648-1111 | travelalberta.com | industry.travelalberta.com
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VICTORIA PARK
urban calgary

October 20, 2026
Chair and Members, Infrastructure and Planning Committee
Mayor Farkas and Members of Council
The City of Calgary c/o Office of the City Clerk
Downtown Strategy, City of Calgary

Re: Support for Policy Amendments Supporting the Culture + Entertainment District by Enabling Hotels – Beltline Area Redevelopment Plan Parts 1 & 2 and Land Use Bylaw 1P2007 Centre City Districts

Dear Chair, Mayor Farkas and Members of Council,
On behalf of the Victoria Park Business Improvement Area (BIA), whose boundaries include the Culture + Entertainment District, I am writing in support of the proposed amendments to the Beltline Area Redevelopment Plan (Parts 1 and 2) and Land Use Bylaw 1P2007 that would introduce a temporary hotel density exclusion and allow the Development Authority to consider building massing and separation relaxations for hotel development. We ask that Committee recommend approval, and that Council adopt the amendments at the Public Hearing on December 8, 2026.

Why this matters to Victoria Park

The Culture + Entertainment District is located within the Victoria Park BIA, and the proposed Hotel Density Exclusion Policy Area covers much of our district. These amendments are, in a very direct sense, about our members' streets. Our members restaurants, bars, retailers, service businesses and cultural operators depend on people being on the street before and after events, across every day of the week and every season of the year. Hotel guests are among the most valuable of those visitors: they stay longer, they eat and drink locally, and they bring activity to the evening and the shoulder hours that office and event traffic alone do not sustain.

The city and its partners have made historic public investments within Victoria Park: the BMO Centre expansion, Scotia Place, the 17 Avenue SE Extension and Victoria Park/Stampede Station rebuild. The City's own figures show the opportunity more than 10.5 million visitors and $3.3 billion in visitor spending in 2025, and 159 downtown conventions and events generating $241 million in economic impact. Yet *Tourism Calgary has identified a need for roughly 3,000 additional hotel rooms near the BMO Centre for Calgary to compete for major conventions*. Without those rooms, the return on these public investments will be capped, and much of the visitor spending they generate will leave the neighborhood at the end of each event.

Why we support the approach

Hotels are complex, brand-driven building types with demanding requirements for floor plates, amenities, meeting space and back-of-house operations. Today those requirements can push otherwise well-located hotel projects into lengthy land use amendments, added risk and higher soft costs. The proposed amendments respond to that reality in a measured way:

- **Targeted geography.** The exclusion applies only where the Beltline ARP already envisions higher-density, larger-scale mixed-use buildings and already supports hotel use.
- **Hotel uses only.** Non-hotel components of mixed-use projects remain subject to existing density policy.
- **Temporary pilot.** The exclusion is framed as a time-limited catalyst during a period of major investment in the district, with the opportunity to evaluate results.
- **No automatic approvals.** Every application continues through the full Development Permit process.

This is the kind of predictable, outcome-focused policy our members and prospective investors need to commit to Victoria Park.

Responding to the Beltline Neighbourhoods Association

The Beltline Neighbourhoods Association (BNA) has asked residents to oppose these amendments. We share the BNA's respect for density bonusing and the Beltline Community Investment Fund (BCIF), which have delivered real improvements in and around our district. But the BNA's central arguments do not hold up, and we ask Committee and Council to weigh them carefully.

Claim: hotels are already permitted and already being built, so no incentive is needed. Permission is not feasibility. The example the BNA cites the Residence Inn at 5 Street and 10 Avenue SW, opened in 2019 is a single project in the west Beltline that predates the pandemic. It is not evidence that the market will deliver the roughly 3,000 rooms needed near the BMO Centre. The BNA's own campaign concedes that the public investments in Scotia Place and the BMO Centre have not, to date, attracted significant private hotel investment in the district. That is precisely the problem these amendments are designed to solve. The BNA's September letter to the City also acknowledges that hotel projects carry greater risk and face unique challenges.

Claim: the amendments come at the expense of the community. Bonus contributions are only paid on buildings that get built. On the sites in question many of them vacant lots and surface parking today, the realistic alternative to a catalyzed hotel is not a hotel paying full bonusing; it is no hotel and no contribution at all. The safeguards are also substantial: the exclusion is temporary, limited to a defined policy area, applies only to hotel uses (non-hotel components of a mixed-use project still pay), and the City is evaluating a cap so the largest hotels would continue to earn bonus density through community amenities. New hotels also strengthen the non-residential tax base and bring the foot traffic that sustains the businesses residents rely on.

Claim: hotels should be on a level playing field with residential. The amendments apply the same logic already used for housing. The Beltline ARP partially excludes three-bedroom residential units from floor area calculations to encourage family housing; the hotel exclusion applies that established tool to a different public priority. Hotels also carry large amounts of non-revenue floor area lobbies, meeting rooms, circulation and back-of-house that inflates density calculations without adding rentable space the way residential floor area does. Treating the two identically would not be a level playing field; it would be a structural disadvantage for hotels.

Claim: if hotels deserve a subsidy, the City should fund them directly or redirect their property taxes to the BCIF. The exclusion is not a cash subsidy. No money leaves the City and no tax dollars are diverted; it removes a regulatory cost on development that is not otherwise happening. The BNA's alternative earmarking a hotel's property taxes for one community's fund would be a genuine direct subsidy drawn from general revenue that serves all Calgarians, and a far more unusual precedent than a temporary, targeted density tool.

We do agree with the BNA that the pilot should be measured. Our recommendation below that Council require reporting on outcomes, including any bonus contributions forgone, would give the community the transparency it is asking for without stalling the hotels the district needs now.

Recommendations as the amendments are finalized

We offer the following for consideration as Administration finalizes the scope of the exclusion:

1. **Include street-facing hotel amenities.** Ground-floor restaurants, cafés, bars and retail operated as part of a hotel should be eligible for the exclusion. These are the spaces that activate sidewalks and support the neighborhood's night-time economy, and they should be encouraged rather than squeezed out by floor area limits.
2. **Retain a cap that preserves community benefit.** We support a capped exclusion, so that the largest projects continue to earn bonus density through public amenities, public art, publicly accessible space or the Beltline Community Investment Fund. Catalyzing hotels and maintaining public benefit are compatible goals.
3. **Keep the public realm in the frame.** Where massing and separation relaxations are granted, we encourage the Development Authority to continue expecting active frontages, weather protection, quality materials and good pedestrian experience at grade.
4. **Define and report on the pilot.** We recommend a clear sunset or review date, together with simple measures rooms approved and built, applications received, approval timelines, bonus contributions forgone and street-level outcomes reported back to Council so the tool can be adjusted, extended or retired on evidence.

A partner in implementation

The Victoria Park BIA works every day to make this district a place people want to visit and return to through placemaking, public realm advocacy and programming such as Night Ligh. New hotels will multiply the impact of that work and of the City's investments within our boundaries. We look forward to working with Administration, Tourism Calgary, the Culture + Entertainment District and hotel proponents to make sure new hotels are well connected to the streets, businesses and community that surround them. Thank you for your consideration. I would welcome the opportunity to speak to this letter at Committee or at the Public Hearing.

Sincerely,



David Low
Executive Director
Victoria Park Business Improvement Area
david.low@victoriapark.org
403.650.5068

CALGARY CHAMBER OF COMMERCE
AMPERSAND EAST SUITE 410, 112 4 AVE SW, CALGARY, AB T2P 0H3
403 750 0400 | CALGARYCHAMBER.COM

City of Calgary
Mayor and Members of Council

Re: Letter of Support – Proposed Beltline Policy Amendments to Enable Hotel Development

Dear Mayor and Members of Council:

On behalf of the Calgary Chamber of Commerce, I am pleased to provide this letter of support for the proposed amendments to the Beltline Area Redevelopment Plan to encourage additional hotel development near Calgary's Culture + Entertainment District (C+E). By affirming the importance of hotel development in the Beltline, temporarily excluding eligible hotel floor area from density calculations up to a specified cap, and allowing the Development Authority to consider relaxations to built form requirements, these amendments will help create the conditions for new hotel investment in downtown Calgary. This represents an important opportunity to strengthen Calgary's visitor economy, attract private investment and maximize the economic benefits of significant public investments in the district.

A competitive business environment depends on clear and predictable regulations that encourage investment, support economic growth and enable businesses to respond to emerging market opportunities.

Calgary's visitor economy is an important contributor to our city's economic prosperity. In 2025, Calgary welcomed 10.5 million visitors, generating more than $3.3 billion in visitor spending and supporting businesses across the hospitality, retail, food services, transportation and entertainment sectors.

As Calgary continues to grow as a year-round destination for conventions, major events and tourism, hotel capacity will be essential. Hotel availability near convention facilities and major attractions is influence event organizers when selecting host cities. Expanding hotel capacity near the C+E will strengthen Calgary's ability to attract larger conventions and events, encourage longer visitor stays and increase spending at surrounding businesses.

Additional hotel development can also strengthen Calgary's municipal tax base by increasing non-residential assessment values and generating ongoing property tax revenues. Increased visitor activity will further support surrounding businesses and contribute to a more vibrant commercial district. With growing infrastructure and service demands, attracting new private investment is an important part of supporting long-term fiscal sustainability.

Predictable and flexible land use regulations are essential to maintaining Calgary's competitiveness. Full-service hotels have unique design, operational and financing requirements, including additional floor area for guest amenities and services. The proposed temporary hotel density exclusion would provide greater flexibility for eligible projects by excluding qualifying hotel floor area from density calculations. This targeted approach can help reduce development barriers, improve project feasibility and create more favourable conditions for private investment.

The Chamber recognizes the importance of ensuring Calgary's significant investments in the C+E translate into lasting economic returns. Supporting additional hotel development will help attract visitors, strengthen surrounding businesses and contribute to a vibrant, economically productive district. It will also reinforce Calgary's reputation as an attractive destination for business, investment and tourism.

For these reasons, the Calgary Chamber of Commerce strongly supports the proposed Beltline policy amendments to enable hotel development near the Culture + Entertainment District. These changes will

help unlock private investment; support Calgary's growing visitor economy, strengthen the municipal tax base and contribute to the city's long-term economic competitiveness.

We appreciate the City's consideration of these amendments.

Sincerely,



Ruhee Ismail-Teja
Vice President, Policy and External Affairs
Calgary Chamber of Commerce

About the Calgary Chamber of Commerce

The Calgary Chamber exists to empower our business community to advance a prosperous Calgary and Canada. As the convenor and catalyst for a vibrant, inclusive and prosperous business community, the Chamber works to build strength and resilience among its members and position Calgary as a magnet for talent, diversification and opportunity. As an independent, non-profit, non-partisan organization founded in 1891, we build on our history to serve and advocate for businesses of all sizes, in all sectors across the city.



Supporting the Culture and Entertainment District by Enabling Hotels

IP2026-1002
2026 November 4

Recommendations

That the Infrastructure and Planning Committee:

1. Forward this report to the 2026 December 8 Public Hearing Meeting of Council; and

That the Infrastructure and Planning Committee recommend that Council:

1. Give three readings to the proposed bylaw to amend the Beltline Area Redevelopment Plan (Attachment 1); and

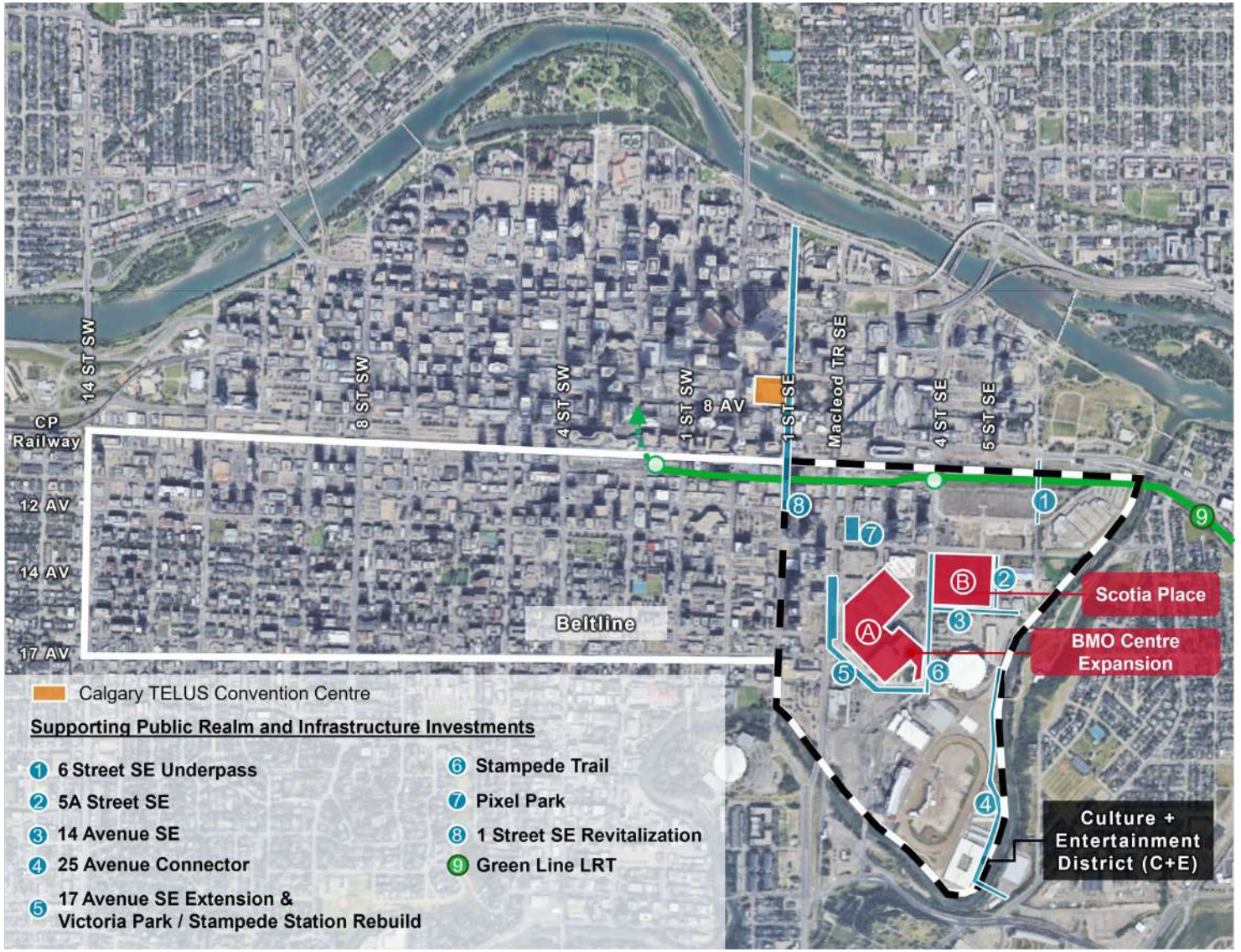
2. Give three readings to the proposed bylaw to amend Bylaw 1P2007, the Land Use Bylaw (Attachment 2).

Background

The recommendations support implementation of the Council-approved Greater Downtown Plan by improving the regulatory environment to attract investment.



Public Investments in The C+E Created New Opportunities



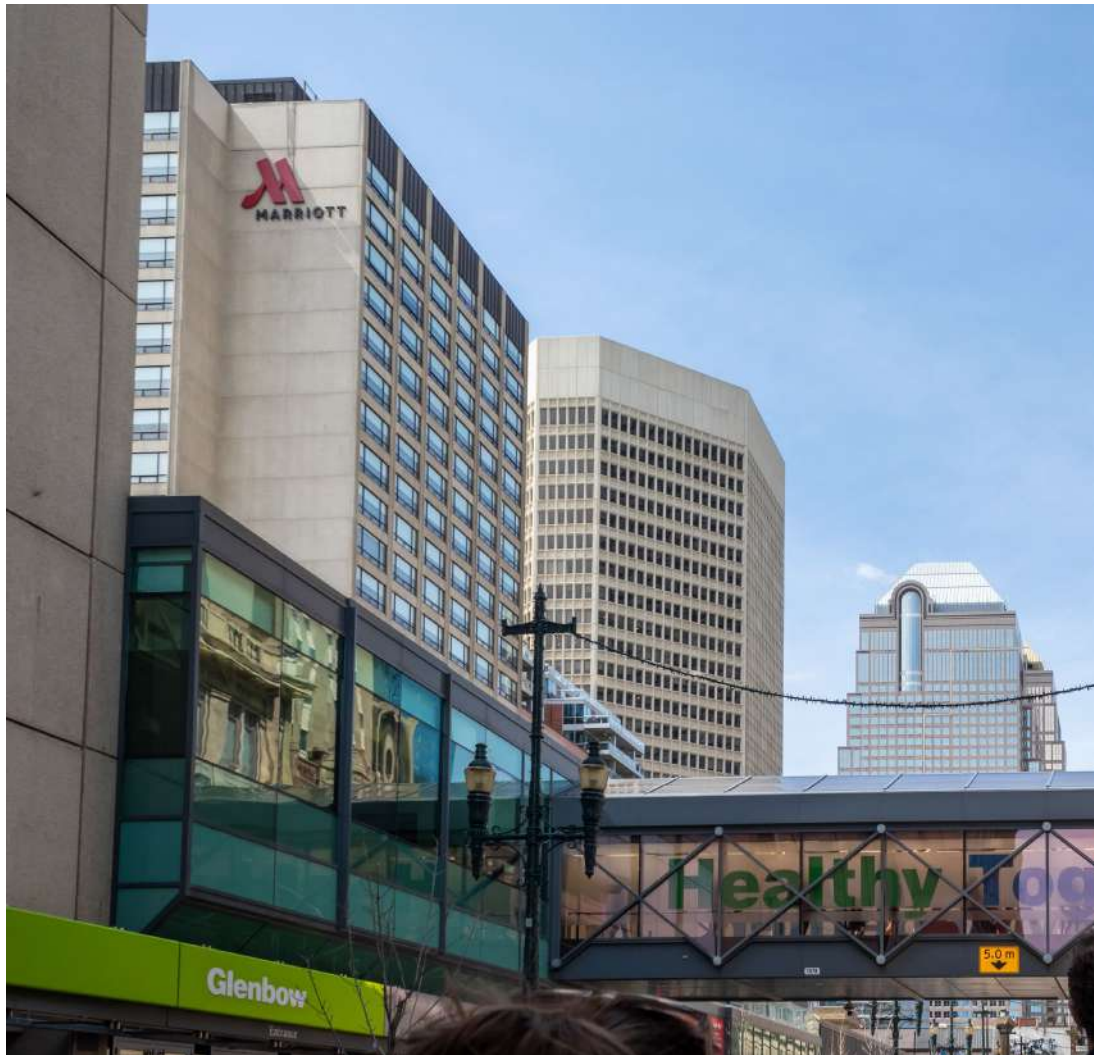






Hotels Help Unlock the Full Potential of The C+E

- Hotel availability near convention facilities helps attract conventions and events.
- Tourism Calgary has identified that hotel supply remains a key constraint to future convention and event growth.
- Tourism Calgary estimates approximately 3,000 additional hotel rooms are needed near the C+E.



Hotels Support a Growing Visitor Economy



2025 Calgary Visitor Economy

10.5M
Visitors

$3.3B
Visitor spending

84,000
Jobs supported

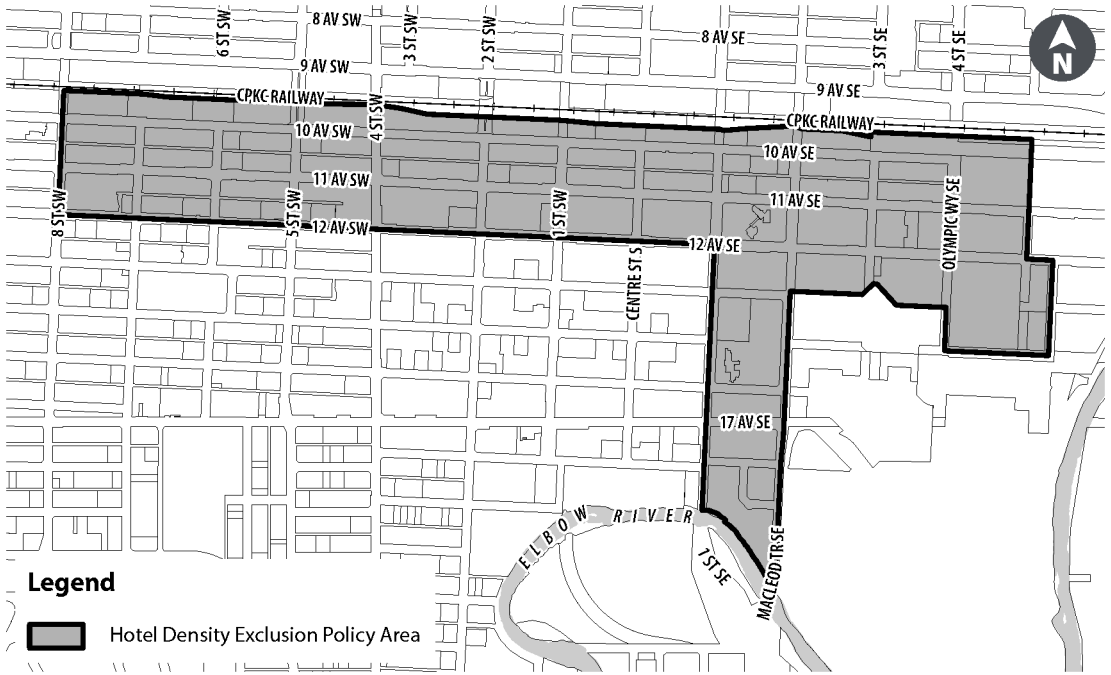
$241M
Economic impact from 159 downtown conventions and events hosted

The Complexity of Hotel Developments

- Hotels have unique design, operational, and financing requirements, requiring coordination with hotel brands and hotel operators that establish standards for project design.
- Full-service hotels need more space to accommodate guest amenities and back-of-house areas.
- Meeting brand requirements within existing policies and bylaws may require additional planning approvals and negotiations, which can create risks to hotel projects.
- Clear, predictable land use regulations can improve investor confidence and attract hotel investment.

Proposed Temporary Hotel Density Exclusion

- The proposed density exclusion would allow up to 8 floor area ratio (FAR) of space used for hotel purposes to be excluded from density and density bonusing calculations.
- The proposed hotel density exclusion would apply only to designated mixed-use areas, where the Beltline Area Redevelopment Plan (ARP) already anticipates higher-density developments and larger buildings.
- The proposed exclusion would be introduced as a pilot. Administration will review the proposed policies by Q4 2031.



Recommendations

That the Infrastructure and Planning Committee:

1. Forward this report to the 2026 December 8 Public Hearing Meeting of Council; and

That the Infrastructure and Planning Committee recommend that Council:

1. Give three readings to the proposed bylaw to amend the Beltline Area Redevelopment Plan (Attachment 1); and

2. Give three readings to the proposed bylaw to amend Bylaw 1P2007, the Land Use Bylaw (Attachment 2).

Public Submission

CC 968 (R2026-04)

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First name [required]	Paul
Last name [required]	Cahill
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Nov 4, 2026

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

[required] - max 75 characters	Policy amendments support the Culture and Entertainment District by enablin

Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	2026-10-27 - Marriott Letter of Support - Enabling Hotels.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

Marriott Hotels of Canada
2425 Matheson Blvd. East Suite 100
Mississauga, Ontario L4W 5K4
paul.cahill@marriott.com

October 28, 2026

RE: Letter of Support City of Calgary's Proposed Policy Amendments to Enable Hotel Development Supporting the Culture and Entertainment District

Marriott International ("Marriott") welcomes the opportunity to support the Beltline Area Redevelopment Plan amendments and related land use regulation changes intended to support future hotel development in downtown Calgary. Marriott recognizes the City of Calgary's ("City") efforts to ensure its planning framework continues to evolve in a manner that reflects market realities, supports investment, and advances long-term economic growth.

Calgary is an important market for Marriott, and we remain confident in the city's long-term outlook as a destination for business, leisure, meetings, and events. Across our portfolio, Marriott-branded hotels serve a broad range of travelers and contribute to Calgary's visitor economy. Our longstanding relationships with Owners and Franchisees in Calgary, together with projects in the planning phase, reflect our continued commitment to the market and confidence in Calgary's future growth.

Through our experience working with owners, developers, and hotel operators around the world, we understand that successful hotel development requires careful consideration of both financial feasibility and operational functionality which is essential to delivering high-quality guest experience and supporting long-term business performance.

Planning policies that recognize these operational requirements can provide greater certainty for investors while helping ensure projects meet both market expectations and community objectives. This certainty is particularly valuable for mixed-use developments that may combine hotels with residential, retail, entertainment, and other complementary uses.

Marriott supports a policy framework that encourages investment while advancing the City's broader objectives for downtown revitalization and the continued growth of the Culture + Entertainment District. Policies that appropriately accommodate hotel development can help expand Calgary's accommodation inventory and enhance the city's ability to attract visitors, conventions, major events, cultural programming, and tourism-related activity. The proposed amendments are intended to support these objectives within Calgary's broader downtown planning framework.

We appreciate the City's engagement with stakeholders throughout this process and its efforts to better understand the unique requirements of the hospitality sector. A planning framework that provides clarity, flexibility, and consistency will help support informed investment decisions and contribute to Calgary's continued evolution as a vibrant urban destination.

Marriott Hotels of Canada
2425 Matheson Blvd. East Suite 100
Mississauga, Ontario L4W 5K4
paul.cahill@marriott.com

Marriott remains committed to Calgary and looks forward to continuing to work with our development partners, the City, and the broader community to support the growth of a dynamic and thriving hospitality sector that benefits residents, visitors, and businesses alike.

Sincerely,



Paul Cahill

Chief Operations Officer, Canada

Public Submission

CC 968 (R2026-04)

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First name [required]	Mark
Last name [required]	Younadam
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Nov 4, 2026

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

[required] - max 75 characters	Item 7.2 - Supporting the C+E Districts by Enabling Hotels, IP2026-1002

Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Accor Letter of Support Calgary Hotel Enabling Amendments.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

October 27, 2026

Downtown Strategy Team
The City of Calgary
downtownstrategy@calgary.ca

Re: Support for Proposed Hotel Enabling Amendments to the Beltline Area Redevelopment Plan

To the Downtown Strategy Team:

Accor supports the City's proposed amendments to the Beltline Area Redevelopment Plan, Parts 1 and 2, and to Land Use Bylaw 1P2007 to enable hotel development in the Greater Downtown. We encourage the Infrastructure and Planning Committee and Council to approve them.

Calgary needs more hotel rooms, and a wider range of quality to go with them. The expanded BMO Centre, Scotia Place, the Calgary Stampede and the city's cultural investments are generating visitor demand that current hotel supply can't absorb. Conventions follow rooms. Without more capacity near these venues, Calgary competes for major events with one hand tied.

Hotels are long term, capital intensive investments. Brand and operating standards shape much of the building: meeting space, food and beverage, guest amenities and back of house. Excluding eligible hotel floor area from density calculations, and allowing design relaxations case by case, reflects how hotels are actually built and financed. That clarity gives owners and investors the confidence to commit capital and to grow alongside their operating partners.

Accor has been part of Calgary for more than a century through the Fairmont Palliser, and we're working with local partners on new hotels in the Greater Downtown. City Administration deserves credit for this work. Council's support will help unlock the next wave of hospitality investment in Calgary.

Sincerely,

Mark Younadam

Mark Younadam
Vice President Development, Luxury West
Accor
Mark.YOUNADAM@accor.com

Public Submission

CC 968 (R2026-04)

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First name [required]	Greg
Last name [required]	Newton
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	No
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Nov 4, 2026

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

[required] - max 75 characters	Supporting the Culture and Entertainment District by enabling hotels

Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Infrastructure and Planning Meeting 11042026.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	


CS
Calgary Stampede

Walkable hotel capacity gates convention center meetings

For meetings that require the convention center, the room block has to fit within walking distance before any attribute is weighed — capacity acts like a table stake the ratings don't capture.

WHAT WALKABLE HOTEL CAPACITY MEANS

The committable room block — often 1,200–2,500 peak rooms — that a destination can place in one or a few hotels within an easy walk of the convention center. It is a count of usable, contractable rooms in the right place, not a measure of hotel quality or total metro inventory.

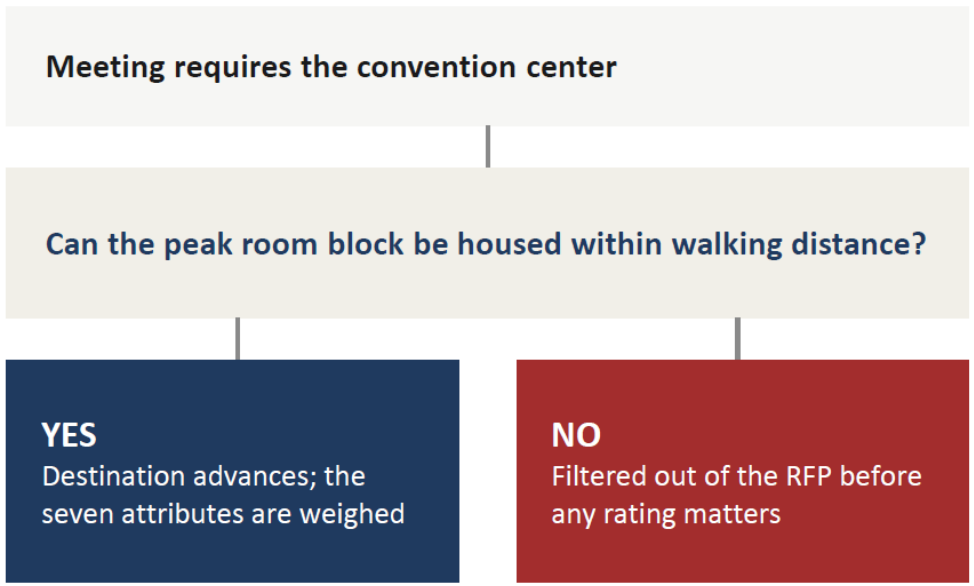
WHY IT ACTS AS A GATE

Meeting planners apply the capacity test before the attributes are ever compared. A destination that cannot field the walkable block is filtered out of the RFP at the start — its scores on cost, facilities, partnership, or appeal never enter the decision. The gate is pass/fail, which is why it does not surface as one of the seven rated attributes.

ONLY WHEN THE CONVENTION CENTER IS IN PLAY

Self-contained hotel meetings house rooms, sessions, and exhibits under one roof, so this gate never applies to them. It is unique to convention-center business — and it operates upstream of every rating the study collects.

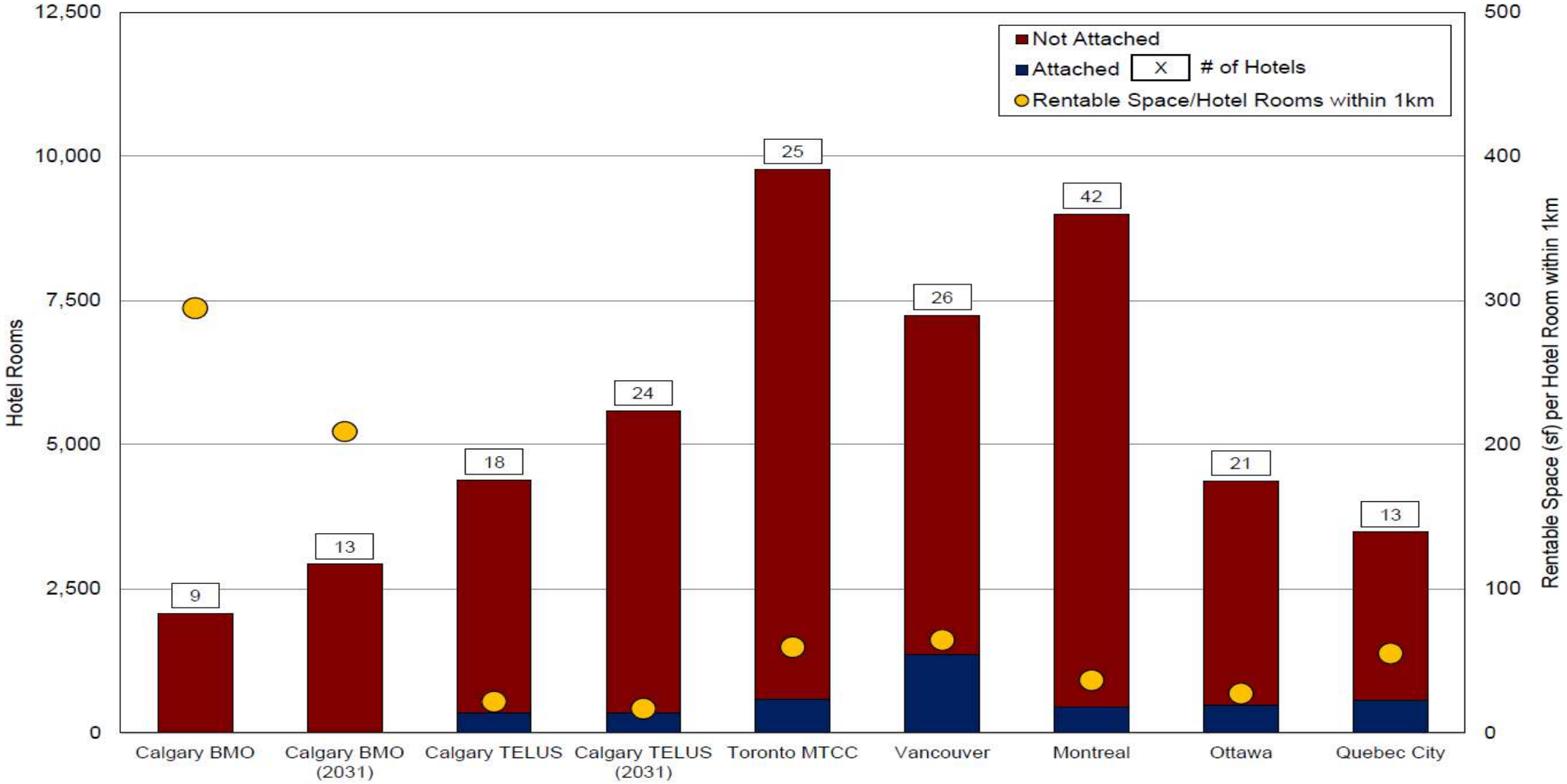
HOW THE GATE WORKS



In the final report: a detailed treatment of this gate — how it is defined, where the thresholds sit, and how it shapes short-list inclusion for large meetings.

Copyright 2026 Evidenz Research Group

Comparable Convention Centres – Hotel Rooms (>75 rooms) within 1 KM



Source: HLT Advisory Inc. based on CoStar hotel data.
Note: The InterContinental Montreal is a 357 room hotel attached to the Montreal Convention Centre and under renovation until late 2027. It is not included above.

Public Submission

CC 968 (R2026-04)

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First name [required]	Alex
Last name [required]	Sarian
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Nov 4, 2026

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

[required] - max 75 characters	Item 7.2 - Supporting the Culture and Entertainment District by Enabling Ho

Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	2026Oct30_CityCouncil_LetterofSupport.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

Werklund Centre

October 30, 2026

Mayor Jeromy Farkas and Members of Calgary City Council
The City of Calgary

Re: Support for Proposed Amendments to the Beltline Area Redevelopment Plan and Land Use Bylaw to Enable Hotel Development (IPC2026-1002)

Dear Mayor Farkas and Members of Council,

On behalf of Werklund Centre, I am pleased to express our strong support for the proposed policy amendments intended to encourage hotel development in and around Calgary's Culture + Entertainment District.

As Calgary undertakes one of the most ambitious periods of cultural infrastructure investment in its history, we have an extraordinary opportunity to ensure that these investments deliver lasting benefits for our city, its residents, and the visitors we welcome.

At Werklund Centre, we are currently delivering the largest cultural infrastructure project in Canadian history, a transformation that will expand our capacity to serve artists, audiences, and communities while contributing to the revitalization of downtown Calgary. Together with the transformation of Olympic Plaza, the expansion of the BMO Centre, and other major investments across the district, these projects represent a remarkable commitment to Calgary's cultural and economic future.

But building extraordinary destinations is only part of the equation. Their long-term success depends on the communities, businesses, amenities, and infrastructure that surround them.

Additional hotel capacity will strengthen Calgary's ability to welcome touring artists, cultural organizations, conference delegates, and visitors from across Canada and around the world. It will encourage longer stays, support local businesses, and create opportunities for more people to experience the extraordinary cultural life of our city.

Importantly, these benefits extend well beyond tourism. A vibrant downtown contributes to the quality of life of all Calgarians, strengthening our sense of community, supporting employment, and creating the conditions for arts, culture, and commerce to thrive together.

We believe thoughtful public policy has an important role to play in unlocking the full potential of the investments already underway. By encouraging complementary private-sector development, these amendments represent a practical opportunity to build on Calgary's momentum while supporting the long-term vitality of the Culture + Entertainment District.

Werklund Centre is proud to be part of this extraordinary chapter in Calgary's evolution, and we commend City Council and Administration for their continued commitment to creating a downtown that is welcoming, vibrant, and economically resilient.

We strongly encourage Council to approve the proposed amendments.

Sincerely,

Alex Sarian
President & CEO
Werklund Centre

CONTEMPORARY CALGARY

701 ELEVENTH STREET SW
CALGARY, AB T2P 2C4

403.770.1350
INFO@CONTEMPORARYCALGARY.COM

October 27, 2026

Thom Mahler
Director, Downtown Strategy
The City of Calgary
downtownstrategy@calgary.ca

Re: Support for policy amendments to enable hotel development

Dear Thom,

On behalf of Contemporary Calgary, I am pleased to express our support for the City of Calgary's proposed policy amendments to enable hotel development in the Beltline and strengthen the visitor economy across our Greater Downtown.

Calgary is at an extraordinary moment. Contemporary Calgary is one of three major cultural infrastructure projects that together represent nearly $1 billion in investment in our city's arts and cultural future. Over the coming years, these projects will create remarkable new places for people to gather, experience art and culture, and connect with one another. Together, they are helping to create a cultural destination that stretches from the East Village to the west end of downtown.

At Contemporary Calgary, our transformation of the Centennial Planetarium will bring a world-leading destination for modern and contemporary art to our community. By 2030, we anticipate welcoming visitors to the world's first LED dome dedicated to contemporary art—a space that will offer experiences unlike any other and draw audiences and artists from across Canada and around the world. Our plans also include a significant event centre atop our expanded facility, creating additional opportunities to host celebrations, gatherings and events that will generate demand for hotel accommodation and other visitor services.

These cultural investments and investments in hospitality are mutually beneficial. Great arts and cultural experiences give people compelling reasons to visit, stay longer and return. In turn, a strong selection of hotels, restaurants and other businesses helps make those visits possible and contributes to the quality of the experience. Together, they support a vibrant downtown that serves Calgarians and welcomes the world.

We already see the need for hotel capacity to support the conventions, events, businesses and cultural activity that Calgary hosts today. As the city's new cultural infrastructure comes online, we have an opportunity to build on that demand and attract new audiences. To realize the full potential of these investments, Calgary needs a visitor economy strategy that includes significant private investment in accommodation and the businesses that support it.

For that reason, we wholeheartedly support the Downtown Strategy team's work to remove unnecessary barriers and create a more enabling environment for hotel development. We welcome the proposed amendments to the Beltline Area Redevelopment Plan and Land Use Bylaw, including greater flexibility around hotel density and building design, while continuing to support thoughtful development and high-quality outcomes for our communities.

The best cities in the world understand that the visitor experience is connected: world-leading cultural attractions, welcoming accommodations, lively streets and strong local businesses all contribute to a place where people want to spend time. By making it possible for public, non-profit and private-sector investments to complement one another, Calgary can build a downtown that is more vibrant, more competitive and increasingly relevant on the global stage.

We are excited about the future taking shape in our city and appreciate the City's leadership in helping bring these opportunities together. Contemporary Calgary is proud to support this work and the shared success it can create for our community.

Sincerely,



David Leinster
Chief Executive Officer
Contemporary Calgary

T 403 835 6869
E david@contemporarycalgary.com

National Music Centre | Centre National de Musique

October 27, 2026

City of Calgary Downtown Strategy Team
Thom Mahler

Re: Support for Hotel Development in Downtown Calgary, East Village and the Culture and Entertainment District

As President and CEO of the National Music Centre (NMC), I strongly support the development of additional hotels in downtown Calgary, particularly in East Village and the emerging Culture and Entertainment District.

NMC was an early catalyst for East Village revitalization, with our project in 2007 helping establish a vision for a vibrant, year-round destination for downtown. As one of the first major cultural projects of its kind in the area that broke ground in 2013, NMC demonstrated how investment in the creative industries can help attract further development, strengthen communities, and create destinations that draw people together. Continued hotel development will build on this momentum, increasing density, encouraging investment, and supporting a more vibrant downtown for visitors year-round to our city.

Hotels are essential to creating a thriving, year-round destination. They support cultural tourism, festivals, concerts, and other major events, while providing accommodation for visitors, artists, performers, and industry professionals. They also bring more people into the neighbourhood, benefiting local businesses, restaurants, and cultural destinations like National Music Centre and the King Eddy Live Music Venue and restaurant which is owned by NMC.

Together with residential, commercial, and cultural development, hotels help create a more active, vibrant, connected, and welcoming downtown. We believe this investment is critical to attracting visitors, supporting community growth, and advancing Calgary's ambition to be a music-friendly city where arts, culture, and entertainment thrive year-round.

Please let me know if you require any additional information.

Sincerely,

Andrew Mosker
President & CEO – Président et chef de la direction

cc: Truman Development

TRUMAN

October 22, 2026

Thom Mahler
Director, Downtown Strategy
The City of Calgary
PO Box 2100, Station M, 800 Macleod TR SE
Calgary AB, T2P 2M5

Email Delivery: thom.mahler@calgary.ca; downtownstrategy@calgary.ca

Re: Support for Policy Modernization to Enable Hotel Development in Calgary's Greater Downtown

Dear Director Mahler,

On behalf of Truman, thank you for advancing the hotel-enabling amendments to the *Beltline Area Redevelopment Plan* and associated land use regulations. Your team's thoughtful work recognizes a pressing need: Calgary requires significant additional hotel capacity to support its visitor economy and realize the full benefits of major public investments in convention, cultural, sport and entertainment infrastructure.

Truman's six-hotel pipeline across five Greater Downtown properties, including two hotels under construction, demonstrates our confidence in Calgary. Our experience also shows where policy needs to evolve. Contemporary hotels, particularly those integrated with branded residences, require an approach to density, building form and approvals that reflects their operational complexity and long-term investment commitments.

We fully support modernization that applies these lessons, creates a more consistent development framework and recognizes the enduring benefits of hotels through employment, visitor spending, downtown vitality and municipal property tax revenue.

Applying Lessons From Hotel Delivery

Truman brings practical experience from years of hotel planning, approvals and construction. The Autograph Collection Hotel on Stampede Park and Moxy Calgary East Village Hotel are under construction, advancing the first phase of a broader hospitality investment in our city.

Those projects benefited from a closer fit between their development requirements and existing zoning and policy. Our W and JW Marriott Hotels & Residences present a more complex challenge. Active, concurrent Land Use Redesignation, Beltline ARP Amendment and Development Permit applications have required sustained work over multiple years. Without refinement to the Beltline ARP, we see the same challenges arising with other hotel applications in our pipeline.

These experiences have made clear the difficulty of fitting contemporary mixed-use hotels into a framework that did not adequately anticipate their scale or operating requirements. They have also demonstrated the cost, uncertainty and timing risk associated with resolving those gaps through individual applications. The proposed amendments offer an opportunity to translate that experience into a clearer framework for future hotel investment.

Modernizing Policy for Contemporary Hotels

The Beltline ARP's density and built-form provisions reflect a dated understanding of hotel development. Contemporary full-service hotels can bring together guest accommodation, branded residences, restaurants, meeting facilities, wellness amenities and other commercial functions within a single development.

These uses depend on coordinated circulation, loading, servicing and infrastructure. Their integration can require larger floor plates and more floor area than the existing framework anticipated.

TRUMAN

Hotel amenities and back-of-house facilities are essential to a successful operation. They support the guest experience, allow hotels to compete for business and enable experienced operators to deliver the standards associated with leading international brands.

The interest and enthusiasm of our operating partners, Marriott International and Accor Group, reinforce Calgary's opportunity. Their expertise also brings specific requirements that must be accommodated from the outset. Developers and owners frequently rely on third-party operators whose standards shape both the investment and the building.

An effective policy framework must recognize the complete hotel operating program and provide practical flexibility in how it is delivered.

Supporting Patient Capital and Long-Term Investment

Hotel development requires substantial equity, patient capital and a commitment extending through years of approvals, construction and the gradual establishment of operating revenues. These are not easy developments to deliver, and we understand through meetings with Administration that many Hotel applications in the Greater Downtown over time have failed to move from application and approvals stages to construction.

Mixed-use development can help balance significant investment by combining complementary uses within shared infrastructure. The hotel component, however, remains dependent on sustained operating performance over the long term.

This investment model differs materially from residential development, often built for sale at completion. Hotel owners retain exposure to operating costs, market cycles, ongoing reinvestment and the continuing performance of the destination itself.

Calgary needs an economically and fiscally responsible framework that recognizes this commitment. Reducing avoidable approval complexity and aligning density and design rules with hotel requirements can improve the confidence needed to commit long-term capital.

Recognizing Benefits Beyond Construction

The need for significant additional accommodation is supported by Tourism Calgary, other visitor economy interest holders and Truman's own third-party analysis. Tourism Calgary identifies a requirement for 3,000 additional hotel rooms near the BMO Centre in Calgary's Greater Downtown.

Meeting this need is essential to Calgary's competitiveness. Major multi-billion dollar public investments in convention, cultural, sport and entertainment infrastructure have expanded our capacity to attract visitors and host events. Sufficient hotel accommodation is essential to convert that capacity into bookings, overnight stays and spending throughout the local economy.

Our hotel development pipeline's benefits extend well beyond construction. Third-party analysis projects that hotel operations would contribute more than $166 million annually to GDP and support nearly 1,500 ongoing jobs, with associated visitor spending contributing a further $135 million annually to GDP and supporting approximately 1,250 additional jobs.

Hotels also bring activity throughout the day and year, connecting visitors with Calgary's arts and cultural community through performances, exhibitions, festivals and local experiences. Their restaurants, meeting spaces and amenities serve residents alongside visitors, support surrounding businesses and strengthen the vibrancy and vitality of the Greater Downtown, where additional accommodation is most needed.

The ongoing municipal fiscal contribution is equally important. Calgary's 2026 non-residential municipal property tax rate is approximately 4.63 times the residential rate, generating nearly five times the municipal property tax revenue for the same assessed value. Hotels strengthen the non-residential tax base in an area where residential development has predominated.

TRUMAN

That recurring revenue helps support municipal services, infrastructure and continued investment in Calgary's Greater Downtown communities. Enabling hotel development therefore advances both the visitor economy and the long-term fiscal strength of the city.

Creating a More Consistent Playing Field
Differences in built-form rules, allowable buildable density and density bonusing requirements across nearby planning areas can materially affect project viability and investment decisions. A more consistent framework would reduce avoidable disadvantages for suitable hotel sites serving the same downtown destinations.

Thank you for the care and persistence your team has brought to this work. We fully support practical modernization that recognizes the operating requirements and public benefits of contemporary hotels, provides the flexibility and predictability needed to support delivery, and responds to documented need by enabling enduring private investment in Calgary.

Sincerely,

Tony Trutina
Chief Operating Officer
Truman

#700, 780 78th Street S.W. Calgary, AB T3H 3V6 | Phone: 403-240-3246 | Fax: 403-240-4570 TRUMANHOMES.COM

October 27, 2026

Thom Mahler, Director
Downtown Strategy
The City of Calgary
Calgary, AB

Sent via email: downtownstrategy@calgary.ca

Re: Calgary Arts Development support for proposed hotel-enabling policy amendments to the Beltline Area Redevelopment Plan

Dear Thom,

On behalf of Calgary Arts Development, I am writing to express our support for City Administration's proposed hotel-enabling policy amendments to the Beltline Area Redevelopment Plan Parts 1 and 2, ahead of the November 4th Infrastructure and Planning Committee meeting.

Calgary Arts Development has recently adopted a creative economy strategy with three priorities, one of which is **cultural tourism**. Enabling an amenable and aligned hotel policy as articulated in the proposed amendments will contribute greatly to this priority, making it possible for visitors to Calgary, and Calgarians alike, from all kinds of backgrounds to experience all that Calgary's international class arts and culture scene has to offer, year-round.

Our city has made extraordinary public investments in arts and cultural infrastructure — including the renewal of the Glenbow Museum at the JR Shaw Centre for Arts & Culture, the National Music Centre, Contemporary Calgary, and the transformative plans for the Werklund Centre and Olympic Plaza. These investments, alongside Calgary's festivals and performances, culinary scene, and proximity to the Rockies, position the Greater Downtown as a genuine cultural destination. But a destination is only as strong as the infrastructure that allows people to arrive, stay, linger, and return.

Hotel capacity in the Greater Downtown is a critical piece of that equation. Accommodation located within reach of our cultural venues extends the length of visitor stays, increases evening and shoulder-season activity, and turns cultural attendance into broader spending across restaurants, shops, and neighbourhoods throughout the city. It also makes Calgary more competitive as a host for conventions and major events, which in turn bring new audiences to our galleries, stages, and cultural institutions.

We appreciate City Administration's practical approach in the proposed amendments — excluding eligible hotel floor area from density calculations in a targeted area, and allowing case-by-case design relaxations — recognizing the distinct operating realities of hotel development. Policy that reflects how hotels actually function enables the kind of long-term private investment that complements our public cultural investments and strengthens the visitor economy.

For these reasons, Calgary Arts Development encourages the Infrastructure and Planning Committee and Council to approve the proposed amendments at the November 4 committee meeting and subsequent December 8, 2026 public hearing.

Thank you for the opportunity to share our perspective.

Sincerely,



Patti Pon
President & CEO
Calgary Arts Development Authority Ltd.

Public Submission

CC 968 (R2026-04)

COLLECTION NOTICE:
Personal information such as your name and contact information is required to support your public participation in municipal decision-making by Council and Council Committees and is collected for that purpose. Your personal information may also be used by an automated system to generate content. This collection is authorized under Sections 4(a) and (c) of the *Protection of Privacy Act*, Section 216.4 of the *Municipal Government Act*, and the *Procedure Bylaw 42M2025*. If you have questions regarding the collection, use or disclosure of your personal information, please contact: City Clerk's Office, Legislative Services, 403-268-5861, or via email at cityclerk@calgary.ca.

REMINDER:
Any information that you include in your public submission, including details such as your name, address and/or comments, will be made publicly available through calgary.ca in the agenda and minutes of the Council or Council Committee that you provide it for, and will be retained as part of the *permanent* Corporate Record. The contents of public submissions included in an agenda or minutes hosted on calgary.ca may be indexed and become searchable through Internet search engines like Google.

Public Meetings are broadcast live and recorded for future public viewing. If you speak at a meeting of Council or a Council Committee, your name will appear in the meeting minutes. Your name, image and/or comments will 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.

I have read and understand the above statement.

The City of Calgary is committed to providing a respectful and safe environment for public participation in Council and committee proceedings. It is expected that all participants will engage respectfully, treat others with dignity, and refrain from discriminatory, abusive, or harassing comments or conduct. These expectations support fair and productive dialogue for all attendees. Comments that are disrespectful or do not contain required information may not be included.

First name [required]	Kathy
Last name [required]	Oberg
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Nov 4, 2026

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

[required] - max 75 characters	7.2 Hotels

Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME	Hotel Arts Presentation_Speaker on Item 7.2 Oberg.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am speaking in favour but requesting revisions.

Supporting the Culture and Entertainment District by Enabling Hotels
IP2026-1002
2026 November 4

Presentation - Hotel Arts
(Request for Boundary Adjustment)



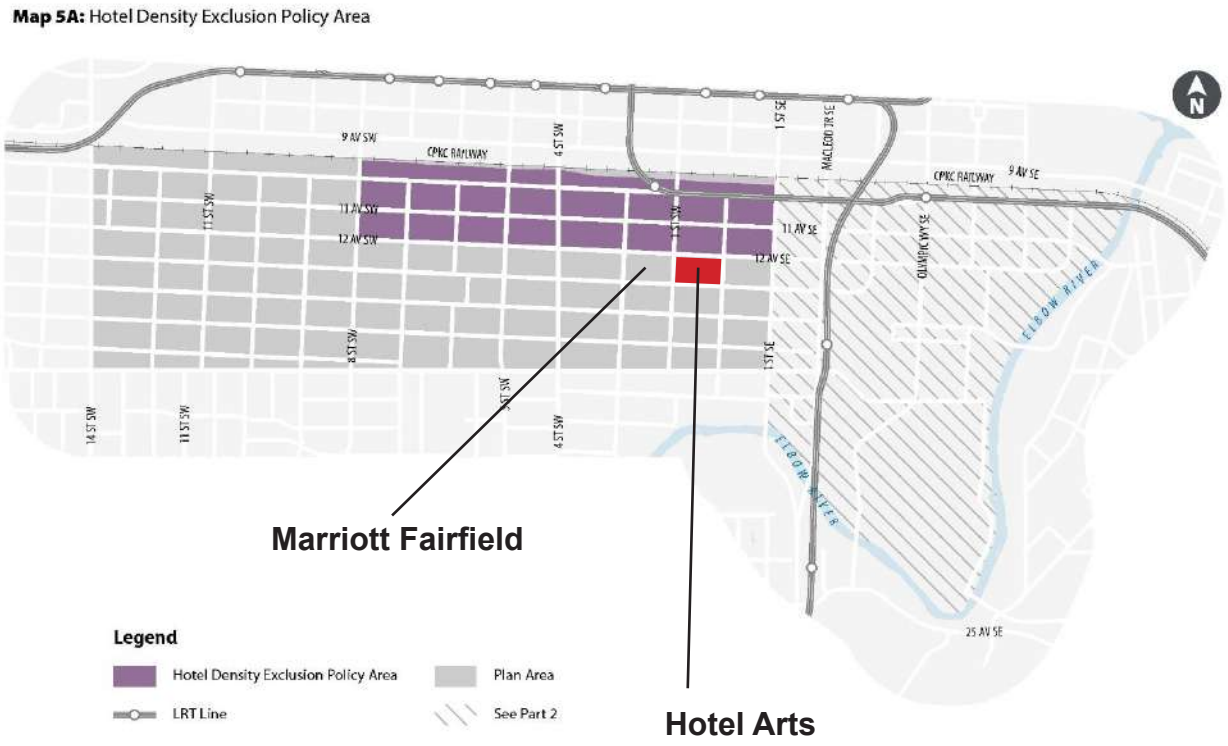
Note: Adding blocks south of 12th Avenue to the Hotel Exclusion Boundary would ‘open the door’ for consideration - not provide entitlements

Applications would require a Land Use Redesignation and Development Permit which would allow for the appropriate discussions around Massing, Height, Public Realm and would also include the appropriate Public Engagement and Council process.

(Hotel Arts has expansion plans for a second hotel tower in the adjacent undevelopment lot within their ownership to support the future Green Line Station and the Entertainment District)

IP2026-1002
Attachment 1

SCHEDULE A

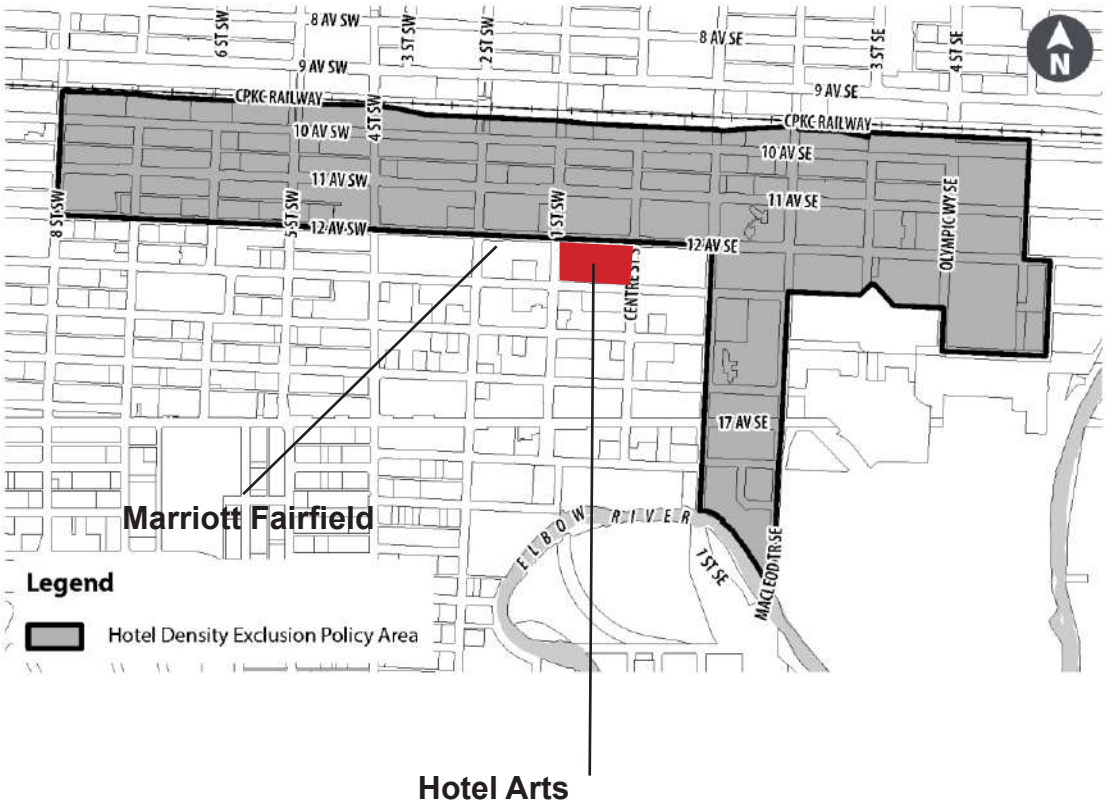


Request to include Existing Hotels (south of 12th Avenue) in the opportunity for Density Exclusion

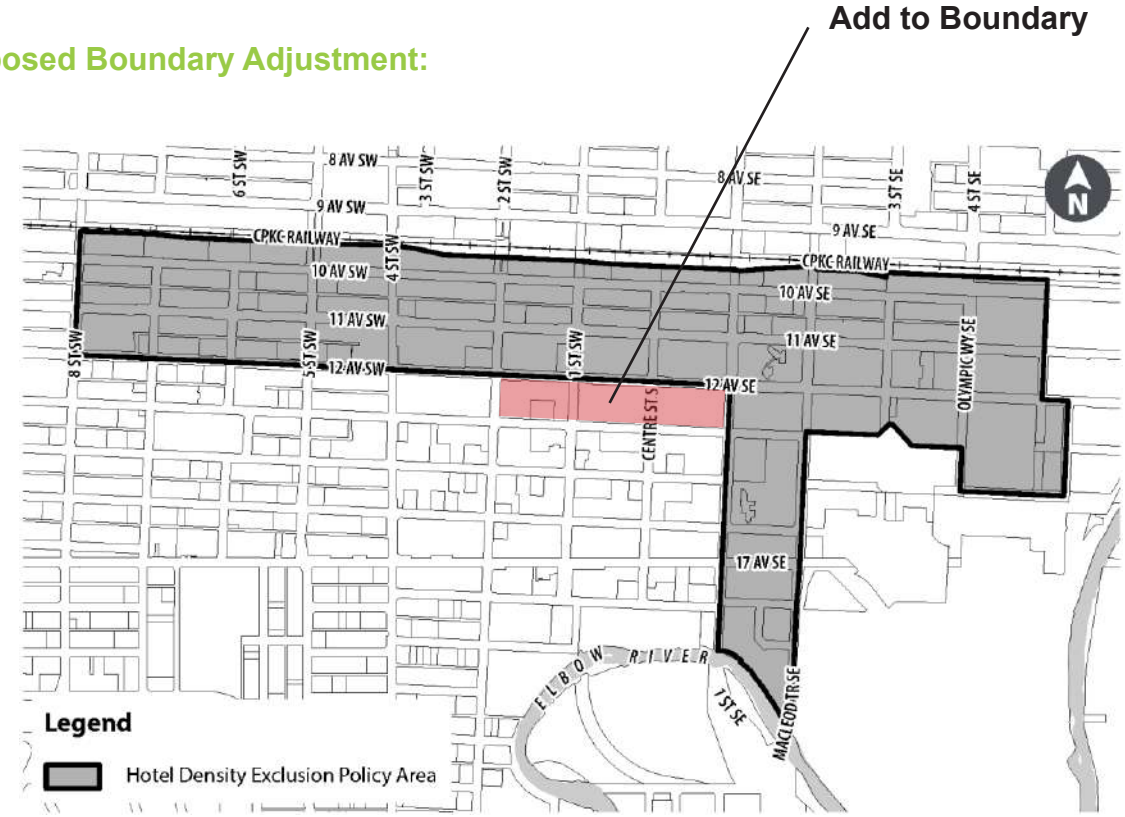
Proposed Boundary Adjustment:



SCHEDULE A



Proposed Boundary Adjustment:



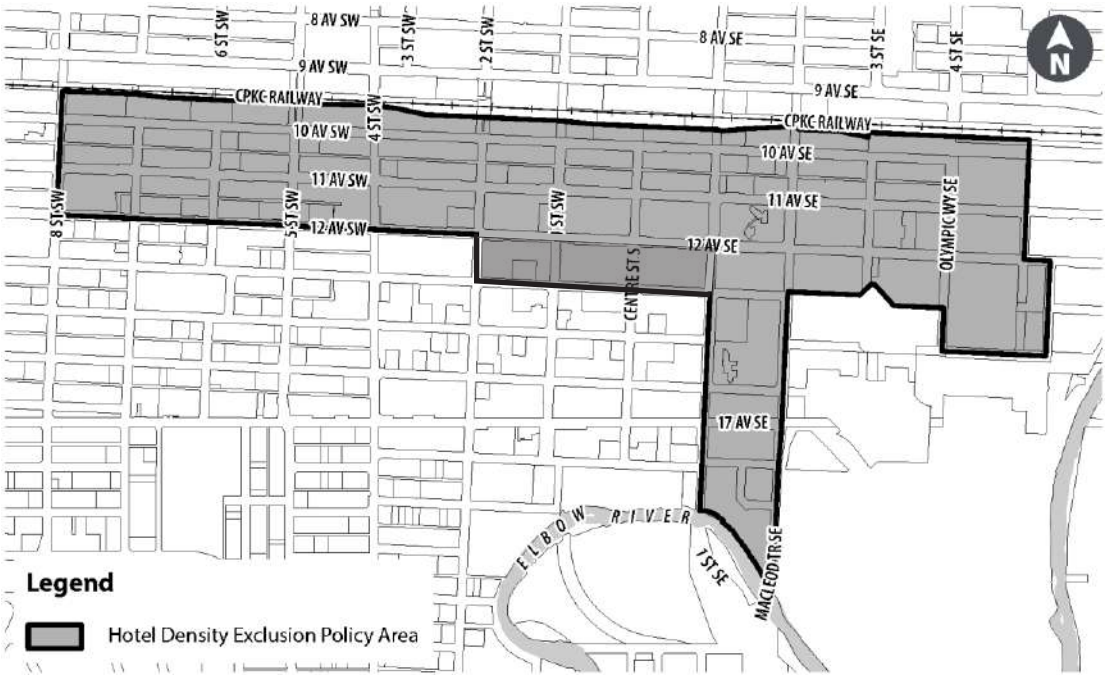
SCHEDULE A

Map 5A: Hotel Density Exclusion Policy Area



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

SCHEDULE A


8 AV SW
6 ST SW
3 ST SW
2 ST SW
8 AV SE
3 ST SE
4 ST SE
9 AV SW
CPKC RAILWAY
9 AV SE
CPKC RAILWAY
10 AV SW
4 ST SW
10 AV SE
11 AV SW
11 AV SE
8 ST SW
5 ST SW
12 AV SW
1 ST SW
12 AV SE
CENTRE ST S
OLYMPIC WY SE
17 AV SE
ELBOW RIVER
1 ST SE
MACLEOD TR SE
N
Legend
Hotel Density Exclusion Policy Area