

**CITY OF CALGARY
NOTICE OF 2026 JANUARY 20
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 January 20, 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 January 12**, will be included in the Agenda of Council.

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

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

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

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

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

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

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

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

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

INDEX OF ADVERTISED PLANNING ITEMS

For the meeting of City Council re: Public Hearing
on Proposed Amendments to the Land Use Bylaw
1P2007, and Other Planning Matters, to be held on
Tuesday, 2026 January 20 at 9:30 a.m.

* * * * *

POSTPONEMENTS FOR PUBLIC HEARING

- Item 1 Land Use Amendment in Richmond (Ward 8) at 2309 Richmond Road SW,
LOC2025-0109, CPC2025-0719
Proposed Bylaw 162P2025

PLANNING MATTERS FOR PUBLIC HEARING

- Item 2 Outline Plan and Land Use Amendment in Saddle Ridge (Ward 5) at multiple
addresses, LOC2024-0282, CPC2025-0931
Proposed Bylaw 6D2026
- Item 3 Land Use Amendment in Glendale (Ward 6) at 4939 – 17 Avenue SW,
LOC2025-0139, CPC2025-0933
Proposed Bylaw 1D2026
- Item 4 Land Use Amendment in Montgomery (Ward 7) at 4816 Bowness Road NW,
LOC2025-0161, CPC2025-0938
Proposed Bylaw 3D2026
- Item 5 Land Use Amendment in West Hillhurst (Ward 7) at 2330 and 2332 – 5
Avenue NW, LOC2025-0132, CPC2025-0948
Proposed Bylaw 7D2026
- Item 6 Land Use Amendment in Killarney/Glengarry (Ward 8) at 2034 – 28 Street
SW, LOC2025-0138, CPC2025-0923
Proposed Bylaw 2D2026
- Item 7 Land Use Amendment in Altadore (Ward 8) at 2039 and 2043 – 34 Ave SW,
LOC2025-0090, CPC2025-0928
Proposed Bylaw 8D2026
- Item 8 Policy and Land Use Amendment in Beltline (Ward 8) at 532 and 534 – 17
Avenue SW, LOC2025-0080, CPC2025-0924
Proposed Bylaws 1P2026 & 5D2026
- Item 9 Policy Amendment in Ramsay (Ward 9) at 1106 – 9 Street SE, LOC2025-
0177, CPC2025-0947
Proposed Bylaw 2P2026
- Item 10 Land Use Amendment in Applewood Park (Ward 9) at 7220 – 17 Avenue SE,
LOC2024-0299, CPC2025-0834
Proposed Bylaw 10D2026

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Agenda

- Item 11 Land Use Amendment in East Shepard Industrial (Ward 12) at 10906 – 50 Street SE, LOC2025-0162, CPC2025-0925
Proposed Bylaw 4D2026
- Item 12 Land Use Amendment in Ricardo Ranch (Ward 12) at 21410 – 40 Street SE, LOC2025-0142, CPC2025-0932
Proposed Bylaw 9D2026
- Item 13 Outline Plan and Land Use Amendment in Silverado (Ward 13) at 8 Silverton Way SW, LOC2024-0227, CPC2025-0958
Proposed Bylaw 11D2026

POSTPONED REPORT

Excerpt from the Minutes of the Public Hearing Meeting of Council, held 2025 November 18:

“Moved by Councillor Schmidt

Seconded by Councillor Yule

That the Agenda for today's meeting be amended by postponing Item 7.2.3, Land Use Amendment in Richmond (Ward 8) at 2309 Richmond Road SW, LOC2025-0109, CPC2025-0719, to the 2026 January 20 Public Hearing Meeting of Council.

MOTION CARRIED

...

Moved by Councillor Chabot

Seconded by Councillor Schmidt

That the Agenda for the 2025 November 18 Public Hearing Meeting of Council be confirmed, **as amended.**

MOTION CARRIED”

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

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

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

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

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

Opposition to Recommendation: Commissioner Wagner

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

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

- Revised Cover Report;
- ...”

HIGHLIGHTS

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

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

DISCUSSION

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

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

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

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

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

City-Led Outreach

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

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

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

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

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

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

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

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

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

IMPLICATIONS

Social

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

Environmental

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

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

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

ISC: UNRESTRICTED
Corrected CPC2025-0719
Page 4 of 4

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

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

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

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

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

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

Community Peak Population Table

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

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

Source: *The City of Calgary 2019 Civic Census*

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



Previous Council Direction

None.

Planning Evaluation

Land Use

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

The proposed Direct Control (DC) District is based on the Housing – Grade Oriented (H-GO) District. The intent of the DC District is to establish a minimum density of 60 units per hectare, which would require a minimum of three dwelling units on the subject site. The DC District also proposes to remove the Dwelling Unit use and add Multi-Residential Development as a permitted use. The H-GO District accommodates grade-oriented development in a range of housing forms where dwelling units may be attached or stacked within a shared building or cluster of buildings that also include secondary suites. All existing rules and regulations of the H-GO District would otherwise be maintained.

The H-GO District also provides rules for:

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

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

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

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

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

Development and Site Design

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

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

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

Transportation

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

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

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

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

Environmental Site Considerations

No environmental concerns were identified for this site.

Utilities and Servicing

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

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

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

Calgary Climate Strategy (2022)

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

West Elbow Communities Local Area Plan (Statutory – 2025)

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

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

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

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

PROPOSED

CPC2025-0719
ATTACHMENT 2

BYLAW NUMBER 162D2025

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

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR
SIGNED ON MM DD YYYY

CITY CLERK
SIGNED ON MM DD YYYY

PROPOSED

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

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

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

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

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

- (a) with the addition of:

PROPOSED

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

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

Discretionary Uses

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

Bylaw 1P2007 District Rules

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

Density

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

Multi-Residential Notice Posting Requirement

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

Relaxations

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

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

May 21st, 2025

LOC Number (office use only):

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

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

The subject site, 2309 Richmond RD SW, is a mid-block lot in the community of Richmond along Richmond RD SW. The lot is currently developed with single detached dwelling built in 1952. A green space is directly to the west of the site cross the lane. The property is surrounded in other directions by single detached dwelling. The site is approximately 0.053 hectares in size. A rear lane exists to the west of the site. Vehicle access to the parcel is available and will be via the rear lane.

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

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

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

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

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

Applicant Outreach Summary

2025 July 07



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2309 Richmond RD SW

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

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

Outreach Strategy

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

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

On May 2nd, 2025, our staff did post card deliver to residents within a 100 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

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

Stakeholders

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

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

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

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

Some people also express concerns over property value and crime.

How did stakeholder input influence decisions?

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

Lower the number of units to 3 units.

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

How did you close the loop with stakeholders?

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

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

calgary.ca/planningoutreach

Community Association Response

June 30, 2025
Development
Richmond Knob Hill Community Association

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Calgary Planning Commission Member Comments



For CPC2025-0719 / LOC2025-0109
heard at Calgary Planning Commission
Meeting 2025 August 21



Member	Reasons for Decision or Comments
<p>Commissioner Campbell-Walters</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> I supported this application as it aligns with the West Elbow Local Area Plan, which designates the site as a Neighbourhood Connector suitable for four-storey housing. The Municipal Development Plan also calls for gentle intensification in areas well served by transit, and this site’s proximity to the MAX Yellow BRT makes it an ideal location for modest density. <p>The proposal remains within a modest scope—a Housing–Grade Oriented base with a 12-metre height and FAR of 1.5. The primary changes simply enable multi-residential use and set a minimum density of 60 units per hectare, roughly equivalent to three dwelling units—textbook gentle infill.</p> <p>Finally, while restrictive covenants may apply privately, Council’s role is to apply its adopted policy. This Direct Control ensures that decades-old restrictions do not override current Council direction or the vision established in the Local Area Plan.</p>

Outline Plan and Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2024-0282

RECOMMENDATION:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 5111 – 88 Avenue NE, 5112 and 5124 – 85 Avenue NE (Plan 6778AW, Block 7; Plan 1211515, Block 35, Lots 3 and 4) to subdivide 2.52 hectares \pm (6.23 acres \pm) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 2.52 hectares \pm (6.23 acres \pm) located at 5111 – 88 Avenue NE, 5112 and 5124 – 85 Avenue NE (Plan 6778AW, Block 7; Plan 1211515, Block 35, Lots 3 and 4) from Special Purpose – Future Urban Development (S-FUD) District and Multi-Residential – Low Profile (M-1) District to Multi-Residential – Medium Profile (M-2) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 OCTOBER 30:

That Council give three readings to **Proposed Bylaw 6D2026** for the redesignation of 2.52 hectares \pm (6.23 acres \pm) located at 5111 – 88 Avenue NE, 5112 and 5124 – 85 Avenue NE (Plan 6778AW, Block 7; Plan 1211515, Block 35, Lots 3 and 4) from Special Purpose – Future Urban Development (S-FUD) District and Multi-Residential – Low Profile (M-1) District to Multi-Residential – Medium Profile (M-2) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 October 30:

“The following documents were distributed with respect to Report CPC2025-0931:

- Revised Attachment 2; and

...

Moved by Commissioner Campbell-Walters

That with respect to Report CPC2025-0931, the following be approved, **after amendment**:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 5111 – 88 Avenue NE, 5112 and 5124 – 85 Avenue NE (Plan 6778AW, Block 7; Plan 1211515, Block 35, Lots 3 and 4) to subdivide 2.52 hectares \pm (6.23 acres \pm) with conditions (**Revised** Attachment 2).

Outline Plan and Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2024-0282

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 2.52 hectares \pm (6.23 acres \pm) located at 5111 – 88 Avenue NE, 5112 and 5124 – 85 Avenue NE (Plan 6778AW, Block 7; Plan 1211515, Block 35, Lots 3 and 4) from Special Purpose – Future Urban Development (S-FUD) District and Multi-Residential – Low Profile (M-1) District to Multi-Residential – Medium Profile (M-2) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

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

MOTION CARRIED”

HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate lands in the community of Saddle Ridge to allow for residential development, open spaces, and roadways.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *Saddle Ridge Area Structure Plan* (ASP).
- What does this mean to Calgarians? This proposal would allow for the development and servicing of the subject lands surrounded by existing and developing communities, while working towards the completion of this neighbourhood in Saddle Ridge.
- Why does this matter? The proposed outline plan facilitates the completion of this neighbourhood by leveraging and integrating with established servicing infrastructure and the surrounding road network to optimize land use.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this application.

DISCUSSION

This outline plan and land use amendment application in the northeast community of Saddle Ridge was submitted on 2024 November 20 by B&A Studios on behalf of landowners Ranjit and Harjit Hayer and Chandan Homes Ltd. The site is approximately 2.52 hectares (6.23 acres) in size and includes three parcels which are currently undeveloped. Surrounding lands are comprised of low-density residential areas and developing multi-residential and mixed-use development.

As referenced in the Applicant Submission (Attachment 3), the proposal seeks to obtain outline plan and land use approvals to accommodate medium density residential uses on the site under the Multi-Residential – Medium Profile (M-2) District in the form of townhouse development, along with associated open spaces, servicing and mobility infrastructure as shown on the Proposed Land Use Amendment Map (Attachment 5).

Outline Plan and Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2024-0282

The Proposed Outline Plan (Attachment 4) anticipates a density of 77 units per hectare (31 units per acre) and a development intensity of 175 people and jobs per hectare as shown in the Proposed Outline Plan Data Sheet (Attachment 6). The proposed density meets the MDP and ASP minimums of 20.0 units per hectare (8.0 units per acre) for new communities.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed outline plan and land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties was appropriate. In response, the applicant reached out to the Ward 5 Councillor's Office and the Saddle Ridge Community Association (CA), but did not receive a response from the CA. The Applicant Outreach Summary 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 comments from the Saddle Ridge CA were received. Administration contacted the Community Association to follow up and no response was received.

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

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed M-2 District enables new residential development and is compatible with the surrounding land uses and developments.

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

IMPLICATIONS

Social

The proposal would provide for multi-residential development in an existing neighbourhood, providing a range of housing opportunities. In addition, it would contribute to the completion of the neighbourhood and provide for pedestrian and road connections to adjacent sites to improve livability and accessibility.

Outline Plan and Land Use Amendment in Saddle Ridge (Ward 5) at multiple addresses, LOC2024-0282

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 will be explored and implemented at future development permit stages.

Economic

The proposed application would allow for a more efficient use of land and existing infrastructure by housing residents within Calgary’s developing areas. The proposal provides housing in proximity to major employment areas such as the Calgary International Airport and nearby business and industrial lands.

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 Revised Conditions of Approval**
3. Applicant Submission
4. **Approved** Outline Plan
5. Proposed Land Use Amendment Map
6. **Approved** Outline Plan Data Sheet
7. Applicant Outreach Summary
8. **Proposed Bylaw 6D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site lies within the northeast community of Saddle Ridge. The site is located south of 88 Avenue NE, which is identified as an arterial street in the *Municipal Development Plan* (MDP) and is within Cell D of the *Saddle Ridge Area Structure Plan* (ASP). The subject site and other lands within Cell D of the ASP are part of a developing area that was originally subdivided and developed as country residential acreages before being annexed into the City of Calgary in 1961. Redevelopment and servicing of the Cell D lands has proceeded slowly due to the fragmented land ownership pattern in the area.

The outline plan area is approximately 2.52 hectares (6.23 acres) in size and measures approximately 100 metres wide by 245 metres deep. It is composed of three parcels, which are all currently undeveloped. Small portions of the site are planned to be used for road right-of-way and utility easements.

Development north of the subject site across 88 Avenue NE is characterized by low density residential development and a regional pathway. The parcel immediately east of the subject site has a Direct Control land use designation ([Bylaw 351D2017](#)) to accommodate future commercial and residential development and has an approved development permit (to allow for mixed-use and multi-residential buildings. At the western boundary of the site, 87 Avenue NE currently terminates in a cul-de-sac. Development to the west and south has been ongoing and primarily consists of multi-residential uses. There is an undeveloped park space southwest of the subject site which was provided as Municipal Reserve (MR) as part of a previous outline plan application.

Several outline plans have already been approved within the Cell D area, and the proposed application will serve to provide a missing link with road and pathway connections and will facilitate the completion of this northern part of the Cell D area.

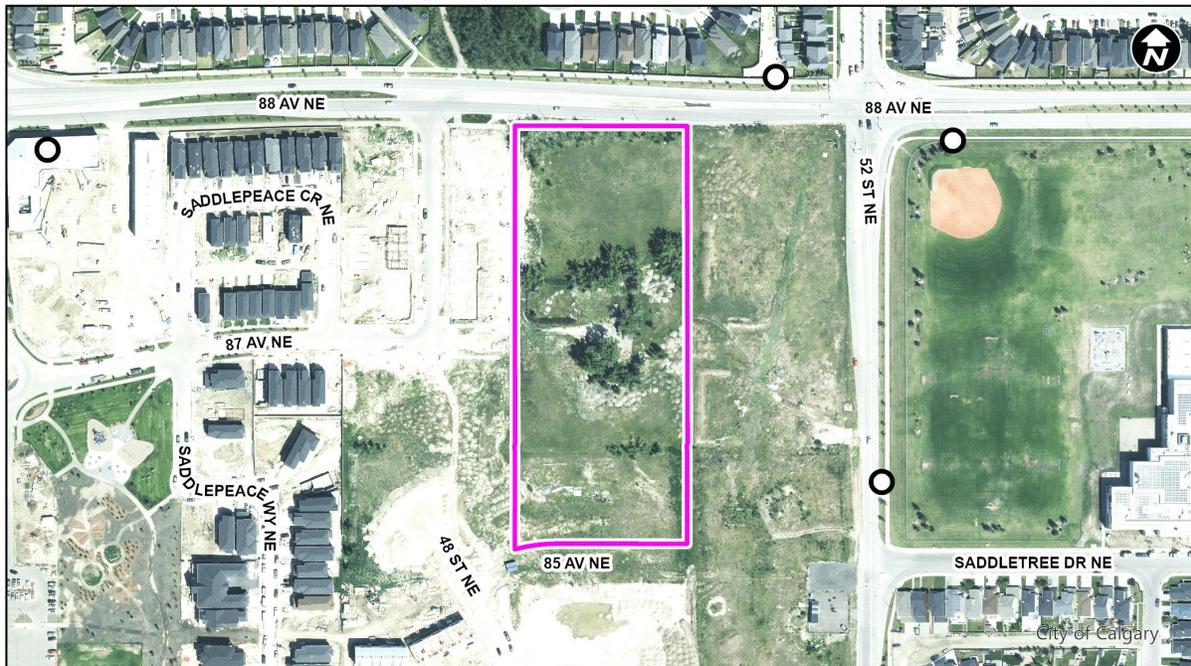
To the north, east and south of Cell D is the community of Saddle Ridge which includes several established services and amenities including the Saddletowne LRT Station, Genesis Centre and Saddletowne Crossing commercial area. Peter Lougheed School is located 700 metres (a nine-minute walk) to the east and a private school, Gobind Sarvar High School, is located 750 metres (a ten-minute walk) southwest of the subject site.

Community Peak Population Table

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

Saddle Ridge	
Peak Population Year	2019
Peak Population	22,321
2019 Current Population	22,321
Difference in Population (Number)	0
Difference in Population (Percent)	0.0%

Source: *The City of Calgary 2019 Civic Census*



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing land use for the northern parcel is Special Purpose – Future Urban Development (S-FUD) District, which is intended for lands awaiting urban development and utility servicing. The existing land use for the two southern parcels is Multi-Residential – Low Profile (M-1) District which supports a range of multi-residential building forms. This includes primarily low-rise apartment buildings (typically 3 to 4 storeys), townhouses and rowhouses, providing flexibility in housing types and densities.

The proposed Multi-Residential – Medium Profile (M-2) District is intended to accommodate multi-residential development of medium height and density in developing areas, where intensity is measured by floor area ratio (FAR) to provide flexibility in building form and dwelling unit size and number. This district is intended to be used in locations in proximity or adjacent to low density residential development and to be located at community nodes or transit and transportation corridors. The minimum required density is 60 units per hectare and the maximum building height is 16.0 metres. This would require the applicant to develop a minimum of 151 units on the subject site.

The proposed Special Purpose – School, Park, and Community Reserve (S-SPR) District is intended to provide for schools, parks, open spaces and recreational facilities. This District is applied to lands that will be dedicated as municipal school reserve or municipal reserve (MR) pursuant to the *Municipal Government Act* (MGA).

The required MR dedication of 0.20 hectares (0.49 acres) is provided in the southwest portion of the outline plan area. This location was deemed appropriate for a park location as it provides the best opportunity to combine with the MR (park) directly to the west of the site.

Subdivision Design

The proposed outline plan establishes a framework for a grid-based vehicular and pedestrian street network that integrates with existing adjacent roadways 87 Avenue NE and 85 Avenue NE and provides connections to the adjacent parcel to the east.

Access to the subject site will be provided by 87 Avenue NE to the west and by 85 Avenue NE to the south through a new north-south private road which will be secured through a public access easement and formally registered at the subdivision or development permit stage. Although the site is immediately south of 88 Avenue NE, it has no direct vehicular connection to this arterial road. The plan also introduces an east-west pedestrian connection that originates from 87 Avenue NE and will allow residents to have a direct connection with future mixed use and commercial amenities to the east.

Although the site consists of three separate parcels, they collectively form a narrow development area with limited road frontage. On the western boundary, 87 Avenue NE currently terminates in a cul de sac and a significant grade difference prohibits vehicular connections to and through the adjacent parcel to the east. Despite these constraints, the plan enables efficient utilization of land by extending 87 Avenue NE eastward into the site, which eliminates the need for a cul de sac or turnaround bulb through the provision of the private road connecting 87 Avenue NE to 85 Avenue NE.

A private road was accepted by Administration because of the low anticipated traffic volumes and the flexibility it provides for the development of the subject site through a reduced road cross section. The proposed road design satisfies the City's requirement for public access between 87 Avenue NE and 85 Avenue NE and is acceptable as it maintains key elements of a complete street, including provisions for vehicular access, pedestrian connectivity and tree plantings.

Other features of the proposal include:

- establishment of a development block that will allow for an array of medium-density residential development;
- development of park space to meet the needs of future residents;
- a logical and connected street pattern that aligns with adjacent existing roadways and planned development, supporting long-term mobility and access;
- provision of pedestrian pathways in the area;
- road dedication along the south side of 88 Avenue NE to enable the street's extension to the full right-of-way width for an arterial road; and
- the provision of an east-west 3.0 metre multi-use pathway on the south side of 88 Avenue NE which will connect ultimately to 52 Street NE to the east.

Open Space

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

An MR dedication of 0.05 hectares for the two southern parcels was previously collected at the time of their subdivision in 2009 (SB2008-0126). Consequently, the 10 percent MR requirement applies only to the 1.97 hectare northern parcel which amounts to 0.20 hectares. When combined with the existing 0.05 hectares already dedicated from the southern parcels, the total MR dedication amounts to 0.25 hectares, which satisfies the 10 percent MR requirement for the combined land area.

The proposed outline plan strategically locates the required 0.20 hectares (0.49 acres) of park space at the southwest corner of the subject site to integrate with the previously dedicated park space of 0.17 hectares (0.42 acres). This combination of park spaces will provide the opportunity to ensure sufficient size and programable public spaces for future residents. Combined, these two areas will result in approximately 0.37 hectares (0.91 acres) of park space.

The park will be designed in accordance with City parks design standards and is proposed to include a playground area and accessible picnic tables. Local pathways within the park space are intended to help connect to future residential development to the north and east.

Density and Intensity

At build-out, the proposed plan area is expected to have an anticipated 193 residential units in the form of townhomes. The proposed development is anticipated to achieve a residential density of 77 units per hectare (31 units per acre). The anticipated intensity of the proposed development is 175 people and jobs per gross developable hectare.

The MDP sets out minimum density and intensity targets for new communities at a density of 20 units per gross developable hectare (8 units per acre) and an intensity of 60 people and/or jobs per gross developable hectare. The ASP further identifies the site to be conceptually located within a Neighbourhood Activity Centre (NAC) which requires a minimum intensity of 100 people and/or jobs per gross developable hectare.

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

Transportation

Site Access and Traffic

Access to the site will be provided by 87 Avenue NE to the west and 85 Avenue NE to the south. The outline plan identifies the extension of 87 Avenue NE eastward into the subject site, where it will connect to a private road connection between 87 Avenue NE and 85 Avenue NE. This connection will be secured through a public access easement to ensure continued accessibility. The private street design, which includes a 10.0 metre access right-of-way, was finalized through the application review process and this right-of-way will be formally registered at the subdivision or development permit stage. The applicant will be required to install wayfinding signage to guide eastbound motorists at the terminus of 87 Avenue NE indicating access is available to 85 Avenue NE.

The outline plan also proposes a 2.0 metre barrier-free pedestrian connection, linking 87 Avenue NE to the parcel to the east, which connects to bus stops on 52 Street NE and 88 Avenue NE. The exact alignment of this connection will be finalized at the subdivision or development permit stage and a condition of approval requiring the connection has been added to the Proposed Outline Plan Conditions of Approval in Attachment 2.

85 Avenue NE and 48 Street NE include an approved 2.5 metre multi-use pathway which would establish a pedestrian and bicycle connection to the MR space and connect the site to the greater Always Available for All Ages and Abilities (5A) Network. A 2.0 metre separate sidewalk will be constructed along 87 Avenue NE that will also serve the plan area.

A Transportation Impact Statement (TIS) was prepared to inform the trip generation anticipated by the land use redesignation. The TIS identified the need for traffic signals at the intersection of 48 Street NE and 88 Avenue NE. Costs associated with these traffic signals will be the responsibility of the developer. The TIS was reviewed and accepted by Administration.

Transit

There are currently transit stops for Route 59 (Savanna) and Route 100 (Airport) located on 88 Avenue NE and on 52 Street NE approximately 200 metres (a three-minute walk) to the east of the site. Future transit stops will be located in close proximity to the site at the intersection of 48 Street NE and 85 Avenue NE. This site is also located two kilometers from the Saddletowne LRT station and 950 metres (a 16-minute walk) from a future Blue line LRT station at the intersection of 60 Street NE and 88 Avenue NE.

Environmental Site Considerations

The site topography is relatively flat with no remaining environmentally significant areas. A Biophysical Impact Assessment (BIA) was completed by Tannas Conservation Services for the site and there were no environmental concerns noted. The recommendations and mitigation measures outlined in the BIA must be followed by the applicant throughout all the project development stages.

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

Utilities and Servicing

Stormwater Servicing

The proposed development conforms with the Saddle Ridge Cell D South Land Master Drainage Plan. Storm water is planned to flow west through developer constructed storm sewers and transported to the Saddle Ridge Cell D stormwater pond on the west side of Métis Trail NE.

Sanitary Servicing

The developer-constructed sanitary system will connect to the existing mains on either 85 Avenue NE or 87 Avenue NE. There are no sanitary capacity concerns for this development.

Water Servicing

The developer-constructed water network will make connections to the existing City mains on 85 Avenue NE. There are no concerns with water network capacity for this development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the “Developing Residential - Planned Greenfield with Area Structure Plan” area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Developing Residential communities are characterized as low-density residential neighbourhoods with smaller pockets of multi-residential and locally oriented retail. General policies in the MDP for residential areas in the Planned Greenfield area include support for densification by adding additional population on underdeveloped parcels in the community. The MDP specifies that the *Saddle Ridge Area Structure Plan (ASP)*, which was in existence prior to the adoption of the MDP, is recognized as appropriate policy to provide specific direction for development of the local community.

The proposal supports a compact urban form in a mix of dwelling types within the community. It employs a grid-based subdivision design with complete streets that facilitate future development integration and meets minimum intensity and density targets. The application aligns with the 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, including accommodating solar energy systems and electrical system designs that can accommodate electric vehicle charging.

Saddle Ridge Area Structure Plan (Statutory – 2007)

The subject site is located within the [Saddle Ridge Area Structure Plan](#) (ASP), which identifies the subject lands as part of the Cell D residential area. Given the challenges associated with developing lands with split ownership, policies in the area are focused on encouraging collaboration between landowners and establishing a logical and comprehensive planning, servicing and mobility network in the area. The ASP encourages low to medium density residential development including a mix of housing types. Policies also speak to future development being facilitated by a block-based road network comprised of walkable streets fronted by street-oriented development. There are specific policies for the design of the Cell D residential area, including policies on building form, design and site servicing that will be implemented at a future development permit stage.

The ASP also identifies the site to be located within a NAC, which is conceptually located within the Cell D area in this general location. Policies speak to the NAC containing a variety of multi-family residential developments including townhouses, stacked townhouses, apartments, mixed-use units and avoiding the use of cul-de-sacs and single-access street patterns. Recent development applications in the vicinity have introduced a range of non-residential uses, supporting the policy’s intent to establish this area as a mixed-use and functional neighbourhood activity centre for Cell D.

The ASP requires a minimum density of 20 units per gross developable hectare (8 units per acre) in Cell D. The NAC requires a minimum intensity of 100 people and jobs per gross developable hectare.

In summary, this application aligns with applicable ASP policies as it meets intensity and density targets, dedicates land for roads and servicing infrastructure and proposes a land use that enables more housing. The proposed subdivision pattern and road network reflects the ASP’s vision for a walkable, well-connected street system that promotes accessibility and supports future development.

Approved Conditions of Approval

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

The following Conditions of Approval shall apply:

Planning

1. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.
2. 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.
3. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
4. Prior to the approval of a development permit for excavation, stripping and grading, a development agreement or a subject area tentative plan of subdivision, Calgary Parks requires details pertaining to the total limit of disturbance adjacent to existing Municipal Reserve/Environmental Reserve extents or proposed Municipal Reserve/Environmental Reserve extents resulting from the proposed development in its entirety.
5. Prior to approval of the first tentative plan of subdivision, or stripping and grading permit (whichever comes first), it shall be confirmed that grading of the development site will match the grades of existing adjacent parks and open space (Municipal Reserve (MR) and/or Environmental Reserve (ER)) or proposed ER, with all grading confined to the private property, unless otherwise approved by Parks.
6. Prior to endorsement of the tentative plan of subdivision, landscape construction drawings that are reflective of the subject tentative plan of subdivision for the proposed Municipal Reserve lands are to be submitted to the Coordinator, Landscape Construction Approvals at parksapprovals@calgary.ca for review and approval prior to construction.
7. 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).
8. 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.

9. All shallow utility alignments, including street light cables, shall be set back 1.5 metres from the street tree alignment on all road cross sections in accordance with Section 4.1.3 of Calgary Parks and Open Spaces *Development Guidelines and Standard Specifications: Landscape Construction (current edition)*.
10. 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).

Utility Engineering

11. This subject plan area is within the boundary of the Nose Creek drainage catchment and subject to stormwater volume control measures. Based on the Watershed Management Plan stormwater to 90 mm. Low Impact Development and stormwater source control is recommended.
12. Servicing arrangements shall be to the satisfaction of the Manager, Development Engineering.
13. Execute a Development Agreement. Contact the Infrastructure Strategists, Development Commitments at 587-224-0054 or email mathew.lanz@calgary.ca for further information.
14. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
 - a) Install the offsite/onsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
 - b) Construct the underground utilities and surface improvements within and along the boundaries (88 AV NE & 85 AV NE) of the plan area.
 - c) Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc.) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
 - d) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, along the boundary of the plan area.
 - e) Construct the MR within the plan area.

- f) Construct the multiuse pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
15. Off-site levies, charges and fees are applicable for a portion of the outline plan (levies are not applicable to lots 3 & 4 in Block 35 as they previously paid levies under DA2009-0017).
 16. Make satisfactory cost sharing arrangements with Builder Investment Group Inc. for part cost of the existing underground utilities (sanitary sewer, storm sewer, watermain) installed in 85 AV NE that was paid for and/or constructed by Builder Investment Group Inc. under Saddle Ridge, Phase 2 (DA2020-0040).
 17. Make satisfactory cost sharing arrangements with Klair Holding Inc. for part cost of the existing surface improvements constructed in 85 AV NE that was paid for and/or constructed by Klair Holding Inc. under Saddle Ridge, Phase 1 (DA2024-1029)
 18. Make satisfactory cost sharing arrangements with Genstar Development Company for part cost of the existing storm sewer installed in 88 AV NE that was paid for and/or constructed by Genstar Development Company under Saddle Ridge, Phase 1 (DA2015-0024).
 19. Make satisfactory cost sharing arrangements with Builder Investment Group Inc. for part cost of the existing surface improvements installed/constructed in 88 AV NE that was paid for and/or constructed by Builder Investment Group Inc. under Saddle Ridge, Phase 2 (DA2020-0040).
 20. Make satisfactory cost sharing arrangements with Genstar Development Company for part cost of the existing storm pond installed/constructed in Lot 2PUL in Block 12 that was paid for and/or constructed by Genstar Development Company under Saddle Ridge, Phase 99 (DA2015-0033).
 21. The developer shall make repayment arrangements with the City of Calgary (Real Estate and Development Services) for part cost of the Saddleridge Storm Pond (Cell D) SW ¼ 15-25-29-4, which was installed by Trioest Realty Advisors through their Saddleridge Industrial, Phase 01 (2014-044) subdivision and financed by The City of Calgary.
 22. The developer shall make repayment arrangements with the City of Calgary (Transportation Infrastructure) for part cost of the upgrades of the east half of Metis Trail NE, which was installed by Genstar Development Company Limited through their Saddle Ridge, Phase 02 (DA2016-0017) subdivision and financed by The City of Calgary.

Mobility Engineering

23. At the applicable tentative plan stage (or Development Permit whichever comes first), provide a Letter of Credit for the full cost of Traffic Signals to be implemented at the intersection of 48 Street and 88 Avenue NE. The developer will 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 or payment, and is required to submit payment in support of the tentative plan.

24. In conjunction with the applicable tentative plan of subdivision, a Public Access Easement Agreement and right-of-way plan shall be executed and registered on title concurrent with the registration of the legal plan of subdivision for the proposed private roadway connection between 85 AV & 87 AV NE.

If a Development Permit precedes the Tentative plan the easement shall be applied through the Development Permit process.

25. In conjunction with the applicable tentative plan of subdivision, a Public Access Easement Agreement and right-of-way plan shall be executed and registered on title concurrent with the registration of the legal plan of subdivision for the proposed 2.0m pedestrian pathway connecting to the easterly neighbouring property.

If a Development Permit precedes the Tentative plan the easement shall be applied through the Development Permit process.

26. The private road connecting 85 Avenue to 87 Avenue shall be designed to the satisfaction of Mobility Engineering.

27. In conjunction with the Tentative Plan, the Developer shall submit detailed construction drawings with cross-sections, for the interim and ultimate grades for 85 AV NE and 87 Avenue NE adjacent to and within the outline plan boundary. Cross-sections shall indicate and provide dimensions for any proposed road widening to accommodate grades. Adjustments to the tentative plan boundary may be required to accommodate all necessary right-of-way requirements. Prior to the approval of the affected tentative plan, the design and right-of-way for the subject roads will be determined to the satisfaction of Mobility Engineering.

Further note that the applicant will be required to dedicate lands for 88 Ave NE, and construct the Multi Use pathway on the south boulevard of 88 Ave NE, and the Multi Use pathway on the north boulevard of 85 AV NE.

28. In conjunction with the applicable Tentative Plan, the Developer shall enter into a Development Agreement for the offsite surface improvements as necessary to service the proposed development to the satisfaction of the Approving Authority.

29. In conjunction with all Tentative Plan(s) and Development Permit(s), all roads, intersections and accesses, driveways, and intersection spacing shall be designed and constructed at the Developer's sole expense, subject to normal oversize, endeavours to assist, and boundary cost recoveries, and to the satisfaction of the Manager, Development Engineering.

30. In conjunction with the applicable Tentative Plan, and prior to approval of construction drawings and permission to construct surface improvements, the Developer shall provide signed copies of backsloping agreements where private

lands (including lands owned by the City of Calgary) are impacted by the proposed development.

31. In conjunction with the applicable tentative plan of subdivision, no direct vehicular access shall be permitted to 88 AV NE and a restrictive covenant shall be registered concurrent with the registration of the legal plan of subdivision to that effect.
32. In conjunction with the applicable Tentative Plan or Development Permit, a noise attenuation study for the residential adjacent to 88 AV NE certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, shall be submitted to Development Engineering for approval.

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

33. In conjunction with the applicable Tentative Plan, all noise attenuation features (noise walls, berms, etc.), screening fence, and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, screening fence, etc) and associated ancillary works shall not infringe onto the road right-of-ways. Noise attenuation features and screening fences shall be at the Developer's sole expense.
34. 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.
35. In conjunction with the applicable Tentative Plan, graveled and oiled turnarounds are required for all temporary dead-end streets. Post and cable fence is required where the temporary turnaround is anticipated to be required for a period greater than 1 year.

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

Applicant Submission

2025 June 9



Applicant's Submission

On behalf of Chandan Homes, B&A has applied to redesignate three parcels from Special Purpose – Future Urban Development (S-FUD) and Multi-Residential – Low Profile (M-1) Districts to Special Purpose – School, Park and Community Reserve (S-SPR) for park open space and Multi-Residential – Low Profile (M-2) District and to accommodate a future townhome development.

The intension for this site is to support medium density residential uses by redesignating most of the site to M-2 District, while also providing open space in the southwest corner of the site to build upon the Municipal Reserve parcel to the west. The open space is designated S-SPR and fulfills the client's Municipal Reserve requirements. The acquisition of the northerly parcel has opened the opportunity to design a more comprehensive development then would otherwise be possible if the three parcels were under separate ownership.

In addition to the Municipal Reserve dedication, road widening of 88 Avenue will be dedicated along the north boundary of the site to enable the full right-of-way width for the existing arterial road. This right-of-way will enable the extension of a 3.0 m multi-use pathway and the installation of necessary services along the portion of 88 Avenue NE that fronts the site.

As the adjacent parcel to the east did not provide a through road connection, there is no opportunity to extend 87 Ave. As such, the eastern terminus of 87 Avenue NE will end with a "T" intersection within the development. Access easements will be registered ensuring on-site pedestrian links with the east adjacent parcel and vehicular traffic linking to 85 Avenue in the South.

The Municipal Development Plan recognizes the need to shape more compact urban form while the Saddle Ridge Area Structure Plan (ASP) identities the site within the Neighbourhood Activity Centre (NAC). By changing the designation to M-2, the intensity level will increase allowing a more robust NAC with existing commercial development located to the west. Multi-residential development will bring vibrancy to the community and increase the unit type offering in the neighbourhood.

The proposed Outline Plan/Land Use application represents additional low scale multi residential development that is compatible with surrounding land uses, near schools and transit, and exceeds the minimum density requirements complying with both MDP and ASP policies. Finally, the land use and future development provides more affordable housing options that will help house families and individuals in need of housing options. As such, we respectfully request your support of the application.

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	2.52	6.23
NET DEVELOPABLE AREA	2.52	6.23

LAND USE (Residential)	HECTARES	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED # OF UNITS (Multi Residential)
M-2	2.32	5.73		193

	HECTARES	ACRES	% OF NET AREA
ROADS (Credit)	0.14	0.35	5.6

RESERVES	HECTARES	ACRES	% OF NET AREA
Previous MR Credit (S-SPR)	0.05	0.14	2.1
Current MR Credit (S-SPR)	0.20	0.49	7.9
Total MR credit (S-SPR)	0.25	0.63	10

	UNITS	UPH	UPA
ANTICIPATED # OF RESIDENTIAL UNITS	193		
ANTICIPATED DENSITY		77	31
ANTICIPATED INTENSITY		175	71

Applicant Outreach Summary

2025 June 9



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Chandan Homes Saddle Ridge Residential Land Use

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)

Provided plans to the area Council and community association. Requested a meeting with the Saddle Ridge Community Association to explain and answer questions about the proposal on December 6, 2024. Follow-up meeting request with the community association president made on January 14, 2025. Emails to the CA were not returned. The site was noticed posted. No correspondence was received as a result of the notice posting.

Affected Parties

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

Councillor Dhaliwal
Saddle Ridge Community Association

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

No correspondence was received. Area Councillor had road and park location concerns.

How did input influence decisions?

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

Plan was amended to show relocated Municipal Reserve. Public road extended. Commitment towards access easement provided.

How did you close the loop ?

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

Updated Land Use/Outline Plan and concept plan provided to area Councillor.

calgary.ca/planningoutreach

PROPOSED

CPC2025-0931
ATTACHMENT 8

BYLAW NUMBER 6D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2024-0282/CPC2025-0931)**

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

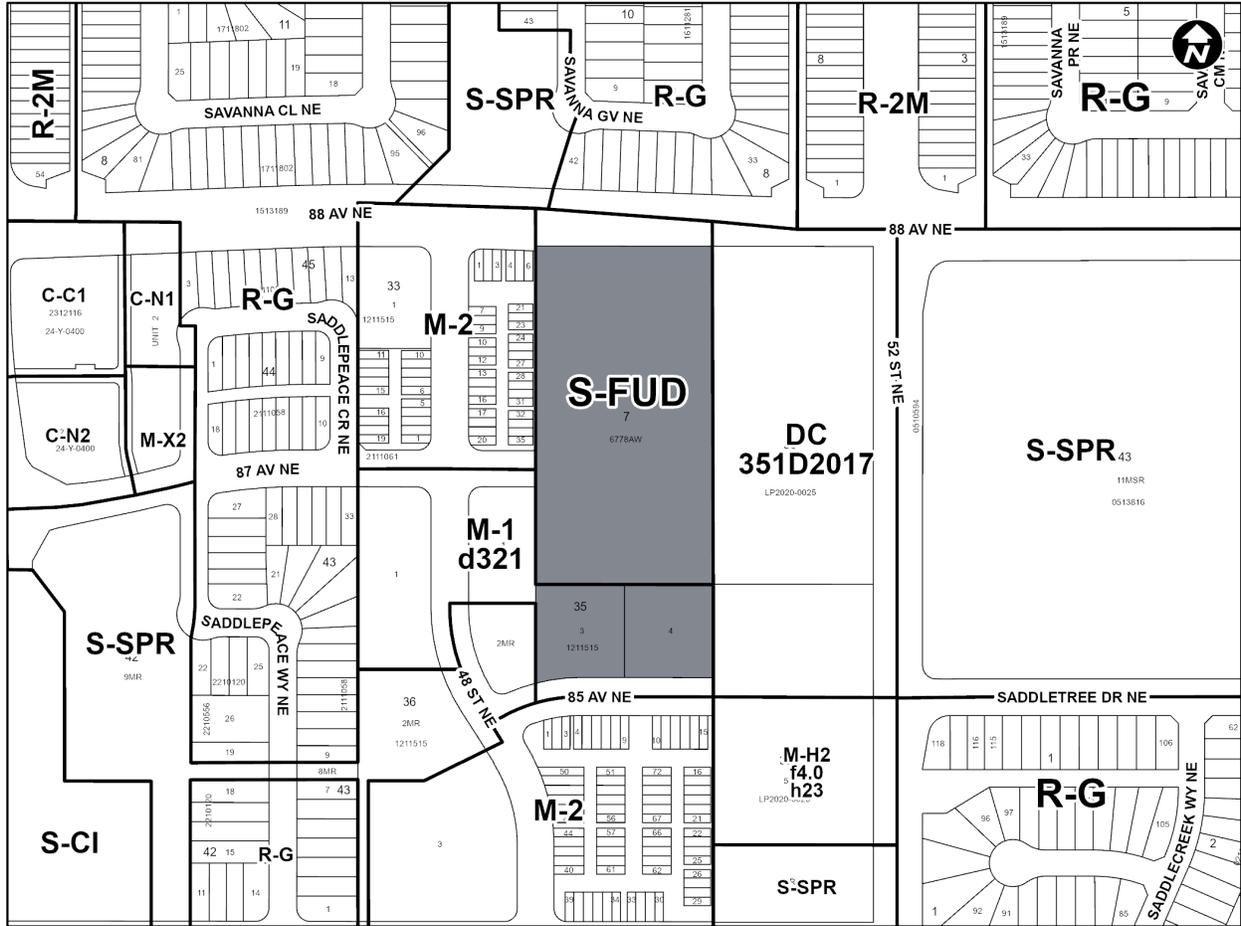
MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2024-0282/CPC2025-0931
BYLAW NUMBER 6D2026

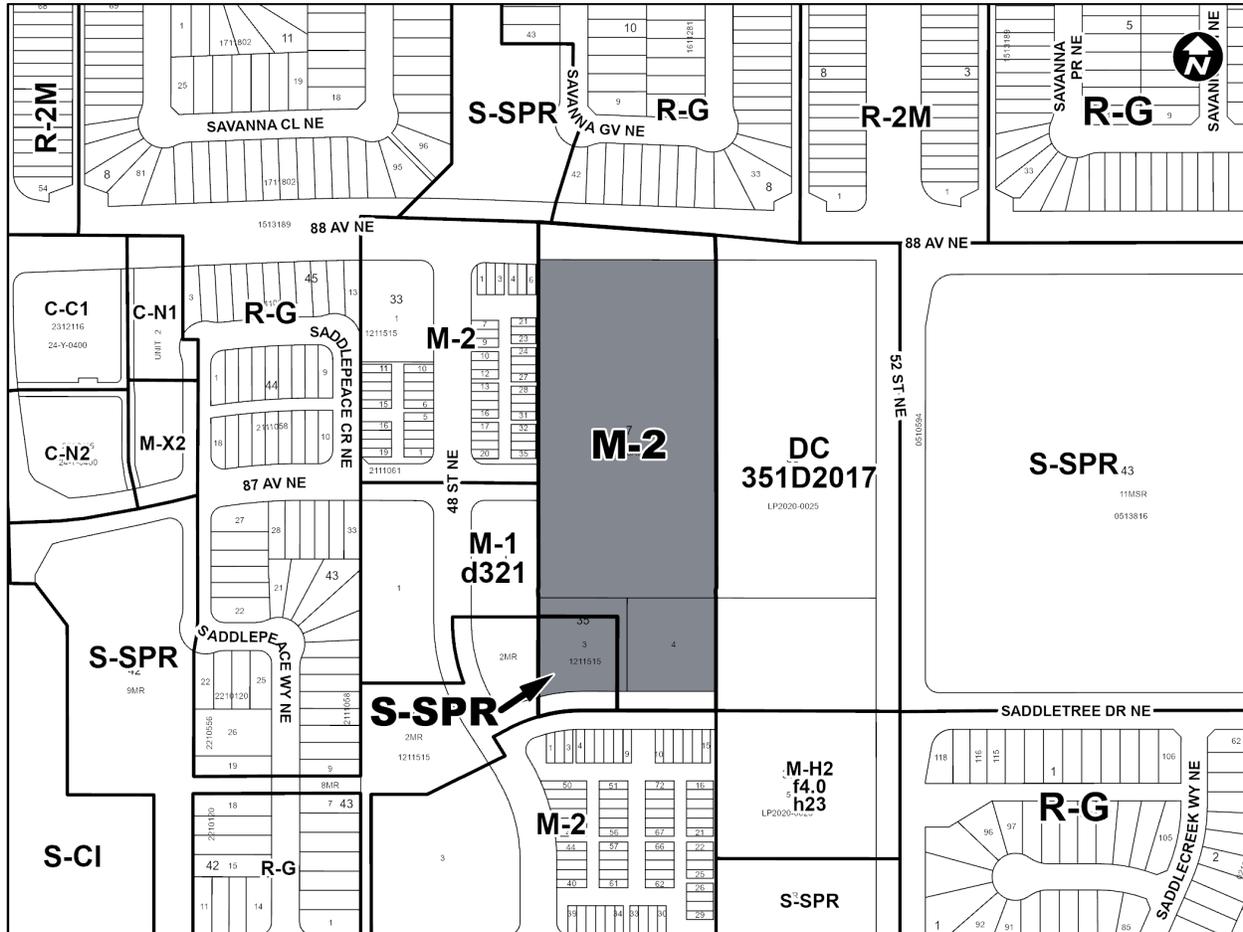
SCHEDULE A



PROPOSED

AMENDMENT LOC2024-0282/CPC2025-0931
BYLAW NUMBER 6D2026

SCHEDULE B



Land Use Amendment in Glendale (Ward 6) at 4939 – 17 Avenue SW, LOC2025-0139

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 4939 – 17 Avenue SW (Plan 6182HM, Block 5, Lot 42) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025
 OCTOBER 30:**

That Council give three readings to **Proposed Bylaw 1D2026** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 4939 – 17 Avenue SW (Plan 6182HM, Block 5, Lot 42) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- The proposal allows for development that is compatible with existing development in the community, provides for greater site and building design flexibility, and aligns with policies in the *Municipal Development Plan (MDP)* and the *Westbrook Communities Local Area Plan (LAP)*.
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choice within the community and more efficient use of existing infrastructure and amenities in the community.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District enables redevelopment to deliver additional housing within a transit station area. This would also accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit (DP2025-05470) for a grade-oriented residential development has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Glendale, was submitted by Collective Design YYC on behalf of the landowners, John Brezsnayk, Regena Brezsnayk and Timothy Brezsnayk, on 2025 July 7. The approximately 0.06 hectare (0.15 acre) mid-block parcel is located on the south side of 17 Avenue SW between Gateway Drive SW and Glenside Drive SW and is currently developed with a low-density residential dwelling and an Accessory Residential Building (detached garage). Vehicle access is provided from the rear lane.

The site is well served by Calgary Transit with the 45 Street SW LRT Station (Blue Line) located approximately 250 metres to the northeast (a three-minute walk) offering direct connections to downtown and other destinations across the city. Frequent bus service is also available along

Land Use Amendment in Glendale (Ward 6) at 4939 - 17 Avenue SW, LOC2025-0139

17 Avenue SW. In addition, the site is within proximity to local parks, schools and neighbourhood retail amenities.

As indicated in the Applicant Submission (Attachment 2), the proposed land use amendment is intended to accommodate a grade-oriented residential development consisting of five units and five secondary suites with a rear detached garage. A development permit (DP2025-05470) was submitted on 2025 September 22 and is under review.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the community association was appropriate. The applicant completed a postcard drop to surrounding residents and contacted the Glendale Community Association (CA) to provide general information about the proposal and request feedback. For a summary of the applicant's outreach activities, please refer to 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 three letters of opposition from the public for the proposal. The letters of opposition included the following areas of concern:

- overdevelopment and loss of green space (buildings cover entire lot and do not fit neighborhood character);
- excessive density driven by profit motives;
- insufficient on-site and street parking for number of units;
- building height causes overshadowing and loss of sunlight for rear neighbours;
- privacy concerns due to upper-level windows overlooking adjacent properties;
- ongoing construction causing disruption (concern over prolonged construction impacts);
- doubts that future residents will rely on transit (expectation of multiple vehicle ownership);
- concern about garbage storage and alley congestion due to additional units; and
- overall opposition to continued approval of high-density developments on the street.

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

Land Use Amendment in Glendale (Ward 6) at 4939 - 17 Avenue SW, LOC2025-0139

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 is being reviewed through the development permit application.

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

IMPLICATIONS

Social

The proposed application would accommodate a range of housing needs across different age groups, lifestyles and demographics with site and building design that is adaptable to the functional requirements of evolving households and lifestyle needs.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*; however, the proposed land use would enable compact urban development near an existing light rail transit station and would support alternative modes of transportation including public transit, walking and cycling. Further opportunities to align future development on this site with applicable climate strategies are being explored and encouraged through the development permit.

Economic

The proposal would enable more efficient use of existing infrastructure and capitalize on public transit investment for the 17 Avenue SW Bus Rapid Transit Corridor and the 45 Street Light Rail Transit Station.

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 1D2026**

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 on the south side of 17 Avenue SW between Gateway Drive SW and Glenside Drive SW. The site has a total parcel area of 0.06 hectares (0.15 acres) and is approximately 18 metres wide by 37 metres deep.

The site is currently developed with a single detached dwelling and a rear detached garage with rear lane access. The site is approximately 250 metres (a three-minute walk) from the 45 Street LRT Station, approximately 400 metres (a five-minute walk) from Glenmeadows School, 1.2 kilometres (a 20-minute walk) from the Optimist Athletic Park and St. Gregory School and 1.2 kilometres (a 17-minute walk) from the Glendale/Glendale Meadows Community Association and St. Thomas Aquinas and Glendale Schools.

Surrounding developments are characterized by a variety of residential land use designations and low density residential built forms. The immediate surrounding parcels are designated Residential – Grade-Oriented Infill (R-CG) District to the west and Housing – Grade Oriented (H-GO) District to the east. Along 17 Avenue SW to the east there are various multi-residential developments that vary in size, the 45 Street LRT Station, and the Calgary Police Service District 2 – Rosscarrock district office.

Community Peak Population Table

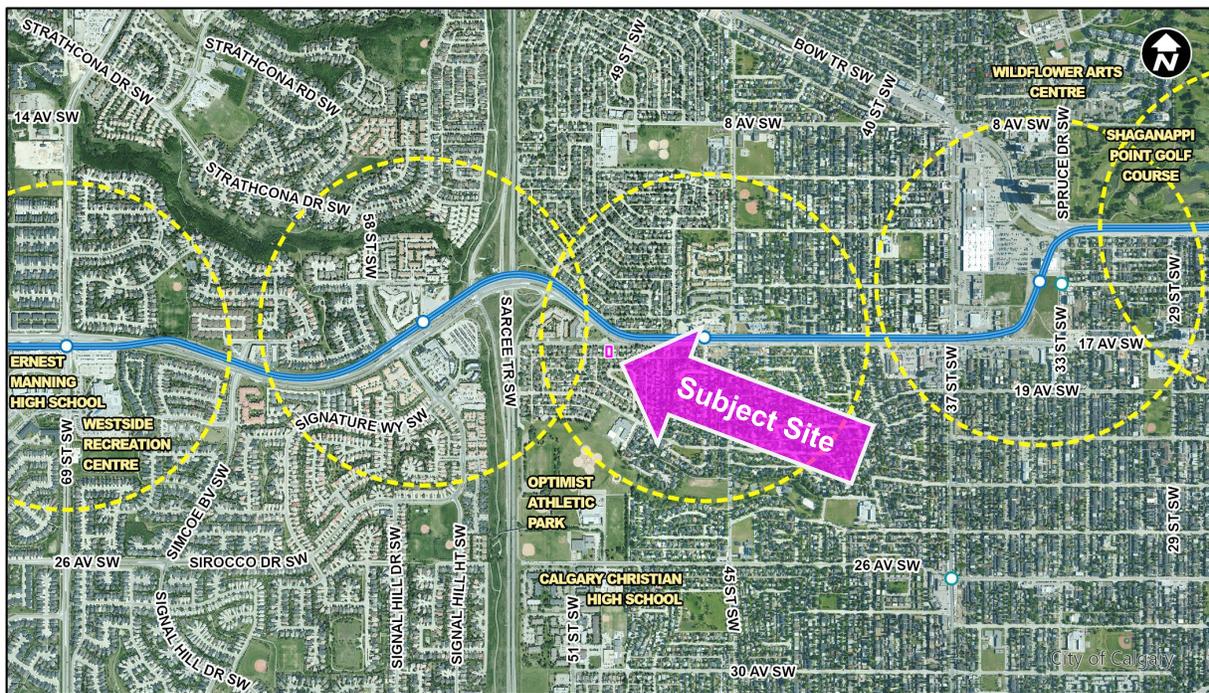
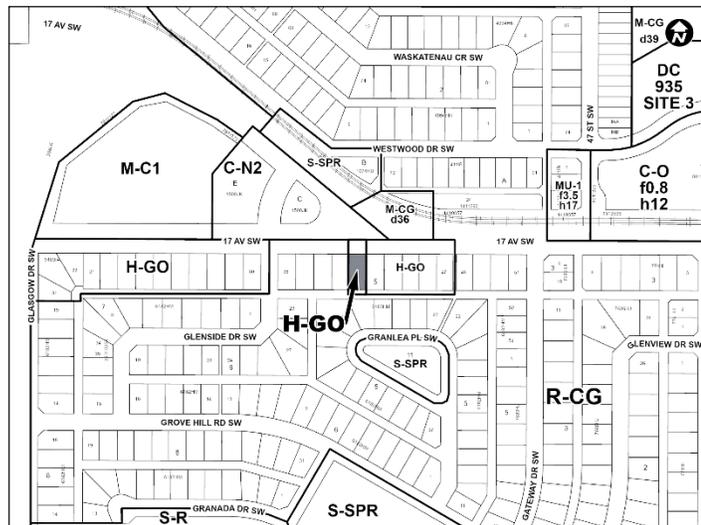
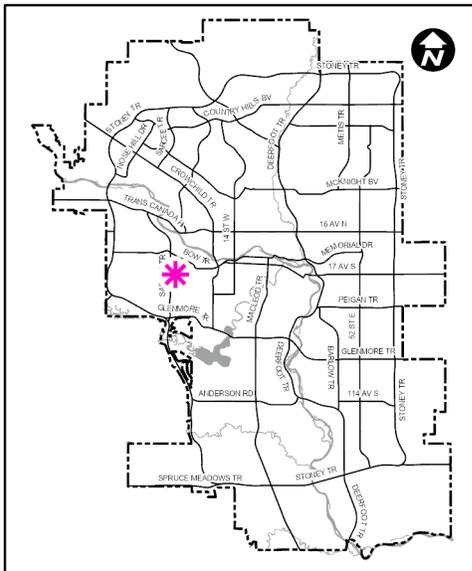
As identified below, the community of Glendale reached its peak population in 1969.

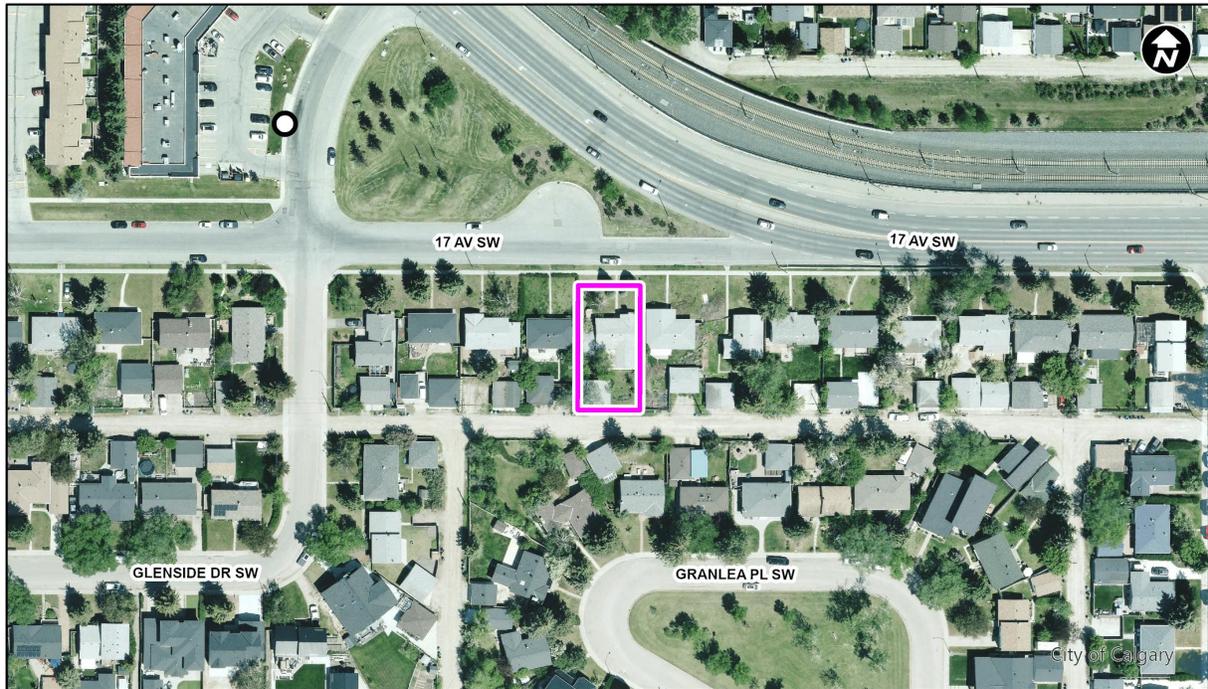
Glendale	
Peak Population Year	1969
Peak Population	3,950
2019 Current Population	2,715
Difference in Population (Number)	-1,185
Difference in Population (Percent)	-30.0%

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-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 (approximately three storeys) and a maximum density of 75 dwelling units per hectare. Based on the subject parcel area, this would allow up to five dwelling units. Secondary suites are permitted uses within the R-CG District.

The proposed H-GO District accommodates grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings in a form and scale that is consistent with adjacent low density residential districts. The H-GO District offers a balance of compatibility with the adjacent residential districts and greater site and building design flexibility. The H-GO District will support the applicant's intent for five dwelling units and five secondary suites. The H-GO District also provides rules for:

- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of a parcel to ensure functional courtyard amenity space;
- a maximum parcel area to floor area ratio (FAR) of 1.5;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per unit or suite.

The H-GO District is intended to be designated on parcels located within an area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex urban form categories. The subject site is located on 17 Avenue SW and is identified as Neighbourhood Connector on Map 3: Urban Form in the *Westbrook Communities Local Area Plan* (LAP). The subject parcel therefore meets the criteria to be considered for the H-GO district. Secondary suites are also allowed in the H-GO District.

Development and Site Design

The rules of the proposed H-GO District, along with the policies of the LAP, will provide guidance for future site redevelopment, including appropriate land uses, building massing, height, landscaping, parcel coverage and parking. Additional items that are being considered through the development permit review process include, but are not limited to:

- ensuring an engaging built interface along 17 Avenue SW;
- the layout and configuration of dwelling units;
- site access and parking provision;
- waste collection and impact mitigation;
- mitigation of shadowing, privacy and visual overlooking; and
- appropriate location of landscaping and amenity space.

Transportation

Pedestrian access to the site is available via the sidewalk on 17 Avenue SW and vehicular access to the site is from the adjacent lane. Road classifications adjacent to the parcel include 17 Avenue SW as a residential street. The parcel is located within the Residential Parking Zone. Parking adjacent to the site is currently restricted to a maximum of two hours, enforceable Monday to Friday between 08:00 to 17:00 daily.

The site is well served by Calgary Transit with the 45 Street LRT Station (Blue Line) located approximately 250 metres (a three-minute walk) to the northeast. In addition, several bus routes operate along 17 Avenue SW including the eastbound Route 2 (Mount Pleasant) located 100 metres (a one-minute walk) to the east and westbound Route 2 (Killarney/17 Av SW) located 150 metres (a three-minute walk) to the east.

Environmental Site Considerations

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

Utilities and Servicing

Water, storm and sanitary sewers are available to service the site.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

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

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

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). However, the redesignation of the subject site to support more diverse and adaptable housing forms in close proximity to transit options may encourage more residents to choose a car-reduced or car-free lifestyle, thereby reducing vehicular emissions and contributing to the overall goal of achieving net zero emissions in Calgary by 2050 through accelerating the shift in mode share to zero or low emissions modes. Additional opportunities to align development of this site with applicable climate strategies are being explored through the development permit application.

Westbrook Communities Local Area Plan (Statutory – 2023)

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Connector category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows up to six storeys. Neighbourhood Connector areas are characterized by a broad range of housing types along higher activity, predominantly residential streets.

The proposed redesignation to the H-GO District aligns with these policies by allowing flexible, grade-oriented housing forms that fit within the intended scale and character of the area. The site's proximity to the 45 Street LRT Station further supports the LAP's objectives to concentrate additional housing and pedestrian-oriented development near transit, promotes active transportation choices, and improved access to amenities and services.

Applicant Submission

2025 July 7

Planning, Development & Assessment July 7th, 2025
The City of Calgary
800 Macleod Trail S.E.
Re: 4939 17th Avenue SW

Planning Justification in Support of Land-Use Application

Collective Design is making an application on behalf of John Brezsnyak for the re-designation of 4939 17th Avenue SW in the community of Glendale. We are seeking re-designation from the currently existing R-CG district to a proposed H-GO district.

This property is a mid block lot located adjacent to 17th Avenue and Glenside Drive SW. The lot dimensions are 18.29m X 36.58m (60' x 120') and the lot is relatively flat with no distinct change in grade.

The property currently hosts a single family dwelling with a two car detached garage built in the 1960's. There are few trees, shrubs and minor landscaping elements on the lot. There are two city trees adjacent to the site.

Surrounding context includes mostly R-CG and H-GO zoned lots. Adjacent to 4939 are two new H-GO developments currently under construction and one in permitting.

Should this re-designation be approved, the intention is to redevelop the property into 5-unit H-GO development with 5 secondary suites, and a 5-car detached garage. We will be submitted a concurrent DP application after design is complete.

4939 17th Avenue SW is a prime candidate for H-GO development for several reasons:

1. Meets the Location Criteria for Multi-Residential Infill Development

- Within walking distance of both bus and LRT routes (roughly 3 blocks away)
- Two blocks within a Major Roadway (Sarcee)
- Adjacent to multi family development (currently under construction)
- Provides Direct Lane Access.2. The property offers proximity to frequent public transit
- 296m to the 45 ST LRT station (blue line)
- 200m to the #2, #698 & #699 east bound bus route (along 17th Ave SW)
- 218m to the #2, #698 & #699 west bound bus route (along 17th Ave SW)

3. An abundance of parks within walking distance

Within a 1.0 km radius, 18 green spaces exist that serve a variety of uses from outdoor sports to children's playgrounds and dog walking areas. Most notably, the Shaganappi Point Golf Course is 2.64 km away and leads into a plethora of walking paths and green spaces along the Bow Rover, on the Douglas Fir Trail, and in Edworthy Park.

4. Conveniently located near schools

The site is well serviced by primary and secondary schools of all sorts including St. Michael School, Calgary Arts Academy, Vincent Massey School, Wildwood School, Westgate School, Glendale School, and Glen meadows. Each is within a reasonable walking or bicycling distance, and even more are within 5 minutes of driving time.

5. Close to work

The property is centrally located to several employment centres - Westbrook Mall, commercial storefronts along 17th Avenue SW and Bow Trail SW, and the busy neighbourhoods of Marda Loop and Kensington.

6. Proximity to major road networks

If traveling by car, the property has quick and easy access to Sarcee Trail via 17th Avenue. Additionally, the site has direct access to 17th Avenue which connects to many major road networks like Crowchild trail. A drive into the downtown city centre would take approximately 8-10 minutes.

Given the abundance of nearby amenities, 4939 17th Avenue SW is an ideal location, suited well for row housing. This type of development provides housing opportunities for more diverse groups of people and supports the initiatives for planned and thoughtful city growth through the Calgary Municipal Development Plan.

Regards,
Clay Israelson, AT
Collective Design (Applicant)

Applicant Outreach Summary

2025 October 16



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 4939 17 Avenue 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)

A postcard drop was completed to surrounding homes to request that residents submit any comments or questions directly to the applicant (Collective Design).

The Glendale/Glendale Meadows Community Association was informed of the application proposal and was requested to provide feedback. No response has been received at this time.

Affected Parties

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

- Neighbours within close proximity to the site
- The Glendale/Glendale Meadows Community Association

calgary.ca/planningoutreach

What did you hear?

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

At this time, no comments have been received.

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, no comments have been 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)

At this time, no comments have been received.

calgary.ca/planningoutreach

PROPOSED

CPC2025-0933
ATTACHMENT 4

BYLAW NUMBER 1D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0139/CPC2025-0933)**

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 _____

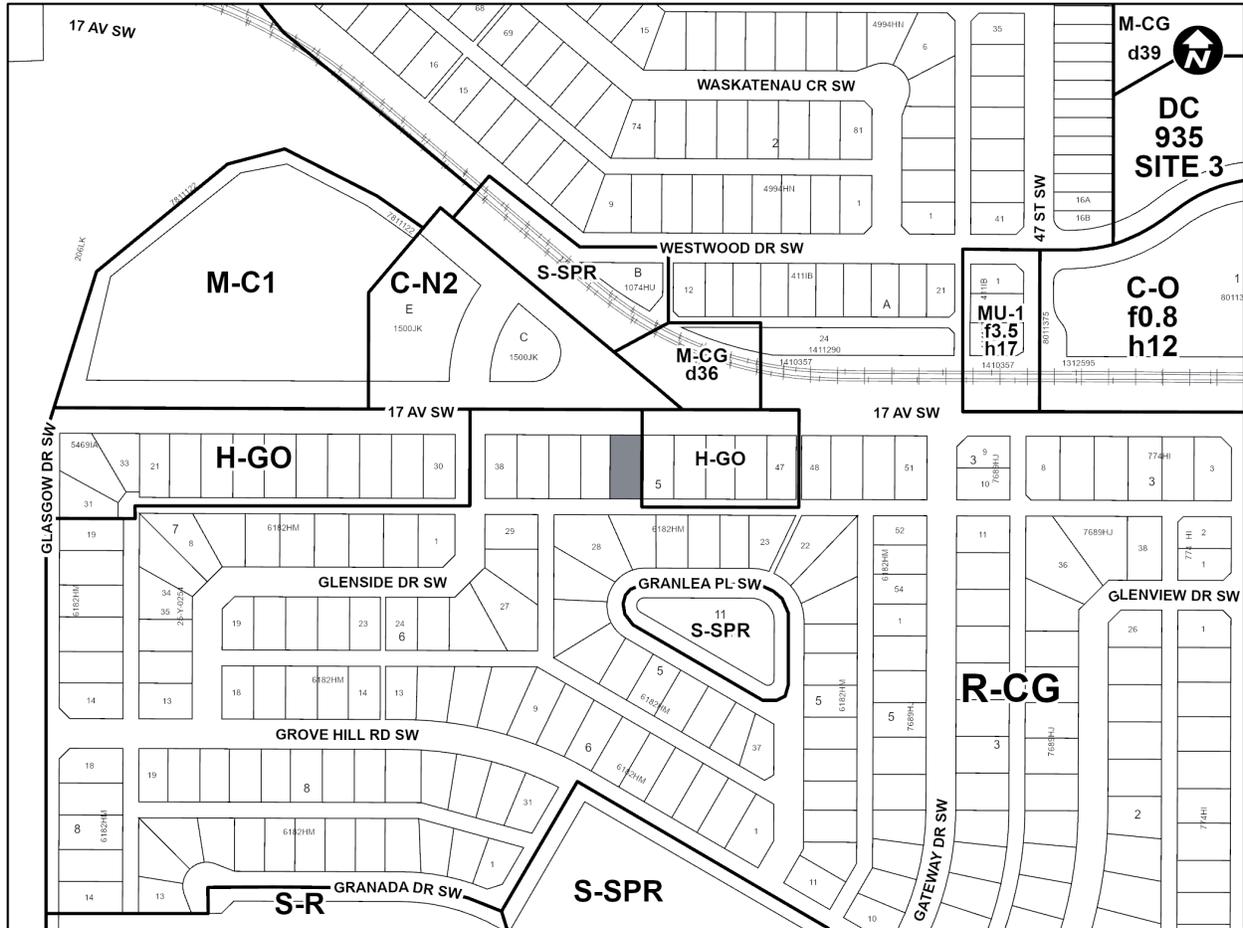
MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0139/CPC2025-0933
BYLAW NUMBER 1D2026

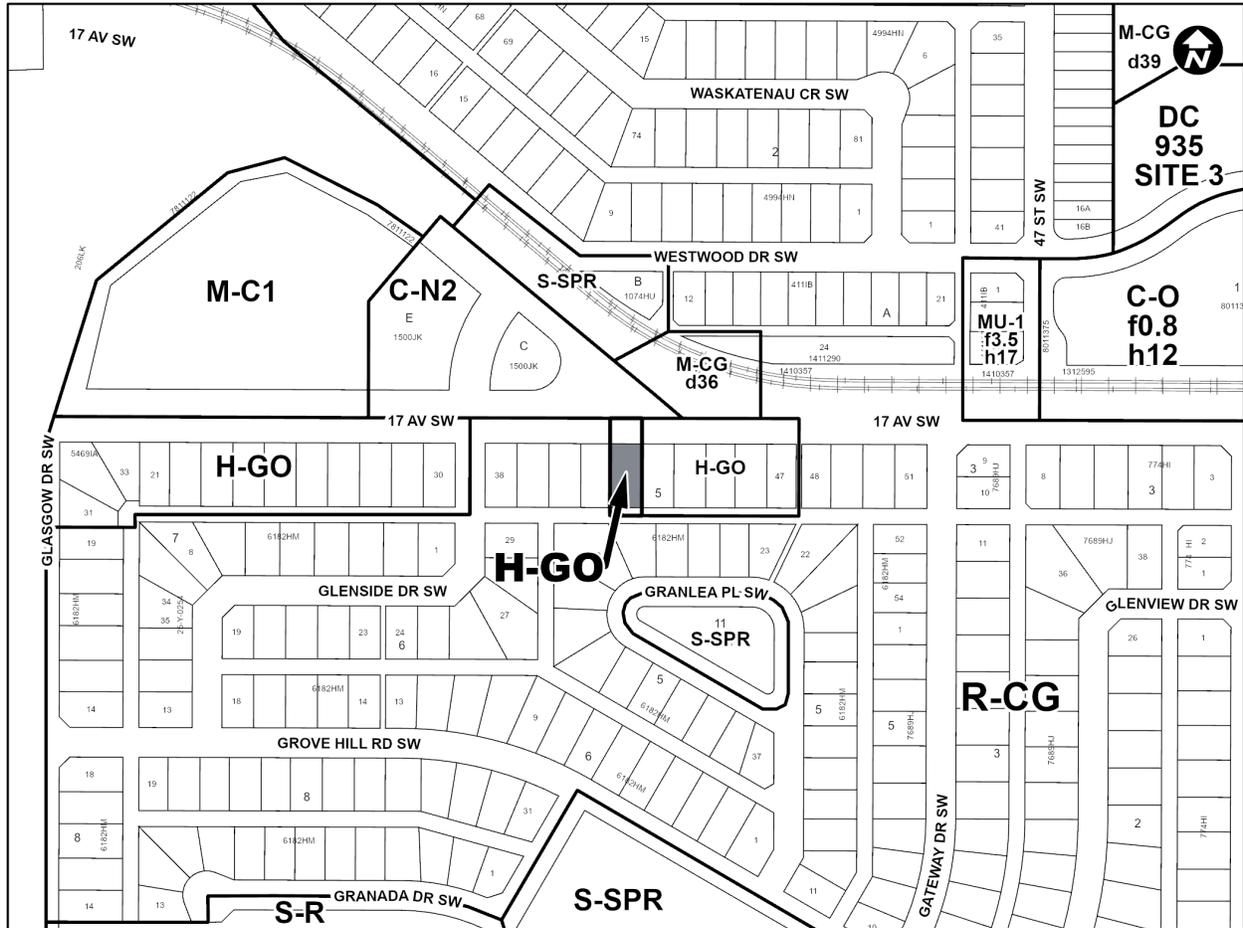
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0139/CPC2025-0933
BYLAW NUMBER 1D2026

SCHEDULE B



**Land Use Amendment in Montgomery (Ward 7) at 4816 Bowness Road NW,
 LOC2025-0161**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 4816 Bowness Road NW (Plan 5439FW, Block 22, Lot 4) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025
 OCTOBER 30:**

That Council give three readings to **Proposed Bylaw 3D2026** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 4816 Bowness Road NW (Plan 5439FW, Block 22, Lot 4) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale consistent with low-density residential districts.
- The proposal represents an appropriate increase in density of a residential site, allows for development that is compatible with existing development in the community and aligns with policies in the *Municipal Development Plan* (MDP) and the *South Shaganappi Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choice within the community and more efficient use of existing infrastructure and amenities.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a grade-oriented residential development was submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the northwest community of Montgomery, was submitted by Horizon Land Surveys on behalf of the landowner, Vincent C Aldaba on 2025 August 7. The Applicant Submission can be found in Attachment 2.

The approximately 0.06 hectares (0.14 acres) midblock parcel is located on the north side of Bowness Road NW between 47 Street NW and 48 Street NW, and it is currently developed with a single detached dwelling built in 1949. It is well served by public transit, and it is close to parks, schools and other recreational facilities along Bowness Road NW.

**Land Use Amendment in Montgomery (Ward 7) at 4816 Bowness Road NW,
LOC2025-0161**

The site meets the location criteria of the Housing – Grade Oriented (H-GO) District established in Land Use Bylaw 1P2007 as the site is located within an approved Local Area Plan and is identified within the Neighbourhood Flex Urban Form Category and is located within a Neighbourhood Main Street as identified in the Urban Structure Map of the MDP.

A development permit (DP2025-04947) for a grade-oriented residential development with four dwelling units with four secondary suites was submitted on 2025 August 26 and is under review.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the community association was appropriate. In response, the applicant delivered postcards to homes within a 100-metre radius to notify residents and contacted the Montgomery Community Association (CA) and Ward 7 Councillor's Office. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

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

- increase in density;
- building height being out of character with the neighbourhood;
- potential shading on adjacent properties;
- insufficient street parking to accommodate the increased density; and
- security issues.

The CA was circulated for comment and a follow-up email was sent on 2025 October 17 (Attachment 4). The CA has stated that they will not be commenting on this application at this time.

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

**Land Use Amendment in Montgomery (Ward 7) at 4816 Bowness Road NW,
LOC2025-0161**

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 land use amendment would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyles and demographics that contribute to a more inclusive community.

Environmental

This application does not include actions that specifically address the objectives of the *Calgary Climate Strategy- Pathways to 2050*, however the proposed land use would enable compact urban development near existing bus stations and would support alternative modes of transportation including public transit, walking and cycling. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged through the development permit process.

Economic

The proposed land use amendment would allow for a more efficient use of land, existing infrastructure and services and will provide more housing choice 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. Community Association Response
5. **Proposed Bylaw 3D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is a midblock parcel located between 47 Street NW and 48 Street NW on Bowness Road NW in the community of Montgomery. The parcel is approximately 0.06 hectares (0.14 acres) in size, with approximate dimensions of 15 metres in width by 36 metres in depth. The site fronts directly onto Bowness Road NW and has lane access from the rear. The property currently contains an existing single detached dwelling and detached garage.

Surrounding development consists primarily of low-density residential in the form of single detached and semi-detached dwellings designated Residential – Grade-Oriented Infill (R-CG) District and Multi-Residential – Contextual Low Profile (M-C1), with commercial and mixed-use development located further east along the Bowness Road NW corridor designated as Mixed Use – General (MU-1) District.

The site is well-situated within walking distance of local services and amenities along Bowness Road NW, including retail shops, restaurants and community services. Transit service is available within 250 metres (a four-minute walk) along Bowness Road NW, offering direct connections to major destinations, while vehicular access to the broader city network is facilitated by nearby 16 Avenue NW (Trans-Canada Highway) and Shaganappi Trail NW.

Community Peak Population Table

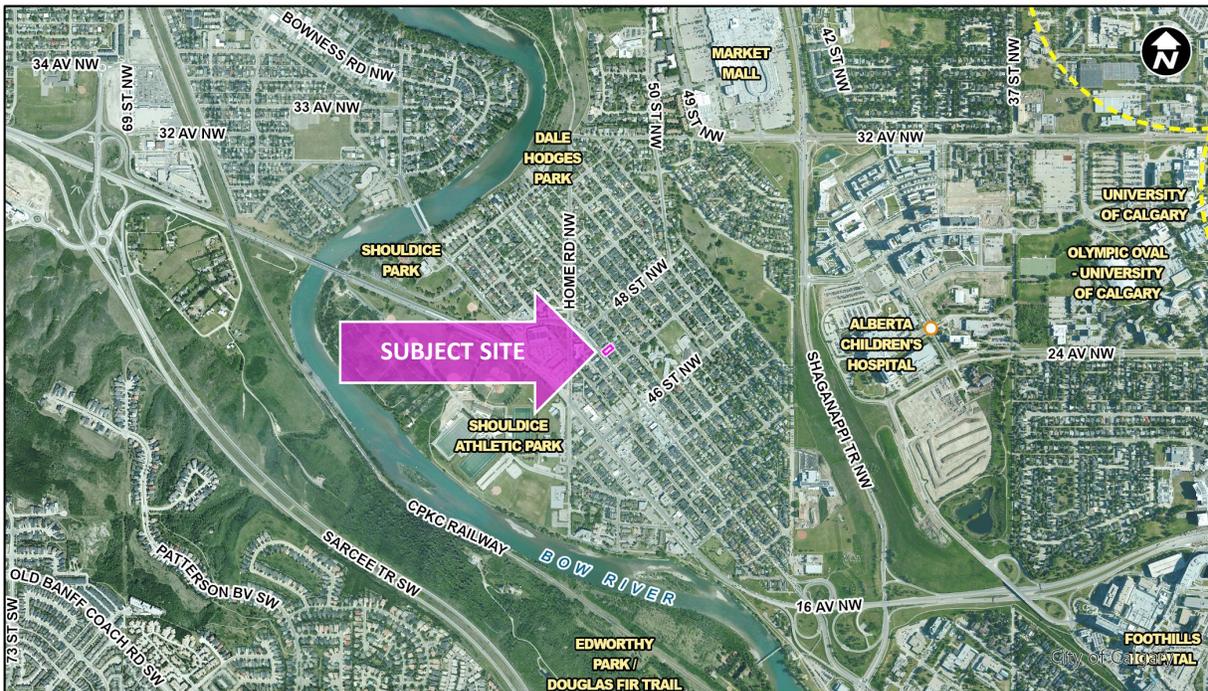
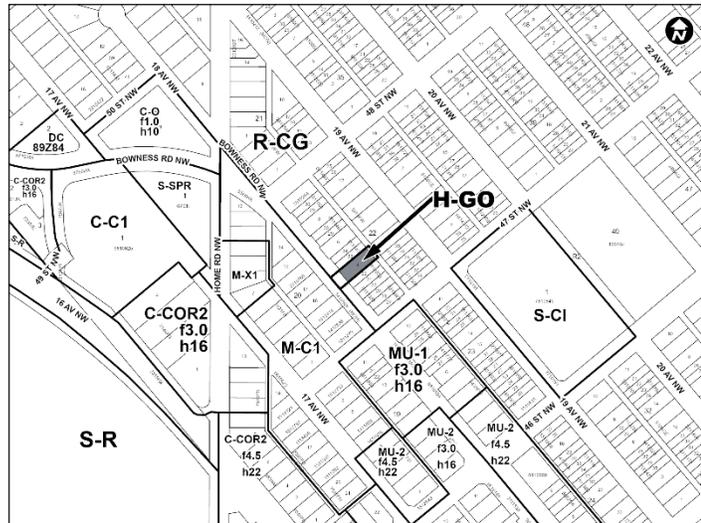
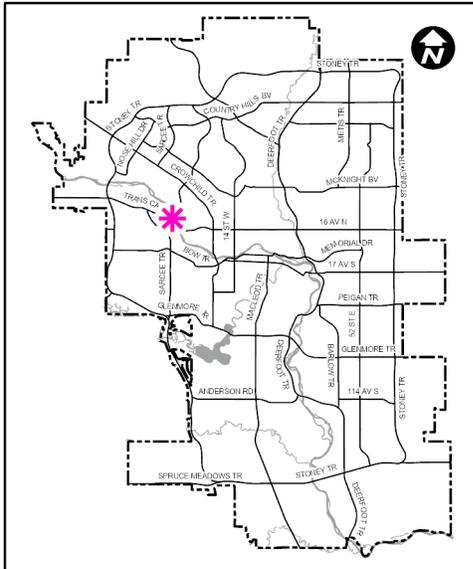
As identified below, the community of Montgomery reached its peak population in 1969.

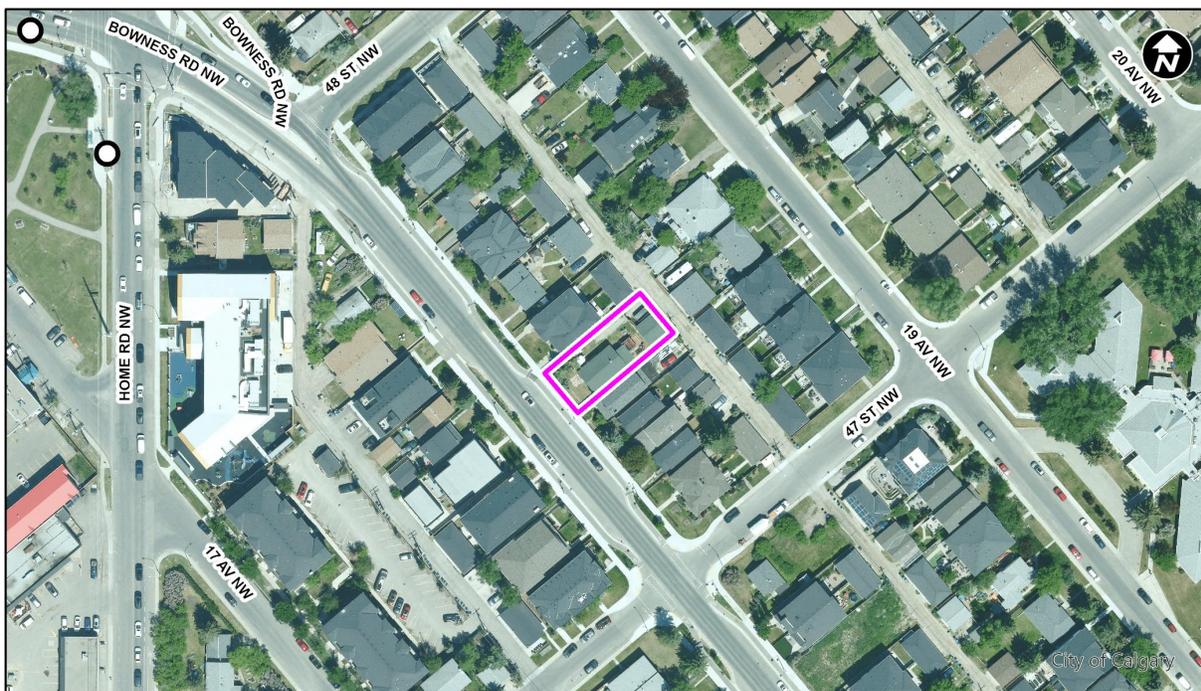
Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	- 772
Difference in Population (Percent)	-14,6%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None

Planning Evaluation

Land Use

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

The proposed redesignation from R-CG District to Housing – Grade Oriented (H-GO) District is intended to support a modest increase in density while maintaining compatibility with the surrounding neighbourhood context.

The proposed H-GO District allows for a range of grade-oriented building forms that is consistent with low-density residential districts and allows for a range of housing forms that may be attached, stacked or clustered. There is no maximum density required under the H-GO District. Development scale and intensity are managed through a combination of:

- a minimum building separation of 6.5 metres between residential buildings;
- required amenity space;
- a maximum parcel area to floor area ratio (FAR) of 1.5;

- a maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per unit or secondary suite.

Only the parcels that meet the site selection criteria located in the purpose statement of the district in the Land Use Bylaw 1P2007 have the potential to be redesignated to H-GO District. In areas that have an approved Local Area Plan, the H-GO District is only intended to be applied to parcels that support the development form as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories. The subject site is located within the Neighbourhood Flex Urban Form Category in the South Shaganappi Communities Local Area Plan (LAP) and therefore meets the criteria to be considered for H-GO District.

Development and Site Design

The rules of the proposed H-GO District would provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Other key factors that are being considered during the review of the development permit application include the following:

- mitigating shadowing;
- overlooking and privacy concerns with neighbouring parcels;
- building massing; and
- parking.

Transportation

Existing separated bicycle lanes are available on Bowness Road NW and an existing on-street bikeway is available along Home Road and 46 Street NW, providing the direct access to the Always Available for All Ages and Abilities (5A) Network from the parcel.

The parcel is near a transit stop for Route 1 (Bowness/Forest Lawn), which is the nearest transit station along Bowness Road NW, available within 250 metres (a four-minute walk). Route 422 (Crowfoot Station/North Hill) is also within 200 metres (a three-minute walk) along 48 Street NW.

The H-GO District includes specific requirements to provide alternate secure bicycle parking for units that do not include a dedicated vehicle parking stall. At the time of a development permit, vehicular parking is to be situated on-site, with access from the lane. On-street parking is along Bowness Road NW both directions – northbound and southbound with no limitation.

Neither a Transportation Impact Assessment or Parking Study were required as part of this application.

Environmental Site Considerations

No environmental concerns were identified for this site.

Utilities and Servicing

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential Area and is identified as part of the Inner City, as shown in Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The specific policies related to this classification are outlined in Section 3.5, Subsection 3.5.1 of the Plan, which encourages redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities, and transit and deliver small and incremental benefits to climate resilience. The proposal is in keeping with relevant MDP policies as the proposed land use district provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

Calgary Climate Strategy (2022)

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

South Shaganappi Communities Local Area Plan (Statutory – 2025)

The [South Shaganappi Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Flex category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. The site is also located within a Neighbourhood Main Street as identified in Map 2: Community Characteristics and Attributes. The LAP speaks to a mix of commercial and residential uses in the area and encourages active, pedestrian-oriented streets that support frequent interaction and moderate to high volumes of pedestrian movement. The Neighbourhood Flex policies note that buildings should be oriented to the street and may include a range of uses such as commercial, office, personal services, institutional, recreational and residential uses, with vehicular access and parking located off rear lanes or adjacent streets. The proposed land use is in alignment with applicable policy of the LAP.

Applicant Submission

2025 August 7

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

July 31st, 2025

On behalf of the landowner, please accept this application to redesignate a +/-0.056 hectare site from R-CG to H-GO to allow for:

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

The subject site, 4816 Bowness RD NW, is a mid-block lot located in the community of Montgomery along Bowness RD NW, a primary transit road where convenient public transit is located. The lot is currently developed with single detached dwelling built in 1949. Surrounding houses include single house and duplex on the same block, multiple residential houses cross Bowness RD, parks, schools and other recreational facilities along Bowness RD in close proximity. The site is approximately 0.056 hectares in size. Lane exists to the east of the site. The site is well serviced by public transit along Bowness RD.

South Shaganappi Communities Local Area Plan define the lot as neighborhood flex with building scale of up to 6 storeys. Neighborhood flex areas are characterized by a mix of commercial and residential uses. Buildings are oriented to the street with units that may accomodate commercial uses, offices, personal services, institutional uses, recreational facilities and residential uses on the ground floor.

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



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

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

Applicant Outreach Summary

2025 August 7



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 4816 Bowness RD NW

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

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

Outreach Strategy

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

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

On July 22nd, 2025, our staff did post card deliver to residents within a 100 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

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

Stakeholders

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

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



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

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

Some people also express concerns over property value and crime.

How did stakeholder input influence decisions?

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

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

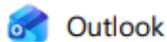
How did you close the loop with stakeholders?

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

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

Community Association Response

2025 October 18



[External] Re: Follow up: Circulation Package for LOC2025-0161 - 4816 BOWNESS RD NW

From President MCA <president@mcapeople.com>
Date Sat 10/18/2025 7:36 PM
To Sepulveda, Jenny <Jenny.Sepulveda@calgary.ca>

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 Jenny,

I'm away overseas at the moment, back next week. I haven't been able to get any feedback on this. Please consider us 'out of the loop' on this one, and unable to contribute.

Thank you for trying to include us. We'll do better on the next one.

Best wishes,

Shane

From: Sepulveda, Jenny <Jenny.Sepulveda@calgary.ca>
Sent: Friday, October 17, 2025 1:08 PM
To: President MCA <president@mcapeople.com>; Manager MCA <manager@mcapeople.com>
Subject: Follow up: Circulation Package for LOC2025-0161 - 4816 BOWNESS RD NW

Hi

I would like to confirm if you have any comments on this?

Thanks,

Jenny Sepulveda (she/her)
Planner, Community Planning, North Planning Area
C 587.891.4619 | E jenny.sepulveda@calgary.ca

PROPOSED

CPC2025-0938
ATTACHMENT 5

BYLAW NUMBER 3D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0161/CPC2025-0938)**

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 _____

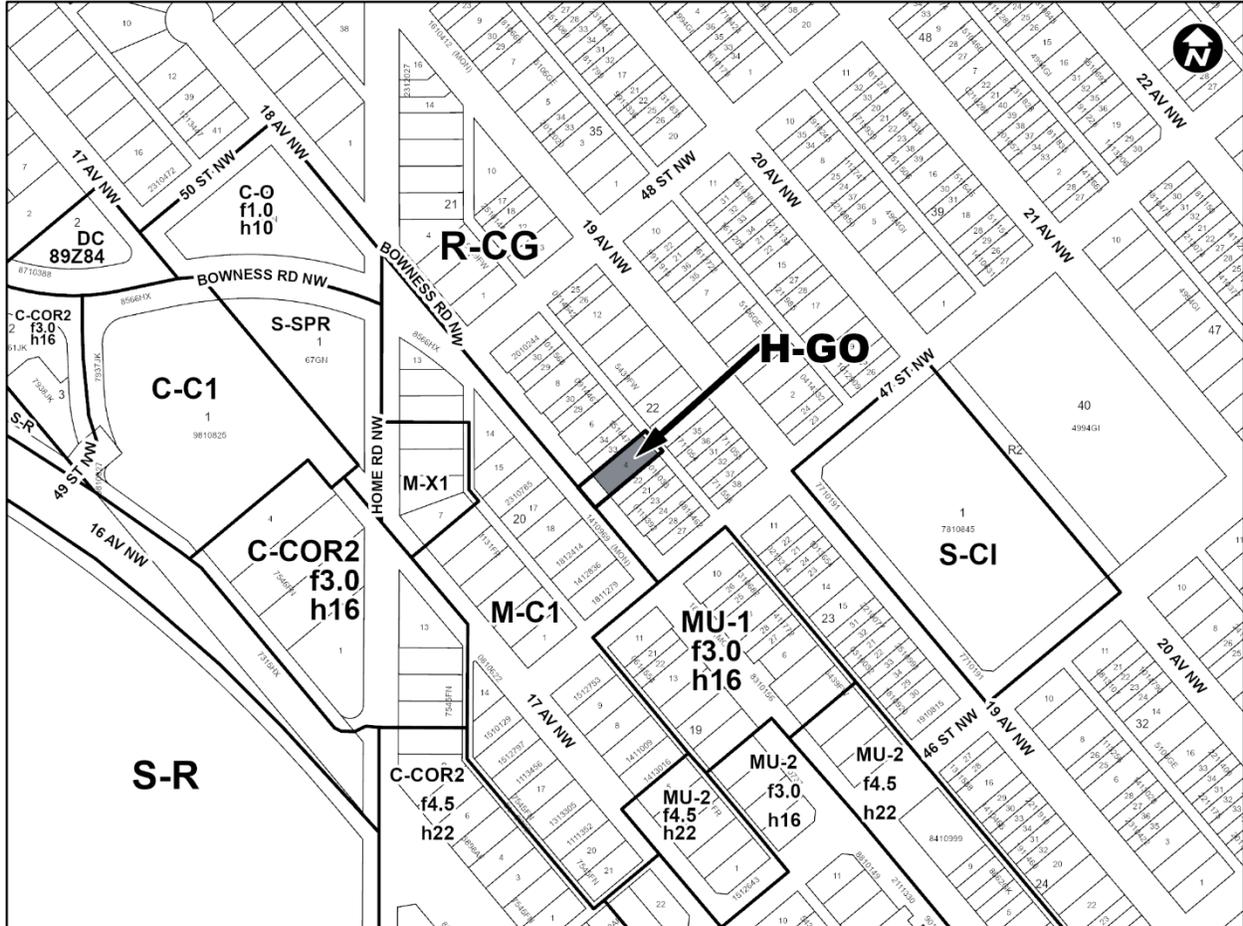
MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0161/CPC2025-0938
BYLAW NUMBER 3D2026

SCHEDULE B



Land Use Amendment in West Hillhurst (Ward 7) at 2330 and 2332 – 5 Avenue NW, LOC2025-0132

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.10 hectares \pm (0.24 acres \pm) located at 2330 and 2332 – 5 Avenue NW (Plan 5612FO, Block 12, Lot 55 and 56) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 NOVEMBER 13:

That Council give three readings to **Proposed Bylaw 7D2026** for the redesignation of 0.10 hectares \pm (0.24 acres \pm) located at 2330 and 2332 – 5 Avenue NW (Plan 5612FO, Block 12, Lot 55 and 56) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcels to allow for a variety of housing forms where dwelling units may be attached or stacked within a shared building or cluster of buildings.
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Riley Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choice within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options that will better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for eight units and eight suites has been submitted and is currently under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application, located in the northwest community of West Hillhurst, was submitted by Horizon Land Surveys on behalf of the landowner, 973168 Alberta LTD (Bill Truong), on 2025 June 25. A development permit (DP2025-05932) for eight units and eight secondary suites has been submitted and is currently under review. As noted in the Applicant Submission (Attachment 2), the applicant's intent is to apply for a land use designation that allows for this type of development.

Land Use Amendment in West Hillhurst (Ward 7) at 2330 and 2332 - 5 Avenue NW, LOC2025-0132

The approximately 0.10 hectare (0.24 acre) mid-block site is located on 5 Avenue NW with lane access from the rear and is currently developed with two single detached dwellings and two accessory residential 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 visited neighbours and delivered postcards within a 100 metre radius. The applicant also noted that they had contacted the West Hillhurst Community Association (CA) and the Ward 7 Councillor's Office. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received 14 letters of objection and two letters of support from the public. The comments in support noted that the project is well-situated near transit and makes efficient use of space, offering high density residential uses that can promote other potential community amenities and small-scale businesses like a grocer or restaurant. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- effect on the value of the existing neighbouring homes;
- reduced sunlight and privacy for neighbouring lots;
- increase in density; and
- public infrastructure and amenities may not be able to accommodate for an increase in users.

The CA provided a letter in opposition on 2025 August 12 (Attachment 4) identifying concerns related to increased building height, massing, increased street noise, building materials and negative impact on the streetscape.

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

**Planning and Development Services Report to
Calgary Planning Commission
2025 November 13**

**ISC: UNRESTRICTED
CPC2025-0948
Page 3 of 3**

**Land Use Amendment in West Hillhurst (Ward 7) at 2330 and 2332 - 5 Avenue NW,
LOC2025-0132**

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.

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 that contribute to a more inclusive community.

Environmental

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

Economic

The proposed land use amendment would allow for a more efficient use of land, existing infrastructure, and services and will provide more housing choice 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. Community Association Response
5. **Proposed Bylaw 7D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is comprised of two mid-block parcels located between 22 Street NW and 23 Street NW on 5 Avenue NW in the community of West Hillhurst. Combined, the parcels are approximately 0.10 hectares (0.24 acres) in size and is approximately 25 metres wide by 40 metres deep. The site fronts 5 Avenue NW and has lane access from the rear. The properties currently each contain an existing single detached dwelling and detached garage.

Surrounding development consists primarily of low density residential homes in the form of single detached and semi-detached dwellings designated as the Residential – Grade-Oriented Infill (R-CG) District. To the west is a mix of commercial development and a park along the Crowchild Trail NW corridor.

The site is well situated within walking distance of local services and amenities along Crowchild Trail NW, including retail shops and restaurants. The site is also located approximately 700 metres (an 11-minute walk) to the West Hillhurst Community Association and Bowview Outdoor Pool. Transit service is available within 250 metres (a four-minute walk) along Crowchild Trail NW and 5 Avenue NW, offering direct connections to major destinations, while vehicular access to the broader city network is facilitated by nearby 5 Avenue NW and Crowchild Trail NW.

Community Peak Population Table

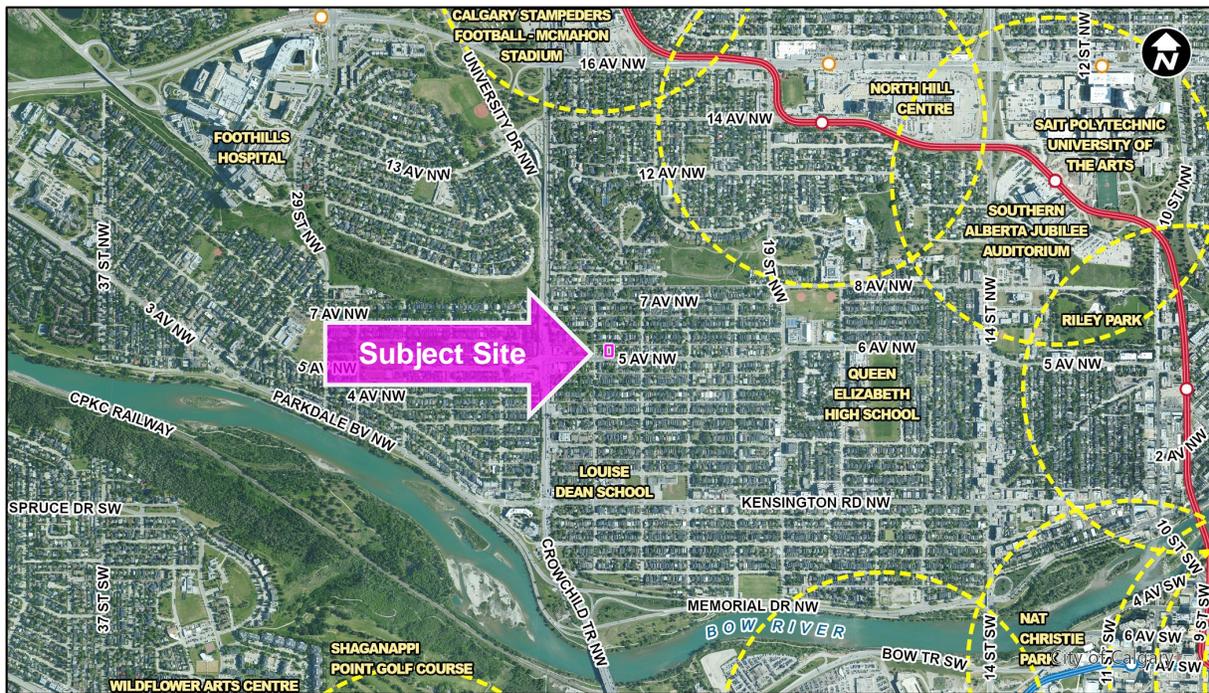
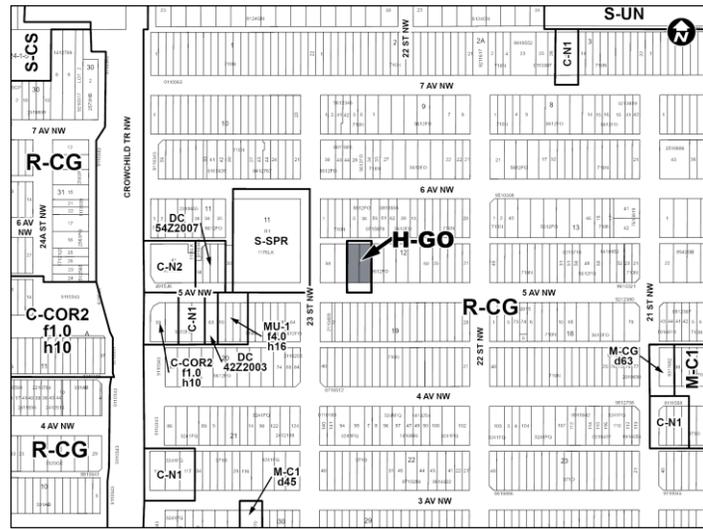
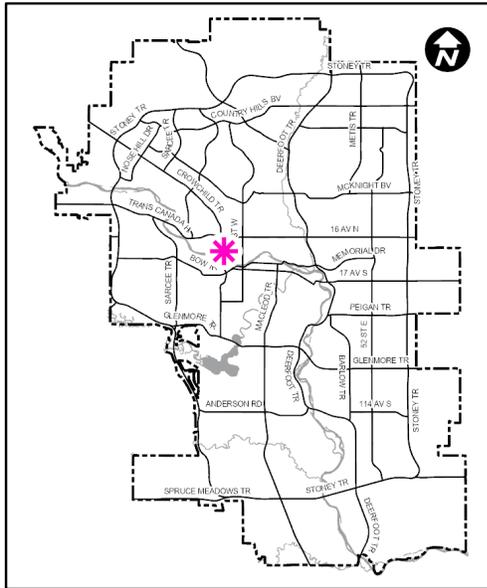
As identified below, the community of West Hillhurst reached its peak population in 1968.

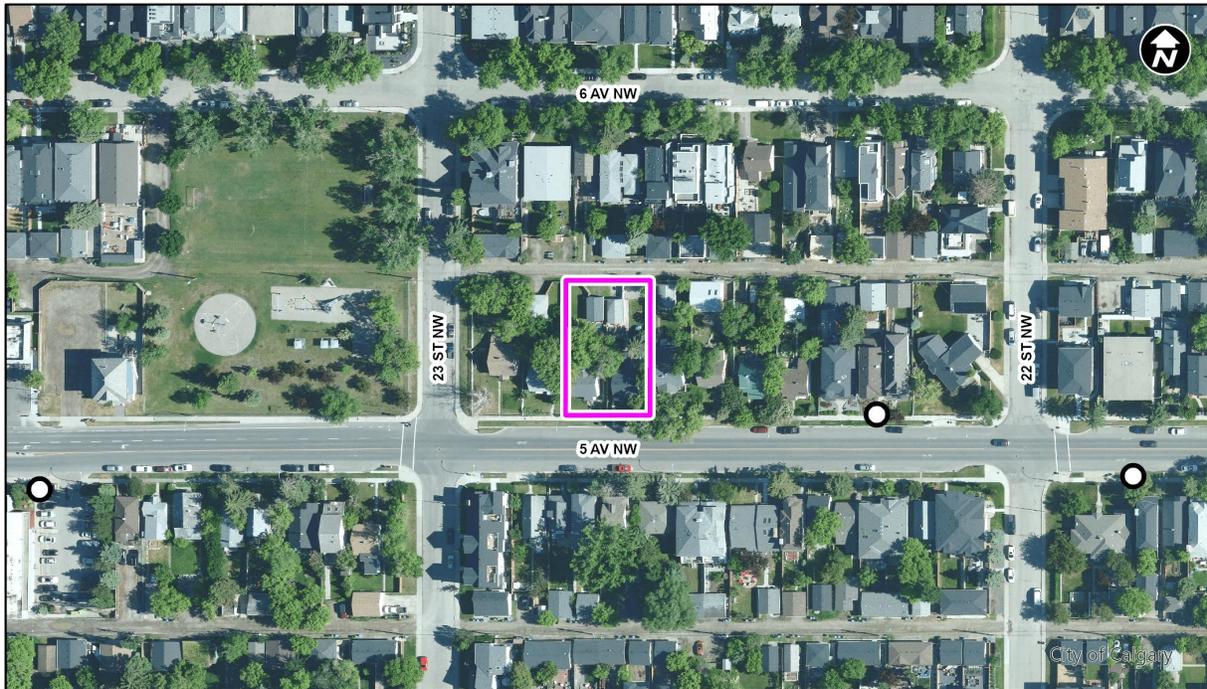
Community Name	
Peak Population Year	1968
Peak Population	6,871
2019 Current Population	6,447
Difference in Population (Number)	- 424
Difference in Population (Percent)	- 6.2%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District accommodates single detached, semi-detached, duplex dwellings, rowhouses and townhouse buildings. The R-CG District allows for a maximum building height of 11 metres and a maximum of 75 dwelling units per hectare. Based on the combined size of the parcels, this would allow for 7 units across the subject site.

The proposed Housing – Grade Oriented (H-GO) District is intended to support a modest increase in density while maintaining compatibility with the surrounding neighbourhood context.

The proposed H-GO District allows for a range of grade-oriented building forms that are consistent with low density residential districts and allows for a range of housing forms that may be attached, stacked or clustered. There is no maximum density required under the H-GO District. Development scale and intensity are managed through a combination of:

- a minimum building separation of 6.5 metres between residential buildings;
- required amenity space;
- a maximum parcel area to floor area ratio (FAR) of 1.5;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per unit or secondary suite.

Only those parcels that meet the site selection criteria of Land Use Bylaw 1P2007 are appropriate for redesignated to the H-GO District. In areas that have an approved Local Area Plan, the H-GO District is intended to apply to parcels that support the development form as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories. The subject site is located within the Neighbourhood Connector Urban Form Category in the *Riley Communities Local Area Plan* (LAP), as identified on Map 3: Urban Form and therefore meets the criteria to be considered for the H-GO District.

Development and Site Design

The rules of the proposed H-GO District would provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Additional items that will be considered through the development permit process include, but are not limited to:

- mitigating of shadowing and privacy concerns;
- access and parking provisions;
- the number and configuration of dwelling units and secondary suites; and
- appropriate location and design of landscaping and amenity space.

Transportation

Pedestrian access to the site is available from the existing sidewalk along 5 Avenue NW. An existing on-street bikeway is available along 5 Avenue NW, providing the direct access to the Always Available of All Ages and Abilities (5A) Network.

The nearest bus stop to the site is located 70 metres (a one-minute walk) east at 5 Avenue NW at 22 Street NW provides service for Route 104 (Sunnyside/University of Calgary) and Route 404 (North Hill). Additionally, 170 metres (a two-minute walk) west at 5 Avenue NW at Crowchild Trail NW provides service for Route 104 (Sunnyside/University of Calgary). Alternatively, there are bus stops located within 300 metres (five-minute walk) at Crowchild Trail NW at 5 Avenue NW with service northbound and southbound for Route 20 (Heritage Station/Northmount Dr N).

The H-GO District includes specific requirements to provide alternate secure bicycle parking for units that do not include a dedicated vehicle parking stall. At the time of a development permit, vehicular parking is to be situated on-site, with access from the lane. On-street parking is along 5 Avenue NW both directions, eastbound and westbound, with no limitation.

Neither a Transportation Impact Assessment nor Parking Study were required as part of this application.

Environmental Site Considerations

No environmental concerns were identified for this site.

Utilities and Servicing

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential Area and is identified as part of the Inner City, as shown in Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The specific policies related to this classification are outlined in Section 3.5, Subsection 3.5.1 of the Plan, which encourages redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and deliver small and incremental benefits to climate resilience. The proposal is in keeping with relevant MDP policies as the proposed land use district provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

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 review of the development permit.

Riley Communities Local Area Plan (Statutory – 2025)

The [Riley Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Connector 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 primarily residential uses in the area and encourage a broad range of housing types, higher frequency of units and entrances facing the street.

The proposed land use redesignation to the H-GO District aligns with the applicable policies of the LAP by allowing flexible, grade-oriented housing forms that fit within the intended scale and character of the area. The site's proximity to multiple bus routes further supports the LAP objective to concentrate additional housing and pedestrian-oriented development near transit, promote active transportation choices, and improve access to amenities and services. The proposed land use is in alignment with applicable policy of the LAP.

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

June 23rd, 2025

LOC Number (office use only):

On behalf of the landowner, please accept this application to redesignate a +/-0.098 hectare site from R-CG to H-GO to allow for:

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

The subject site, 2332 & 2330 5 Ave NW, are two continuous lots located in the community of West Hillhurst along 5 Ave NW. The sites are currently occupied by single detached dwelling built in 1947. Surrounding houses are mostly single detached with Grand Trunk Park & Playground located to the west of the site across 23 Street NW.

The sites combined is approximately 0.098 hectares in size. Lane exists to the north of the site. The site is well serviced by public transit with closet bus station within 100 meters along 5 Ave NW. Crosschild Trail is within 250 meters of the site.

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

Riley Communities Local Area Plan define the lots as "Neighbourhood Connector" with building scale of up to 4 storeys. Neighbourhood Connector areas are characterized by a broad range of housing types along higher activity, predominantly residential streets. The policy says development in Neighbourhood Connector should support a higher



frequency of units and entrances facing the street.

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

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

Applicant Outreach Summary

2025 June 25



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2330 & 2332 5 Ave NW

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

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

Outreach Strategy

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

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

On June 11th, 2025, our staff did post card deliver to residents within a 100 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

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

Stakeholders

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

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



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

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

Some people also express concerns over property value and crime.

How did stakeholder input influence decisions?

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

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

How did you close the loop with stakeholders?

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

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

Community Association Response

2025 August 12

RE. Comments re. LOC2025 – 0132: 2332 & 2330 5 Ave NW

The West Hillhurst Planning Committee (WHPC) respectfully submits the following comments concerning the above referenced Land Use Change to the Housing Grade-Oriented (H-GO) designation:

- The WHPC supports the City's strategy to provide more housing options within the City and is interested in seeing affordable housing and missing middle housing opportunities within the West Hillhurst area. In order for stakeholders to be in the best possible position to evaluate the merits of this application, the WHPC encourages the applicant to submit a development permit application so the land use redesignation and DP can be evaluated on a concurrent basis.

- The WHPC acknowledges that community concerns regarding increased traffic, density, height, shadow effects, waste and safety are typically within the scope of the development permit applications. However, these items should be evaluated as part of this land use amendment.

- The WHPC has repeatedly explained the incorrect classification of BRT service within this neighborhood:
 - Route 305 is incorrectly classified as "BRT" service - its name a relic from 2018 when it was replaced by the MAX Orange Route on 16th Ave. Currently Route 305 only runs 3 buses during the AM & PM rush hours periods respectively, on a 30 minute frequency. This is more properly classified as "express bus" service.
 - Given this limited frequency, neither the Route 305 or any other routes serving West Hillhurst meet the City's own definition of "Primary Transit". In the 2020 Calgary Transportation Plan, this is defined as i) <10min frequency ii) 15 hrs a day and ii) 7 days a week.

- The increase to vehicular traffic generated by the proposed development would pose a substantial increase in hazards to pedestrians and cyclists. This is in direct violation of multiple city policies that place pedestrians and cyclists at the top of the mobility hierarchy.

- The WHPC acknowledges increasing concerns with issues arising from Airbnb rentals within the community. Although the regulation of such activities is outside the scope

of this application, the committee would like to see increased emphasis on properties suitable for long-term rather than short-term occupation.

- There is increased concern regarding this buildform within the community as the existing row house located at 701 19 Street NW is repeatedly in violation of noise, nuisance and litter complaints.
- The WHPC expects the development to be built with high quality materials such as brick or stone. Recent row housing infills in the West Hillhurst neighborhood have been constructed with low-quality materials and have clear signs of premature degradation.
- The WHPC expects assurances from the builder that the tree bylaw and sidewalk remediation will be followed.
- Rear alleys in West Hillhurst are heavily impacted by the significant increase in the number of garbage, recycling and compost bins from new density focused developments.
- Information regarding the environmental impact, or sustainability, of continued densification is required prior to approval. Increasing on-street parking congestion, reducing (or eliminating) private amenity space, failing to protect the existing tree canopy and other natural assets, increasing impervious surfaces with negative impacts to runoff and water quality, and general over-development is of particular concern to the WHPC. The focus on density fails to consider the climate emergency facing the City of Calgary.

To summarize, the WHPC does not support the subject Land Use Redesignation, as proposed.

Regards,

West Hillhurst Planning Committee

PROPOSED

CPC2025-0948
ATTACHMENT 5

BYLAW NUMBER 7D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0132/CPC2025-0948)**

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 LOC2025-0132/CPC2025-0948
BYLAW NUMBER 7D2026

SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0132/CPC2025-0948
BYLAW NUMBER 7D2026

SCHEDULE B



**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2034 – 28 Street SW,
 LOC2025-0138**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres) located at 2034 – 28 Street SW (Plan 5661O, Block 10, Lots 23 and 24) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025
 OCTOBER 30:**

That Council give three readings to **Proposed Bylaw 2D2026** for the redesignation of 0.06 hectares \pm (0.14 acres) located at 2034 – 28 Street SW (Plan 5661O, Block 10, Lots 23 and 24) 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 secondary suites, in addition to the building types already listed in the existing district (e.g. single detached, semi-detached and duplex dwellings).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character with the existing neighbourhood and is keeping with the applicable policies of the *Municipal Development Plan (MDP)* and *Westbrook 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 surrounding 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.
- 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 Killarney/Glengarry was submitted by the property owner, Mariglen Shuka, on 2025 July 2. As indicated in the Applicant Submission (Attachment 2), the intent of this land use amendment is to accommodate a proposed secondary suite at the existing dwelling as this is not a use that is permitted the current Direct Control (DC) District. No development permit has been submitted at this time.

The 0.06 hectare (0.14 acre) midblock site is located on the east side of 28 Street SW. Surrounding development is characterized by a mix of single detached and semi-detached dwellings, as well as rowhouses. Nearby amenities include Killarney Aquatic and Recreation Centre, Killarney Off-Leash Dog Park and two places of worship. The site is in close proximity to

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2034 - 28 Street SW,
LOC2025-0138**

17 Avenue SW, which is identified as a Neighbourhood Main Street and part of the Primary Transit Network.

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 consulted with the adjacent landowners. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration did not receive any comments from the public or the Killarney/Glengarry Community Association.

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

IMPLICATIONS

Social

The proposed land use application enables the continuation of development in the community of Killarney/Glengarry while providing additional housing types to support Calgary's growing population.

Environmental

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

Economic

This application enables a more efficient use of land as well as existing infrastructure, services, and amenities in the surrounding community.

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

ISC: UNRESTRICTED
CPC2025-0923
Page 3 of 3

**Land Use Amendment in Killarney/Glengarry (Ward 8) at 2034 - 28 Street SW,
LOC2025-0138**

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this project.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Killarney/Glengarry on the east side of 28 Street SW. The midblock site is approximately 0.06 hectares (0.14 acres) in area and measures approximately 15 metres wide and 38 metres deep. It is currently developed with a semi-detached dwelling and detached garage accessed from the rear lane to the east of the site.

Surrounding development is characterized by a mix of low-density residential uses including single detached and semi-detached dwellings, in addition to rowhouse buildings. The site is located near several amenities including Killarney Aquatic & Recreation Centre approximately 200 metres (a three-minute walk) to the west, Killarney Off Leash Dog Park approximately 300 metres (a five-minute walk) to the east and Calgary Central Full Gospel Church approximately 50 metres (a one-minute walk) to the south.

The site is also in close proximity to transit service and commercial uses located along 17 Avenue SW which is identified as a Neighbourhood Main Street and part of Calgary's Primary Transit Network.

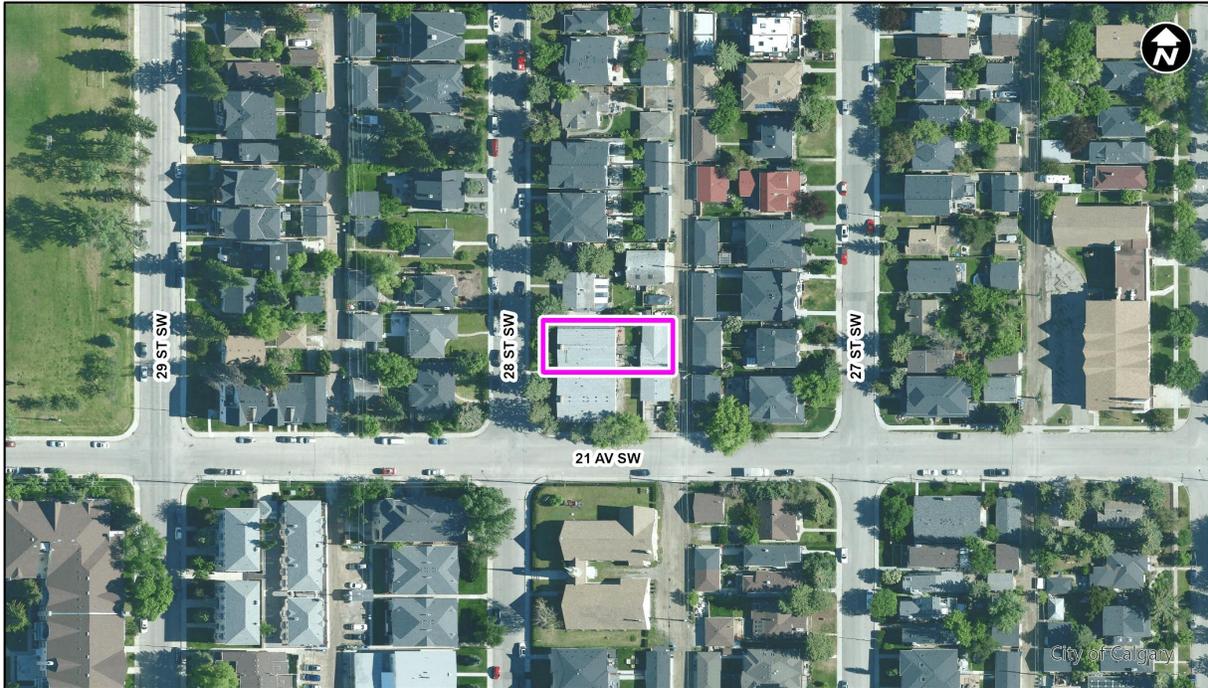
Community Peak Population Table

As identified below, the community of Killarney/Glengarry reached its peak population in 2021.

Killarney/Glengarry	
Peak Population Year	2021
Peak Population	2021
2021 Current Population	7,920
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2021 Civic Census*

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



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Direct Control (DC) District ([Bylaw 30Z91](#)) is based on the Residential Low Density (R-2) District of Land Use Bylaw 2P80. The DC District accommodates development in the form of single detached, semi-detached and duplex dwellings. It establishes a minimum lot width and lot area as well as a maximum building height of 10 metres. A land use amendment is required to accommodate a secondary suite at the subject site as this is not a listed use in the current DC District.

The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for up four dwelling units. Development on the subject site is limited to a maximum of two dwelling units due to the applicable policies of the [Westbrook Communities Local Area Plan](#) (LAP).

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are allowed in the R-CG District, are not considered to be dwelling units and therefore do not contribute towards allowable density. The R-CG District has a minimum parking rate of 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, amenity space provisions and parking.

Transportation

The subject site fronts onto 28 Street SW, a designated local street. Vehicle access to the site is provided from the lane to the east of the site located between 19 Avenue SW and 21 Avenue SW. Pedestrian access is provided via the sidewalk along 28 Street SW. On-street parking is unrestricted along 28 Street SW and the site is currently not within a Residential Parking Permit zone.

Transit service is provided along 17 Avenue SW, which is part of Calgary's Primary Transit Network. The site is approximately 300 metres north (a five-minute walk) from an eastbound and westbound bus stop for Route 2 (Mount Pleasant/Killarney).

Environmental Site Considerations

No environmental concerns have been identified at this time.

Utilities and Servicing

Water, sanitary and storm utilities are available to service the site. Details of site servicing will be further reviewed at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Inner City area on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). This application aligns with the applicable MDP policies that encourage redevelopment and modest intensification of inner-city communities that is compatible with the established pattern of development, and results in more efficient use of existing infrastructure, public amenities and transit, thus delivering small incremental benefits to climate resilience.

Calgary Climate Strategy (2022)

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

Westbrook Communities Local Area Plan (Statutory – 2023)

The [Westbrook Communities Local Area Plan](#) (LAP) identifies the subject site as part of the Neighbourhood Local category (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale) which allows for development up to three storeys. The LAP supports primarily residential uses and encourages a range of housing types. The Limited Scale policies within the Neighbourhood Local category notes that building forms containing three or more units are not

supported at the subject site. The applicant's intent for this proposal is to accommodate secondary suite at the existing dwelling as this is not a use that is permitted in the current DC District. The proposed land use district allows for secondary suites and is in alignment with applicable policies of the LAP.

Applicant Submission

Company Name (if applicable):

Applicant's Name: *Mariglen Shuka*

Date: *July 2 / 2025*

LOC Number (office use only):

LOC2025-0138

We are trying to change the use of lot from DC to RCG to accommodate a secondary suite.



Applicant Outreach Summary

July 2, 2025



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name:

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)

Affected Parties

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



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.

I'm trying to change the zoning from DC to RC-G to legalize my basement suite.

How did you close the loop?

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

N/A

Good Morning to whom read this.
My name is Mariplex Shuka, I'm the owner of 2034 285th SW
Duplex.

The reason for changing the zoning lot from DC to RCG is
to accommodate the legal suit that we intend to do it.

As for the outreach, the city sign's was in front of the
property for more than 2 weeks, people were stopping by and
were seeing the signs. I didn't want to the community to talk about
this but I talked to my next door neighbors and they
were ok with my decisions, either way the previous owners
the had tenants on the basement for too long even though wasn't
legal.

Best Regards :

Mariplex Shuka

PROPOSED

CPC2025-0923
ATTACHMENT 4

BYLAW NUMBER 2D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0138/CPC2025-0923)**

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 _____

**Land Use Amendment in Altadore (Ward 8) at 2039 and 2043 – 34 Ave SW,
 LOC2025-0090**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.14 hectares \pm (0.35 acres \pm) located at 2039 and 2043 – 34 Avenue SW (Plan 4530AC, Block 3, Lots 19 to 22 and a portion of Lot 23) from the Multi-Residential – Contextual Low Profile (M-C1) District and Mixed Use – General (MU-1f3.0h16) District to the Mixed Use – General (MU-1f4.0h24) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025
 NOVEMBER 13:**

That Council give three readings to **Proposed Bylaw 8D2026** for the redesignation of 0.14 hectares \pm (0.35 acres \pm) located at 2039 and 2043 – 34 Avenue SW (Plan 4530AC, Block 3, Lots 19 to 22 and a portion of Lot 23) from the Multi-Residential – Contextual Low Profile (M-C1) District and Mixed Use – General (MU-1f3.0h16) District to the Mixed Use – General (MU-1f4.0h24) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 November 13:

“The following documents were distributed with respect to Report CPC2025-0928:

- Revised Attachment 1;
- Revised Attachment 3; and ...”

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for street-oriented, mixed-use development of up to six storeys.
- The proposal allows for medium density development near transit and aligns with the applicable policies of the *Municipal Development Plan* (MDP) and the *West Elbow Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This proposal would allow more housing options and commercial uses within an established area of the city with access to alternative transportation modes and a more efficient use of existing infrastructure.
- Why does this matter? The proposal would provide additional housing and commercial options in an area with convenient access to transit and a range of community amenities.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding the proposal.

**Land Use Amendment in Altadore (Ward 8) at 2039 and 2043 – 34 Ave SW,
 LOC2025-0090**

DISCUSSION

The application was submitted by Horizon Land Surveys on behalf of the landowner, Amplitude Development Ltd., on 2025 April 15. No development permit has been submitted. As noted in the Applicant Submission (Attachment 2), the intent is to provide for a medium density mixed-use development near transit, commercial amenities, open space and employment lands.

Currently, the site consists of two parcels designated as the Multi-Residential – Contextual Low Profile (M-C1) District and Mixed Use – General (MU-1 f3.0h16) District. The proposal would redesignate both parcels to the MU-1f4.0h24 District and allow for consolidation of the parcels for a mixed-use development with a maximum building height of 24 metres, or up to six storeys.

The approximately 0.14 hectares ± (0.35 acres ±) site is situated mid-block on 34 Avenue SW, east of 20 Street SW and includes 2039 and 2043 – 34 Avenue SW. The site is well-served by Calgary Transit and is located approximately 800 metres (a 12-minute walk) east of the Marda Loop MAX Yellow BRT station.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. The applicant's outreach relied on the City of Calgary's standard notice posting, letters to adjacent residents and information on the City's online Development Map. After the initial comment period, the applicant reached out to the Marda Loop Communities Association (CA) for comments but received no response. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. No comments from the CA were received. Administration received 10 letters of opposition from the public and two in support. Comments in support noted that the site is underutilized currently and development would be a positive addition to the area. The letters of opposition included the following areas of concern:

- height out of scale;
- density;
- privacy;
- setbacks;
- community character;
- shadowing impact; and
- parking impact to the neighbourhood.

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**Land Use Amendment in Altadore (Ward 8) at 2039 and 2043 – 34 Ave SW,
LOC2025-0090**

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 LAP regarding density, height and location. The anticipated parking and traffic safety impacts, relevant to the proposed land use application, have been considered and are acceptable. The building and site design, number of units, traffic safety and on-site parking considerations will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

The proposal enables the continuation of medium density residential and commercial development in the community of Altadore and provides for diversification of housing choice and opportunity.

Environmental

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

Economic

The proposed land use amendment would enable the development of residential dwelling units and commercial space. The proposal would allow housing and employment opportunities within Altadore and the surrounding communities and would support local businesses.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Revised Background and Planning Evaluation
2. Applicant Submission
3. Revised Applicant Outreach Summary
4. **Proposed Bylaw 8D2026**

**Planning and Development Services Report to
Calgary Planning Commission
2025 November 13**

**ISC: UNRESTRICTED
CPC2025-0928
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**Land Use Amendment in Altadore (Ward 8) at 2039 and 2043 – 34 Ave SW,
LOC2025-0090**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is comprised of two adjoining lots located in the northern edge of the community of Altadore. The site is near the corner of 34 Avenue SW and 20 Street SW, located on the parcels at 2039 and 2043 – 34 Avenue SW. The site is bordered by 34 Avenue SW to the north and a lane to the south with 20 Street SW to the west and 19 Street SW to the east. The community of Garrison Woods is located to the west with the community of South Calgary located to the north. A Bus Rapid Transit (BRT) stop (MAX Yellow) is located approximately 800 metres (a 12-minute walk) to the west. The closest residents are in the Redondo building located on the east side of the parcel with two-storey commercial premises directly to the north and west.

The site is approximately 0.14 hectares (0.35 acres) in size and measures approximately 34 metres wide by 43 metres deep. The site is currently developed with a two storey residential building on the western parcel (2043 – 34 Avenue SW) and is vacant on the eastern parcel, with sod landscaping (2039 – 34 Avenue SW). Vehicular access is provided on the south side through a rear lane. The surrounding development is generally characterized by a mix of residential and commercial development. Four to six storey mixed use developments are located in the vicinity, predominantly off 20 Street SW and 19 Street SW. Parcels designated Direct Control (DC) District ([Bylaw 36D2012](#)) are located adjoining the site on the western side with Multi-Residential – Contextual Low Profile District (M-C1) to the east and south. Parcels designated as the Mixed Use – Active Frontage (MU-2 f3.0h23) District are located directly across 34 Avenue SW with a DC District ([Bylaw 2D2012](#)) to the northeast off 19 Street SW. The Commercial – Corridor 1 f3.5h20 (C-COR1 f3.5h20) District is located across 20 Street SW to the west. The low density Residential – Grade-Oriented Infill (R-CG) District is applied to parcels located to the far north and south.

The site benefits from a close proximity (approximately 800 metres, a 12-minute walk) to the Marda Loop MAX Yellow BRT station. The site is within 900 metres (a 14-minute walk) of Marda Loop Communities Preschool and within 1,400 metres (a 20-minute walk) of Banbury Crossroads School. The site is within 500 metres (a seven-minute walk) of Somme Avenue Park, 550 metres (an eight-minute walk) of Garrison Square Park and 850 metres (an 11-minute walk) to Kiwanis Park.

Community Peak Population Table

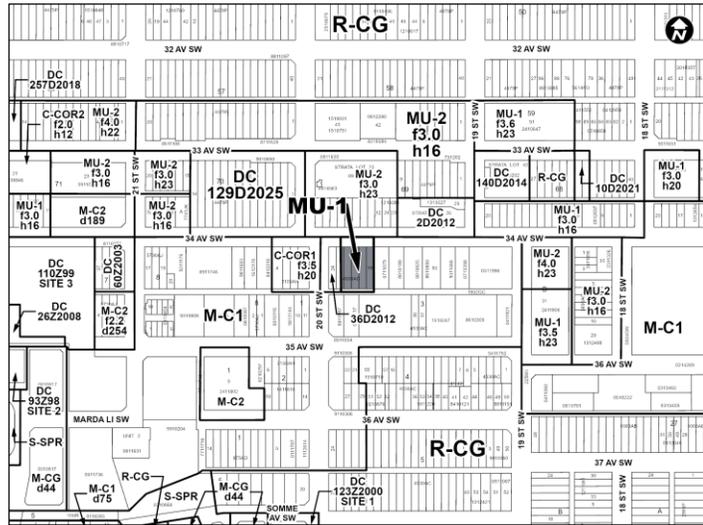
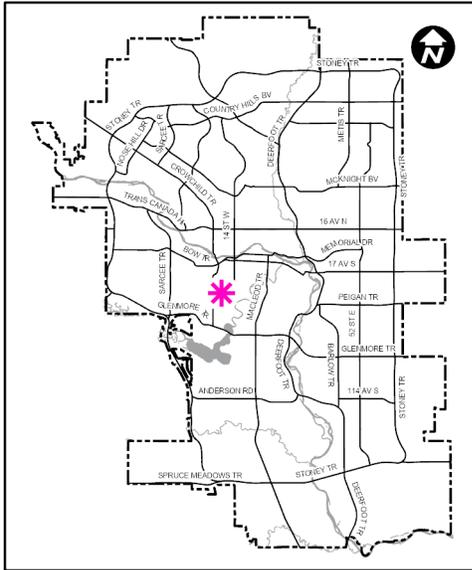
As identified below, the community of Altadore reached its peak population in 2019.

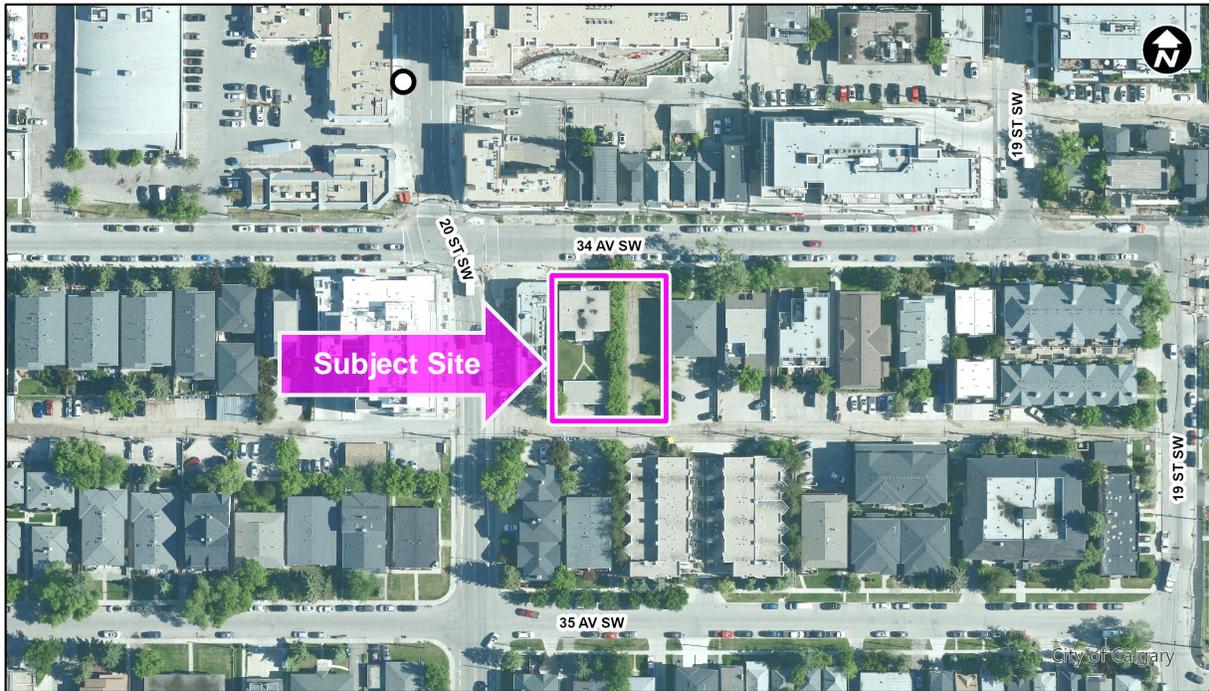
Altadore	
Peak Population Year	2019
Peak Population	6942
2019 Current Population	6942
Difference in Population	0
Difference in Population	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Mixed Use – General (MU-1f3.0h16) District on the eastern parcel allows for a maximum height of 16 metres, with a floor area ratio (FAR) of 3.0. It is intended to accommodate a mix of residential and commercial uses.

The existing Multi-Residential – Contextual Low Profile (M-C1) District on the western parcel allows for a maximum height of 14 metres and is intended to accommodate multi-residential development of low height and medium density. It will typically have higher numbers of dwelling units and traffic generation than low density residential dwellings. The maximum density for parcels designated as the M-C1 District is 148 units per hectare.

The existing land use allows mixed use development on one parcel and multi-residential development on the other. Both limit the height and density to a point that is not feasible for the applicant. The applicant proposes consolidating the parcels under the same MU-1 zoning that to facilitate mixed use development appropriate to the area and the local area plan policies detailed below.

The application proposes to designate the two parcels to the same proposed Mixed Use – General (MU-1 f4.0h24) District. The proposed Mixed Use – General (MU-1f4.0h24) District allows a mix of residential and commercial uses at a maximum building height of 24 metres, or

about six storeys. The proposed land use will allow for a maximum building floor area of approximately 5,720 square metres through a FAR modifier of 4.0.

Development and Site Design

If this application is approved by Council, the rules of the Mixed Use – General (MU-1f4.0h24) and the *West Elbow Communities Local Area Plan* (LAP) will provide guidance for the design of the development, including appropriate building height and floor area.

Additional items such as the street interface and massing will be considered through the development permit process and will include, but are not limited to, providing an appropriate interface with the sidewalk and appropriate articulation to its form.

Transportation

The site is well-served by Calgary Transit with multiple bus routes including Routes 22 (Richmond Road SW) and 7 (Marda Loop) within 200 metres (a three-minute walk). The Marda Loop Bus Rapid Transit (BRT) station (MAX Yellow) is located to the west within 800 metres (a 12-minute walk) with Routes 66 (Lakeview North) and 304 MAX Yellow leading to downtown. Pedestrian access to the site is available from existing sidewalks along 34 Avenue SW and 20 Street SW. Vehicular access to the site is via the lane on the south edge of the site.

Neither a Transportation nor a Parking Study was required for this application.

Environmental Site Considerations

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

Utilities and Servicing

Public water, sanitary and storm utilities are available. Specific details of site servicing, stormwater management and waste and recycling management will be reviewed in detail through the future development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

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

accommodate 50 percent of future population growth over the next 60-70 years within the City's Developed Areas. The proposed land use is in alignment with the applicable policies in the MDP.

Calgary Climate Strategy (2022)

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

West Elbow Communities Local Area Plan

The [West Elbow Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighborhood Flex Urban Form category with a Low building scale which allows for commercial and residential uses in building forms of six storeys or less. Development in Low Scale areas should be designed to optimize sunlight access to streets and open spaces and use variation in building heights, materials, rooflines and massing to reduce building bulk, and create architectural interest. Neighborhood Flex areas are characterized by a mix of commercial and residential uses. Buildings are oriented to the street with units that may accommodate commercial uses, offices, personal services, institutional uses, recreation facilities and residential uses. Uses may be mixed horizontally or vertically within a building or a block. Neighborhood Flex categories are applied to areas that are commercially oriented or in areas where commercial development would be appropriate, but is not required. Either commercial or residential uses are appropriate on the ground floor facing the street, and the public realm should be designed to support moderate to high volumes of pedestrians.

The LAP also notes this site as being within a Neighbourhood Main Street area. Mixed-use retail buildings are encouraged within these areas, with higher densities occurring in proximity to good transit links. An appropriate transition between the Neighbourhood Main Street and adjacent residential areas is required. Transitions should occur at the rear lane and public street that are sensitive to the scale, form and character of surrounding areas. Development should improve the public space, create a safe welcoming pedestrian environment and a well-defined street wall to support a human-scaled street environment.

The proposal is in keeping with the LAP and specific policies relating to building form will be examined in further detail at the development permit stage.

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

April 14th, 2025

On behalf of the landowner, please accept this application to redesignate a +/-0.14 hectare sites from M-C1 & MU-1f3.0h16 to MU-1f4.0h24 to allow for:

- commercial use at grade facing commercial street
- a maximum height of 24 meters
- a maximum density factor of 4.0
- the uses listed in the proposed MU-1 designation.

The subject sites, 2039 & 2043 34 Ave SW, are two continuous lots in the community of Altadore along 34 Ave SW. #2039 was rezoned back in 2023 to MU-1. At time of rezoning, we were asked to discuss with neighbor to seek consolidation opportunity so more density and height can be accommodated. However we couldn't get it done back in 2023. Now we have acquired 2043, thus filing this application.

The sites combined are approximately 0.14 hectares in size. A rear lane exists to the south of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is a block away from 33 Ave SW, which is part of city's primary transit network.

The subject parcel is located within the Residential-Established Residential Area of the Municipal Development Plan. Modest redevelopment is encouraged in those areas. The land use policy indicate that new developments should incorporate appropriate densities, a mix of land uses and pedestrian-friendly environment to support an enhanced base or primary transit network.

34 Ave SW is also identified as a "Neighbourhood Main Street". The MDP encourages grade-oriented housing, low scale apartments and mixed use retail buildings within the main street, within the highest densities occurring near transit stops and in locations where they merge with Activity Centers, other Main Streets, and Future Comprehensive Plan Areas identified through a local area planning process.

We hope councillor can support 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: 2039-2043 34 Ave SW

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

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

Outreach Strategy

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

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

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

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

Stakeholders

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

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

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

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

Some people also express concerns over property value and crime.

How did stakeholder input influence decisions?

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

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

How did you close the loop with stakeholders?

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

Continue engage with Councillor office and community association.

calgary.ca/planningoutreach

PROPOSED

CPC2025-0928
ATTACHMENT 4

BYLAW NUMBER 8D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0090/CPC2025-0928)**

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 _____

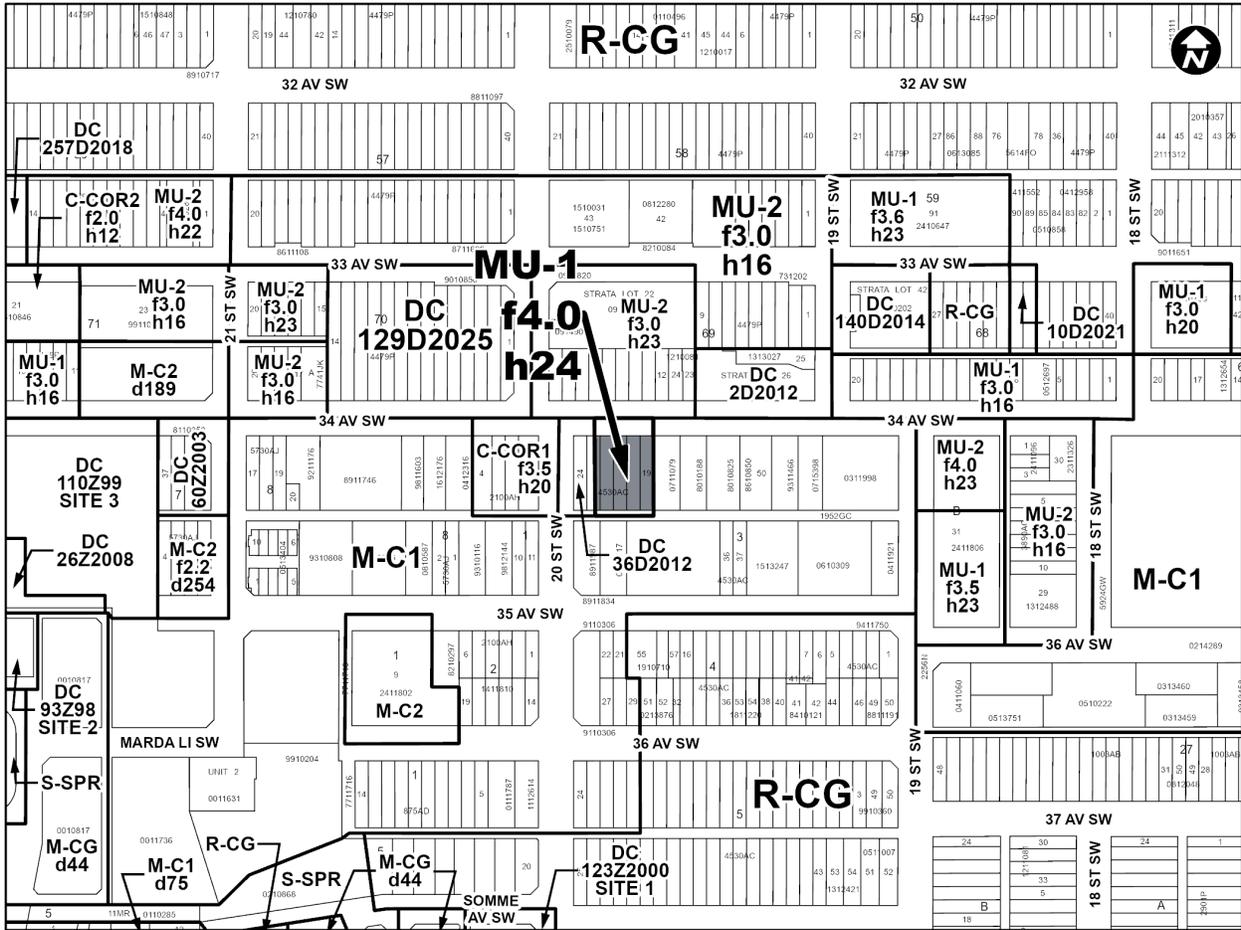
MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0090/CPC2025-0928 BYLAW NUMBER 8D2026

SCHEDULE B



Policy and Land Use Amendment in Beltline (Ward 8) at 532 and 534 – 17 Avenue SW, LOC2025-0080

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Beltline Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.23 hectares \pm (0.56 acres \pm) located at 532 and 534 – 17 Avenue SW (Plan A1, Block 107, Lots 38 to 43 and a portion of Lot 37) from Commercial – Corridor 1 f3.0h23 (C-COR1f3.0h23) District to Commercial – Corridor 1 f4.0h24 (C-COR1f4.0h24) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 OCTOBER 30:

That Council:

1. Give three readings to **Proposed Bylaw 1P2026** for the amendments to the Beltline Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 5D2026** for the redesignation of 0.23 hectares \pm (0.56 acres \pm) located at 532 and 534 – 17 Avenue SW (Plan A1, Block 107, Lots 38 to 43 and a portion of Lot 37) from Commercial – Corridor 1 f3.0h23 (C-COR1f3.0h23) District to Commercial – Corridor 1 f4.0h24 (C-COR1f4.0h24) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to increase the total allowable floor area ratio (FAR) for a street-oriented mixed-use development.
- The proposal enables a mid-rise mixed-use development with an active pedestrian environment along the 17 Avenue SW Main Street that fits in with the context of the area. This aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal enables additional housing and street-oriented commercial opportunities in the Greater Downtown.
- Why does this matter? The proposal supports the continued growth and vibrancy of the 17 Avenue SW Main Street.
- An amendment to the *Beltline Area Redevelopment Plan* (ARP) 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.

Policy and Land Use Amendment in Beltline (Ward 8) at 532 and 534 - 17 Avenue SW, LOC2025-0080

DISCUSSION

This policy and land use amendment application located in the Greater Downtown community of Beltline was submitted by Manu Chugh Architects on behalf of the landowner 17th Avenue Capital CORP on 2025 April 03. No development permit has been submitted at this time.

The approximately 0.23 hectare (0.56 acre) site is situated midblock along the north side of 17 Avenue SW between 4 Street SW and 5 Street SW. The MDP designates 17 Avenue SW as a Neighbourhood Main Street, although the site itself falls within the Greater Downtown Activity Centre as per Map 1: Urban Structure in the MDP. Transit stops are located within 200 metres (a three-minute walk) of the site that provide frequent service along 17 Avenue SW toward the Downtown Core and other areas. The surrounding area is pedestrian-friendly and amenity-rich, including a variety of commercial developments and open spaces, such as the Beaulieu Gardens at the Lougheed House, and Central Memorial Park which are both within 450 metres of the site (a six-minute walk).

As per the Applicant Submission (Attachment 3), the applicant's intent is to remove the multi-residential building and allow for a comprehensive six-storey mixed-use development across both sites that preserves and refurbishes the existing office building. This application proposes to increase the allowable floor area ratio (FAR) on the subject site from 3.0 (approximately 6,845 square metres of gross building floor area) to 4.0 (approximately 9,127 square metres of gross building floor area), and to increase the maximum height from 23.0 metres to 24.0 metres (approximately six storeys). An amendment to the *Beltline Area Redevelopment Plan* (ARP) is required to allow for the increase in density (Attachment 2).

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 met with the Beltline Neighbourhood Association (CA). The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on the site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received eight letters in opposition and one in support from the public. The letters of opposition state concerns regarding:

- increased pressure on infrastructure and street parking;

Policy and Land Use Amendment in Beltline (Ward 8) at 532 and 534 - 17 Avenue SW, LOC2025-0080

- shadowing and privacy impacts to adjacent residential developments to the north of the site; and
- impact to a long-standing business operating within the existing building on site.

Of the eight letters of opposition, five letters spoke only in opposition to any application that may impact the existing business but do state support for additional density.

The letter of support received notes that this application results in more efficient use of land.

No comments from the CA or the 17 Avenue Business Improvement Area (BIA) were received. Administration contacted the CA and the BIA to follow up, however, no response was received.

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

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

IMPLICATIONS

Social

The proposed application enables the continuation of development along a vibrant Main Street and accommodates housing needs in walking distance to transit and various amenities and attractions.

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 increase in density allows additional residential uses which support growth for businesses in the area. Development on this site makes more efficient use of existing infrastructure while increasing density along a Main Street.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

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

ISC: UNRESTRICTED
CPC2025-0924
Page 4 of 4

Policy and Land Use Amendment in Beltline (Ward 8) at 532 and 534 - 17 Avenue SW, LOC2025-0080

ATTACHMENTS

1. Background and Planning Evaluation
- 2. Proposed Bylaw 1P2026**
3. Applicant Submission
4. Applicant Outreach Summary
- 5. Proposed Bylaw 5D2026**

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 Beltline on the north side of 17 Avenue SW which is a designated Main Street in the *Municipal Development Plan (MDP)*. It is a midblock site situated between 4 Street SW and 5 Street SW. The site is approximately 0.23 hectares (0.56 acres) in area and approximately 48 metres wide and 48 metres deep. The site is relatively flat and has vehicular access from an existing rear lane.

The site comprises two parcels and is currently developed with two buildings: a four-storey commercial building with a pub at grade and office uses above; and a three-story multi-residential building named Alton Manor constructed in 1948. This application would allow for up to six storeys of mixed-use development across both sites.

Existing development along both sides of 17 Avenue SW includes low to mid-rise commercial and mixed-use buildings designated primarily as Commercial – Corridor 1 f3.0h23 (C-COR1f3.0h23) District. Development directly to the north across the lane is primarily multi-residential development. The primary land use district applied north of 17 Avenue SW is the Centre City Multi-Residential High Rise (CC-MH) District, which is intended to accommodate high rise residential development with no maximum building height.

The site is well served by Calgary Transit with two main routes available within a three-minute walk. These routes provide access in and out of the Downtown Core as well as other areas of the city. Nearby amenities within walking distance include Beaulieu Gardens, Lougheed House, Central Memorial Park, Haultain Park and Western Canada High School.

Community Peak Population Table

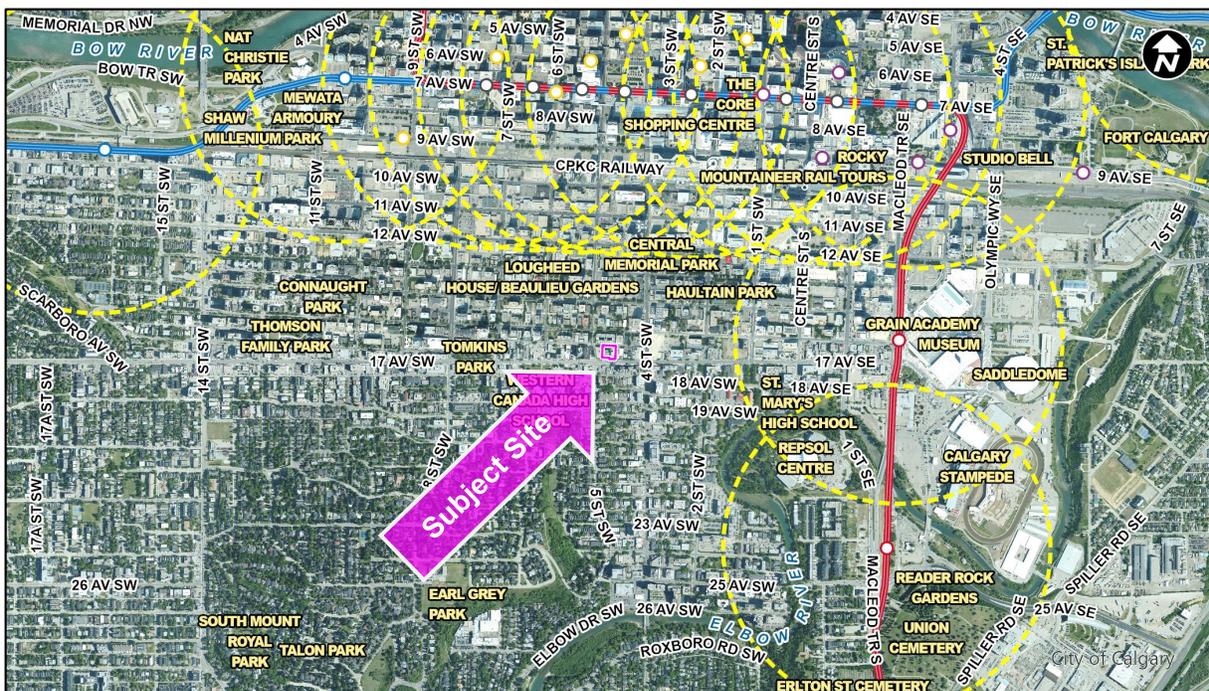
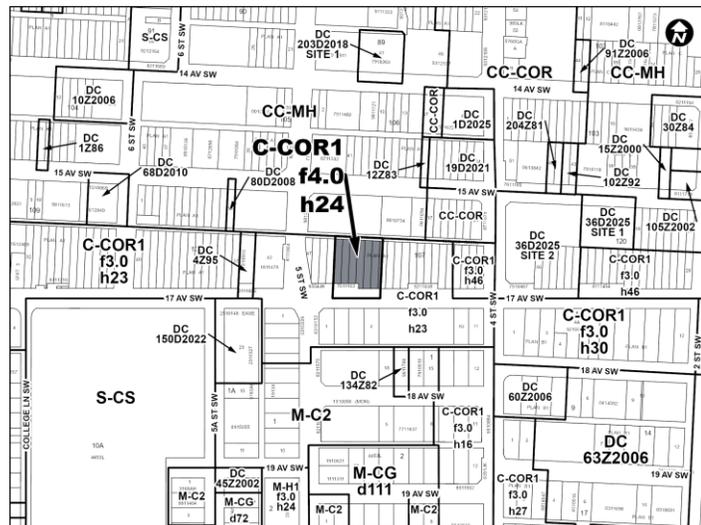
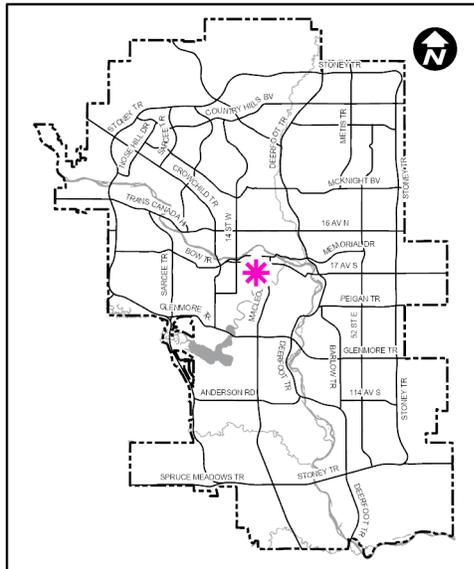
As identified below, the community of Beltline reached its peak population in 2019.

Beltline	
Peak Population Year	2019
Peak Population	25,129
2019 Current Population	25,129
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 [Beltline Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Commercial – Corridor 1 f3.0h23 (C-COR1f3.0h23) District is intended to provide a wide variety of commercial uses with storefronts along a continuous block face while allowing opportunities for residential and office uses on upper floors. The C-COR1f3.0h23 District allows for a maximum floor area ratio (FAR) of 3.0 (approximately 6,845 square metres of gross building floor area) and a maximum building height of 23.0 metres (approximately six storeys).

The proposed Commercial – Corridor 1 f4.0h24 (C-COR1f4.0h24) District would allow an increase to 4.0 FAR (approximately 9,127 square metres of gross building floor area) and an increase to 24.0 metres in height (also approximately six storeys). The proposed increase in density and height enable higher density mixed-use development that requires commercial uses at grade while allowing more residential units overall.

The *Beltline Area Redevelopment Plan* (ARP) currently allows 3.0 FAR on this site. This FAR has remained unchanged in the ARP since its adoption in 2006. Since that time, there have been some significant changes in policy and development, including:

- approval of the *West Elbow Communities Local Area Plan* (LAP) by Council in 2025, which includes the south side of 17 Avenue SW where policy allows up to six stories in height with no maximum FAR;

- changes in the *Alberta Building Code* (ABC) in 2015 to allow for six-storey wood-frame construction; and
- construction of recent developments along 17 Avenue SW in six-storeys with an FAR of approximately 4.0.

A massing study was provided during the review in order to evaluate the potential impact of the increased FAR on the intended pedestrian-oriented streetscape and on adjacent development. The proposed increase of 1.0 FAR is supported by Administration, as the change aligns with the high-level policy direction within the ARP and the massing study demonstrates minimal built form implications. The proposal enables additional residential units in a building form that is consistent with and enhances the existing streetscape along 17 Avenue SW.

Development and Site Design

The rules of the proposed C-COR1f4.0h24 District and the policies of the ARP would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping and site access. Given the specific context of the site on this portion of 17 Avenue SW, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging pedestrian-oriented interface along 17 Avenue SW;
- integrating the new development with the existing public realm along 17 Avenue SW;
- impact of massing on adjacent developments; and
- ensuring high quality finishes and materials that are appropriate for a main street development.

Transportation

The site fronts 17 Avenue SW which is classified as a Neighbourhood Boulevard. Vehicle access to the site will occur from the lane on the north side of the parcel, whereas pedestrian access will occur from the existing sidewalks surrounding the site.

The subject site is well served by Calgary Transit. Transit stops serving the site include Route 7 (Marda Loop) located within 100 metres (approximately a one-minute walk) from the site, Route 6 (City Centre) located 200 metres (approximately a three-minute walk) from the site, and both northbound and southbound Route 3 (Sandstone/Elbow Drive SW) stops within 200 metres (approximately a three-minute walk) from the site.

The parcel is located within the Residential Parking Permit Zone C. The north side of 17 Avenue SW, directly adjacent to the parcel, has two hour paid parking restrictions, Monday to Friday, between 9:00am and 3:30pm, extending to 6:00pm on Saturday. There is an additional Taxi Zone along a portion of the north side of 17 Avenue. The parcel is served by nearby Always Available for All Ages and Abilities (5A) Network cycling infrastructure with existing on-street wheeling lanes along 15 Avenue SW and 5 Street SW.

Environmental Site Considerations

No environmental concerns were noted for this site.

Utilities and Servicing

Water, storm and sanitary mains are available to service the subject site. Details of the site servicing will be reviewed at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2020)

The subject site is located in the Greater Downtown area as shown on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). This application is in alignment with the MDP's direction for the Greater Downtown, which envisions mixed-use neighbourhoods with high-density residential development that are vibrant destinations, connected with great streets and transit opportunities. These neighbourhoods offer a variety of housing choices, diverse employment opportunities, and have great public spaces for residents and Calgarians alike.

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.

Greater Downtown Plan (Non-Statutory – 2021)

This application is supported by [Calgary's Greater Downtown Plan](#), as it contributes to creating more vibrant mixed-use neighbourhoods. It creates more housing choices and business opportunities that will enable more people to live and work in the area.

Beltline Area Redevelopment Plan: Part 1 (Statutory – 2006)

The subject site falls within the [Beltline Area Redevelopment Plan](#) (ARP). This application meets the overall objectives outlined in the ARP, specifically providing higher density mixed-use development that creates additional housing and amenities for the community. The subject site falls within Area D of Map 5: Density Areas which applies to the majority of the 17 Avenue SW corridor and is intended to create a transition in density from the higher density areas in Beltline toward the lower density communities south of 17 Avenue SW. The existing policies for Area D allow a maximum 3.0 FAR for this site, therefore an amendment is required to support this application.

New text is proposed to be added within Table 5: Density Areas which calls out this specific site as being able to achieve a maximum of 4.0 FAR. Administration is supportive of this policy amendment as it still meets the general objectives of Area D. This higher FAR of 4.0, coupled with the proposed maximum building height of 24.0 metres, enables the intended mid-rise building form for 17 Avenue SW and still ensures a transition in density from other areas of Beltline which all allow at least 5.0 FAR.

PROPOSED

CPC2025-0924
ATTACHMENT 2

BYLAW NUMBER 1P2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE BELTLINE AREA REDEVELOPMENT PLAN BYLAW 2P2006 (LOC2025-0080/CPC2025-0924)

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 5.1, Table 5 entitled 'Density Areas', delete row D and replace with the following:

“

Density area	Base density (in FAR)	Maximum density with bonuses and transfers of density (in FAR)
D	3.0 7.0 for Special Policy Area 2 4.0 for the parcels legally described as Plan A1, Block 107, Lots 37 to 43	3.0 West of Centre Street 4.0 East of Centre Street 12.0 for Special Policy Area 2 4.0 for the parcels legally described as Plan A1, Block 107, Lots 37 to 43

”

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

2025 September 29

Introduction

This document provides an overview of a proposed development at **532-534 17th Avenue SW** by **Manu Chugh Architects**. The application requests a **land use amendment** to convert the current **low-rise** commercial properties into a **six-story mixed-use building**. The primary goal is to help address Calgary's **housing shortage** and **affordability challenges**, particularly within the Beltline area.

Site Context

The project site consists of **two adjacent properties** at 532-534 17th Ave SW. One building at **534 17th Avenue SW** is a **four-story steel-frame** office building with a **ground-floor retail use** and **office space** on the **upper levels**. The other building at **532 17th Avenue SW** is a smaller, **three-story commercial apartment building**. The buildings are located in the Beltline district, a mixed-use neighborhood with high walkability and transit access. The applicant notes that the office space in the building at 534 17th Ave SW is functionally obsolete for **modern office tenants**, while the site at **532 17th Ave SW** is **significantly underutilized**.

Commercial-to-Residential Conversion Rationale

- **Supports ARP goals:** Encourages intensification, adaptive reuse, and new housing supply.
- **Fixes underuse:** Replaces surface lots/underused sites with active residential + retail frontages.
- **Physically suitable:** Fits midrise typology, recent streetscape upgrades support walkability.
- **Great location:** Close to transit, parks, shops, and jobs – ideal for urban living.
- **Boosts vitality:** Adds density, public space, and economic activity, reducing vacancies.

Proposed Land Use Amendment

The applicant is requesting a land use amendment to change the current **C-COR1** zoning to **C-COR1 f4.0 h24**. The existing zoning is **C-COR1**, which allows a Floor Area Ratio (FAR) of **3.0** and a maximum height of **23** meters. The key relaxations requested are:

- **FAR (Density):** An increase from the current base of **3.0** to **4.0**.
- **Building Height:** An increase from the current **23** meters to **24** meters.

The three-story building at **532 17th Ave SW** will be **demolished** to make way for a new six-story building. **Two floors** will be **added** to the existing four-story building at **534 17th Ave SW**. The two properties will be **consolidated** into a single comprehensive **six-story development**. This proposed mixed-use building will feature retail space on the ground floor and add **125 residential units** on the upper five floors.

Policy Framework

The proposal aligns with the goals of the **Beltline Area Redevelopment Plan (ARP)**, which promotes **high-density urban communities** and supports **adaptive reuse** and **densification** to increase **housing supply** and **vibrancy**. The applicant is requesting an amendment to **C-COR1 f4.0 h24**, which is a Commercial-Corridor District that supports **ground-floor commercial** with **residential, or office uses on upper floors**.

Conclusion

The applicant believes the proposed development is a **strong candidate** for an **office-to-residential conversion**. By adding **125** residential units, the development would make a **significant contribution to the housing supply**. Visual analyses provided in the submission demonstrate that the proposed six-story building **fits well with the surrounding urban context** and has a **minimal impact** on the **streetscape, scale, and shadowing** (please refer to the applicant submission for more details).

Applicant Outreach Summary

2025 September 29



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name:

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)

Manu Chugh Architect (MCA) attended an online meeting with Members of the Beltline Neighbourhoods Association on 30th April 2025. The members of the community were briefed about the project by sharing a binder of the Land Use Amendment applied for the property on 532-53417TH AV SW.

Affected Parties

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

Beltline Neighborhood Association

What did you hear?

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

Below are the main points of focus:

The community was in support of the projects which focus on a mixed use approach, combining residential and commercial uses.

The design should be sensitive to the context in terms of the height to allow for a consistent street experience and not overwhelm it.

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.

MCA-refined the planning of the building to allocate a substantial retail/commercial usage on the main floor along the 17th AV SW.

MCA- conducted massing and shadow studies to study the co-relation of the FAR with the impact on shadows & its visual presence on the 17th AV SW.

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 inputs of the Community have been incorporated as much as possible in the Land use Amendment stage. MCA is in the process to arrange a follow up meeting to update the community about the progress made since our last meeting & the coordination done with the city as part of DTR's associated with this Application.

PROPOSED

CPC2025-0924
ATTACHMENT 5

BYLAW NUMBER 5D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0080/CPC2025-0924)**

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 _____

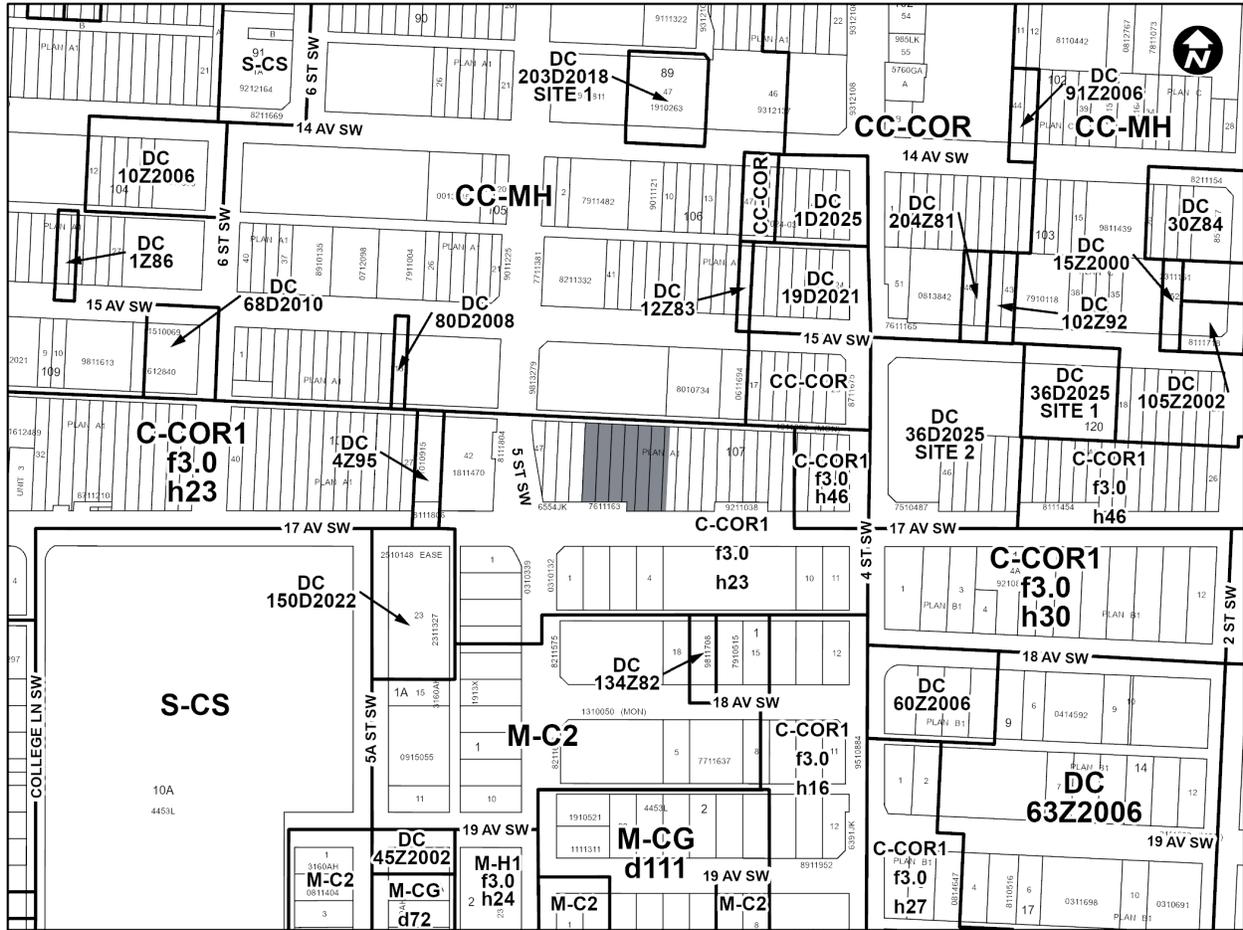
MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0080/CPC2025-0924
BYLAW NUMBER 5D2026

SCHEDULE A



Policy Amendment in Ramsay (Ward 9) at 1106 – 9 Street SE, LOC2025-0177

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

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

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025
 NOVEMBER 13:**

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

HIGHLIGHTS

- This application seeks a policy amendment to the *Ramsay Area Redevelopment Plan* (ARP) to allow for rowhouses, townhouses, semi-detached and duplex dwellings in addition to the building types already allowed under the ARP (single detached dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed policy amendment would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed policy amendment would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- A development permit (DP2025-02899) for four units with secondary suites and a detached garage has been submitted and is currently under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy amendment application, in the southeast community of Ramsay, was submitted by Lais Ferreira of Professional Custom Homes Ltd. on behalf of the landowners, Professional Custom Homes Ltd. on 2025 September 4. The approximately 0.07 hectare (0.17 acre) site is located on the west side of 9 Street SE, approximately 40 metres (a one-minute walk) south of 11 Avenue SE.

The proposed policy amendment is intended to allow for additional units on the site as indicated in the Applicant Submission (Attachment 3). The policy amendment is necessary to align the ARP with the development being pursued under the existing Residential – Grade-Oriented Infill (R-CG) District. A development permit (DP2025-02899) for two Semi-detached Dwellings (two buildings with a total of four units) with secondary suites has been submitted and is under review.

Policy Amendment in Ramsay (Ward 9) at 1106 - 9 Street SE, LOC2025-0177

An amendment to the ARP is required because the subject parcel is currently identified as Low Density Residential on Map 1: Action Plan – Executive Summary of the ARP. The policies of the Low Density Residential area are intended to support the retention and conservation of existing low-density housing forms, such as single detached homes, and do not contemplate building forms such as townhouses, rowhouses or multiple semi-detached buildings on a parcel. The proposed amendment would change Map 1 to identify the site as Low Density Multi Unit Residential, aligning the ARP policy and land use district, which would allow for the building form proposed in the development permit.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed policy amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response the applicant distributed letters to residents within a 250-metre radius of the subject site and contacted the Ramsay Community Association (CA) for comment. 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 eight letters of opposition from the public regarding the proposal. The letters of opposition included the following areas of concern:

- amending the ARP to allow this form of development is a major change;
- the proposed design in the development permit is too intense for a mid-block lot and incompatible with surrounding single- and semi-detached homes;
- parking, traffic, and loss of green space, with limited on-site parking and removal of mature trees;
- privacy issues from upper-story decks overlooking adjacent yards;
- erosion of Ramsay's character and heritage and reducing community cohesion;
- lack of transparency in the review process and inconsistent public comment deadlines;
- and
- reduced density may better fit the existing streetscape.

The CA provided a letter of concern on 2025 October 31 (Attachment 5) acknowledging that the developer has incorporated community feedback through the development permit process and have made revisions to the proposal. However, the CA remains concerned that the development permit proposal is out of character with the surrounding single-family homes, may

Policy Amendment in Ramsay (Ward 9) at 1106 - 9 Street SE, LOC2025-0177

strain limited parking and City services, and believe a lower-density approach would be more appropriate.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate as the existing R-CG District and proposed two semi-detached dwellings will be compatible with the surrounding development pattern and the scale of adjacent properties. The proposed development will also introduce a form of housing that helps meet community needs without significantly altering the established character of the neighbourhood.

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

IMPLICATIONS

Social

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

Environmental

The application does not include and 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 at through the development permit.

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

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

**Planning and Development Services Report to
Calgary Planning Commission
2025 November 13**

**ISC: UNRESTRICTED
CPC2025-0947
Page 4 of 4**

Policy Amendment in Ramsay (Ward 9) at 1106 - 9 Street SE, LOC2025-0177

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is in the southeast community of Ramsay on 9 Street SE approximately 40 metres (a one-minute walk) south of 11 Avenue SE. The parcel is approximately 0.07 hectares (0.17 acres) in size, with dimensions of approximately 17 metres wide and 37 meters deep. The laned parcel is currently developed with a single detached dwelling.

Surrounding development is characterized primarily by low density residential dwellings. Parcels immediately to the north, east, south and west of the site are designated as the Residential – Grade-Oriented Infill (R-CG) District.

The site is well served by public transit with bus stops for Route 17 (Renfrew/Ramsey) and Route 24 (Ogden) located approximately 190 metres from the subject site (a three-minute walk) along 8 Street SE. The site is also within approximately 750 metres (an 11-minute walk) of the 9 Avenue SE Neighbourhood Main Street, which is served by Bus Rapid Transit (BRT) service providing convenient connections to major destinations across the city.

The Ramsay Community Association site is located approximately 350 metres southwest of the subject site (a five-minute walk), while the Ramsay School is located approximately one kilometre southwest (a 13-minute walk).

Community Peak Population Table

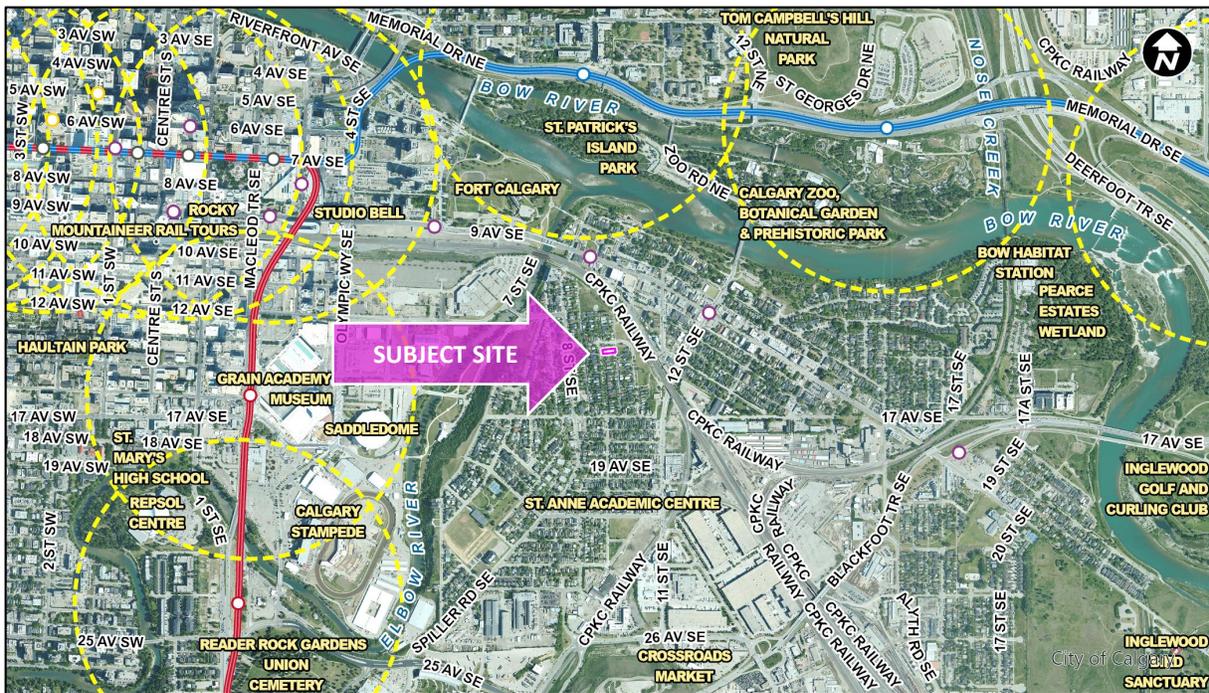
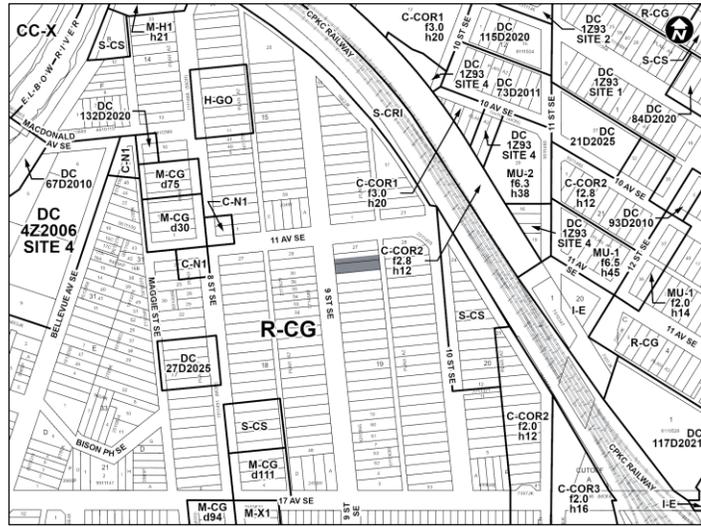
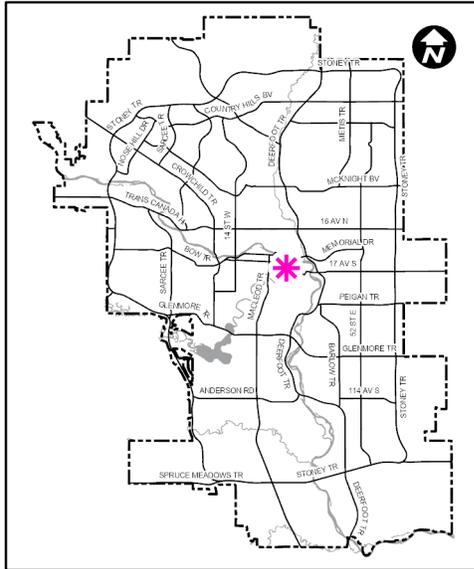
As identified below, the community of Ramsay reached its peak population in 1969.

Ramsay	
Peak Population Year	1969
Peak Population	3,005
2019 Current Population	2,158
Difference in Population (Number)	-847
Difference in Population (Percent)	-28.2%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

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

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

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

Calgary Climate Strategy (2022)

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

Ramsay Area Redevelopment Plan (Statutory – 1994)

The site is located within the Low Density Residential Area, as identified on Map 1: Action Plan Executive Summary in the [Ramsay Area Redevelopment Plan](#) (ARP). The Low Density Residential Area policies of the ARP discourage development of more than two dwelling units on parcels identified as Low Density Residential. An amendment to Map 1: Action Plan Executive Summary from Low Density Residential to Low Density Multi Unit Residential for the subject parcel is required. The proposed amendment will allow the ARP's policies to better align with the MDP and the existing R-CG District designation, which supports a wider range of low-density housing forms and allows for the development proposed under the associated development permit (DP2025-02899). The proposed amendment is considered appropriate based on the policy guidance provided by the MDP.

PROPOSED

CPC2025-0947
ATTACHMENT 2

BYLAW NUMBER 2P2026

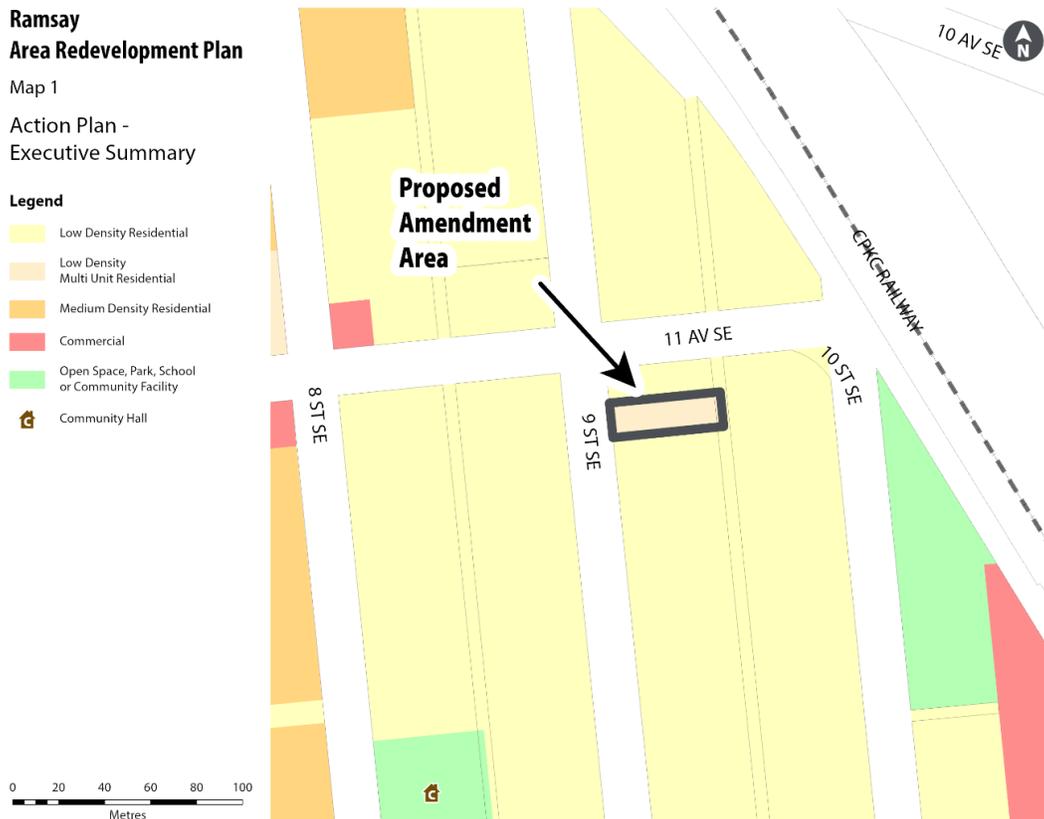
BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE RAMSAY AREA REDEVELOPMENT PLAN BYLAW 1P94 (LOC2025-0177/CPC2025-0947)

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

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

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

1. The Ramsay Area Redevelopment Plan attached to and forming part of Bylaw 1P94, as amended, is hereby further amended as follows:
 - (a) Amend Map 1 entitled 'Action Plan – Executive Summary' by changing 0.07 hectares \pm (0.17 acres \pm) located at 1106 – 9 Street SE (Plan A2, Block 19, Lot 25 and a portion of Lot 26) from 'Low Density Residential' to 'Low Density Multi Unit Residential' as generally illustrated in the sketch below:



PROPOSED

BYLAW NUMBER 2P2026

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):

Professional Custom Homes Ltd.

LOC Number (office use only):

Applicant's Name:

Lais Ferreira

Date:

Oct 30, 2025

A Minor Policy Amendment is required to support the Development Permit application submitted for 1106 9 Street SE (DP2025-02899). During the Development Permit review process, it was identified that an amendment is necessary to accommodate a multi-family development, as the Ramsay Area Redevelopment Plan currently only supports single-detached or semi-detached dwellings.

Applicant Outreach Summary

2025 October 20



1106 9 ST SE

Community Outreach Summary

As part of the Minor Policy Amendment application for the address 1106 9 Street SE (LOC2025-0177), our team conducted a community outreach campaign in the community of Ramsay from Sept 09, 2025 to Oct 31, 2025. The intention of the outreach continuing until the end of October is to be able to gather as much feedback and use such to shape our Development Proposal (DP2025-02899).

To ensure a broad number of participants reached, this campaign counted with on-site advertisement and door to door flyers distribution. In addition, our team has reached out to the Ramsay Community Association to better understand their concerns and thoughts. Below are detailed explanations of the methods utilized and the results collected through each of them.

ON-SITE SIGNAGE

On Sept 09, 2025, a sign advertising the proposed minor POLICY amendment was posted at 1106 9 Street SE, the sign will remain on-site until the final decision on the LOC2025-0177 is finalized.

The sign includes information on the minor policy amendment being proposed, on what future development the change will make possible, and two ways constituents can submit their input - through the QR - which takes participants to a Google Form-, and an email address for further questions or feedback.

The picture illustrates the sign posted on-site. The QR code in the picture can be scanned to view the Google Form participants used to share their thoughts.

POSTCARDS DISTRIBUTION

On Sept 10, 2025, postcards were delivered to all residences within 250m of the subject property.

The postcards included same information and feedback submission opportunities as the signage placed at the property. Therefore, an email address and QR that leading to a Google Form are included.

In the next page, a picture of the postcard distributed are included for reference.

RAMSAY COMMUNITY ASSOCIATION

Our team reached on to the Ramsay Community Association on Aug 29 to connect about the proposed development and the minor policy amendment.

PROPOSED MINOR LAND USE AMENDMENT

1106 9 STREET SE
MINOR POLICY AMENDMENT

Hello, Neighbour!

We are proposing a minor policy amendment at 1106 9 Street SE, while maintaining the current zoning R-CO District.

The proposed amendment would enable a development vision that includes a total of 4 townhomes with secondary suites and a 4-stall detached garage. The proposal would allow for four 3-bedroom homes and four two-bedroom suites to welcome eight new families into the historical neighbourhood of Ramsay.

We want to hear from you! Please reach out via email, or take part in our survey at the QR code provided.



SHARE YOUR THOUGHTS:

www.project@urbansolutions.com
project@urbansolutions.com



PROPOSED MINOR POLICY AMENDMENT
1105 9 Street SE, Calgary, AB

SCAN ME

Questions?
Email us at
projects@prohomesab.com

We are proposing a Minor Policy Amendment at 1105 9 Street SE, while maintaining the current zoning, R-CG District.

The proposed amendment would enable a development vision that includes a total of 4 townhomes with secondary suites and a 4-stall detached garage. The proposal would allow for four 3-bedroom homes and four two bedroom suites to welcome eight new families into the historical neighbourhood of Ramsay.

We want to hear from you! Please reach out via email, or take part in our survey at the QR code provided.

**PROFESSIONAL
CUSTOM
HOMES LTD**

On Sept 22, 2025, we met with the development committee from the Ramsay Community Association and reviewed the proposed minor policy amendment and the proposed development.

Below is a summary of the key discussions and feedback gather from the meeting.

- The Community Association was not aware of the plans amendment that changed the original DP proposal of 5 3-story townhomes, 5 secondary suites, and a 5-stall detached garage to 4 2-story townhomes, 4 secondary suites, and a 4-stall detached garage.
- The modifications on the proposed development were well received by the CA. The development committee shares how important the landscaping and the impact of the adjacent properties are important to the community, which the changes made directly improve both.
- The Committee was also curious about similar developments, as they haven't seen proposal with internal courtyards before. Our team shared other development we have gotten approved and built with similar typology.
- During the meeting, it was brought it up to us by the committee that accessory suites are relatively common in Ramsay, with suites being built above detached garages.
- The CA also mentioned how parking would definitely be a concern, as residents are often worried about how busy parking lanes can get in residential streets.

At the end of the meeting, the development committee mentioned they thought (personally) that the application was positive to the community, but acknowledged that community members would have concerns regarding density and parking.

COLLECTED FEEDBACK SUMMARY

With the outreach strategies in place, our team managed to collect great information from the community in regards to the minor policy amendment and the future development. Below is a summary of the key points raised by participants.

- 89.3% of all participants live in Ramsay;
- From the remaining that said they don't live in Ramsay, majority said that they own property but

don't live in the property or that they don't live in the neighbourhood, but have friends or family in the community.

- Participants were asked if they think that the proposed development (4 townhomes + 4 secondary suites) would positively influence the neighbourhood's future. 7.1% of participants answered that the proposal would be a great addition, 67.9% of participants mentioned that they thought it would not do the community any good, and 25% were on the fence;
- It was explained to participants that the intention of the development is to allow more families to have a chance of living in Ramsay. With affordability being an issue in Canada, different typologies at different price points help people afford being part of communities that they would not be able to otherwise. With that said, participants were asked how they felt with this explanation in relation to Ramsay. 67.9% of participants answered that this would not do any good for Ramsay, 10.7% thought it would be of great benefit for Ramsay, and 21.4% were on the fence;

During the outreach, the rendering of the proposed front elevation was shared and participants were asked to comment on it.

- 17.9% thought the proposed front elevation absorbed the character of the neighbourhood quite well.
- 25% thought the elevation did not reflect the character of the neighbourhood at all.
- 17.9% thought that the shown exterior finishing materials reflect Ramsay spirit.
- 21.4% thought the exterior finishes required more work.
- 14.3% thought the elevation resembled a lot what you see around Ramsay.
- 25% thought the elevation looked nothing like what you see around Ramsay.
- 10.7% thought such elevation makes very positive connection with the streetscape.
- 50% thought the elevation made no positive connection with the streetscape.

Additionally to the questions answered above, participants also had space to leave their thoughts on the proposal. Below is a key summary of the shared thoughts.

- **Density & Scale:** many residents mentioned the proposed 8 units was far too dense for the single lot, preference shown to a fourplex only or a duplex.
- **Parking:** this was the most frequent comment. Participants mentioned that providing 4 stalls within the development was too little, and concerns regarding exacerbating existing street parking issues on 9 Street.
- **Community & Aesthetic Impact:** concerns were raised regarding the project potentially threatening the historic character of Ramsay, as the design was viewed as "cookie cutter".
- **Shadowing & Privacy:** participants were concerned with the affects the project could cause (especially to adjacent bungalows) with affects to their privacy and shadowing to their property.
- **Loss of Green Spaces & Trees:** many mentioned the removal of private mature trees as an issue and raised concerns about the new development not providing sufficient green spaces.
- **Infrastructure Strains:** it was also brought up the potential strain of the local sanitary and water infrastructure and, also, of local schools.

The inputs received during this community outreach advertisement period brought a lot of insightful and valuable comments to our team. As part of the next steps, our team will work on the development permit plans to ensure changes that could address the raised concerns are taken.

Community Association Response

2025 October 31

Hi Sean,

I'm following up on comments from the RCA regarding LOC2025-0177. We appreciate that the developer has taken the community's feedback into consideration through the DP application process (DP2025-02899) and made significant revisions to their proposal. However, this type of development still represents a substantial shift from what currently exists in the area (single-family homes) and what is currently permitted on the property. The eight unit development will likely add considerable pressure to already limited parking (only four on-site spaces) and City services. Although the developer has slightly reduced the proposed density (from 10 to 8 units) from the original application, we believe a less dense approach would better align with the neighbourhood's character and help avoid future issues or regrets.

Let me know if you have any further questions.

Kolja

Kolja Vainstein
President
Ramsay Community Association
president@ramsaycalgary.ca
ramsaycalgary.ca

**Land Use Amendment in Applewood Park (Ward 9) at 7220 – 17 Avenue SE,
 LOC2024-0299**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.72 hectares \pm (1.78 acres \pm) located at 7220 – 17 Avenue SE (Plan 45LK, Block C, Lot 2) from Multi-Residential – High Density Low Rise (M-H1f1.8h20) District to Multi-Residential – High Density Low Rise (M-H1f2.5h22)

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025
 NOVEMBER 13:**

That Council give three readings to **Proposed Bylaw 10D2026** for the redesignation of 0.72 hectares \pm (1.78 acres \pm) located at 7220 – 17 Avenue SE (Plan 45LK, Block C, Lot 2) from Multi-Residential – High Density Low Rise (M-H1f1.8h20) District to Multi-Residential – High Density Low Rise (M-H1f2.5h22)

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to allow for multi-residential development up to a maximum building height of 22 metres (about six storeys) and a floor area ratio (FAR) of 2.5.
- The proposal allows for an appropriate increase in housing diversity and is in keeping with the relevant 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 proposal would allow for more housing options within the community and more efficient use of existing infrastructure, public amenities and transit.
- Why does this matter? The proposal may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has been submitted and is currently under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment in the southeast community of Applewood Park, was submitted on 2024 December 9 by Keystone Architecture on behalf of the landowner, Zen Homes Ltd. A Development Permit (DP2025-01538) was submitted with this application and is currently under review by Administration. As noted in the Applicant Submission (Attachment 2), the proposal includes a six-storey multi-residential development comprising of 209 units of varying sizes, with underground parking provided on-site.

The subject site consists of a single undeveloped parcel approximately 0.72 hectares (1.78 acres) in size. The parcel fronts onto International Avenue (17 Avenue SE) which is a part of the Primary Transit Network, including the MAX Purple BRT line. The site is also within the Core

**Land Use Amendment in Applewood Park (Ward 9) at 7220 - 17 Avenue SE,
LOC2024-0299**

Zone of the future 70 Street SE Transit Station Area where the intent for these areas is to accommodate various housing types.

The site is currently designated as Multi-Residential – High Density Low Rise (M-H1) District with modifiers, which allows for a maximum height of 20 metres and a maximum floor area ratio (FAR) of 1.8. The proposed land use amendment would allow for an increase in buildable area and building height.

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 hosted an open house at the Forest Lawn Library, which was attended by four members of the public. In addition, the applicant contacted the Ward 9 Councillor's Office and the Applewood Community Association. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received one letter of opposition from the public that highlighted transportation concerns in the larger area.

No comments from the Applewood 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 as it provides housing options to the community along the Primary Transit Network and within an area designated as a Core Zone for a future transit station area. The proposed change to the floor-area ratio and height modifiers is compatible with surrounding medium density residential uses and is considered suitable in its location along International Avenue. A multi-residential development will provide opportunities for more people to live in an established community supported by amenities, services and mobility options. The future building and site design, including landscaping and parking will be reviewed at the development permit stage.

**Land Use Amendment in Applewood Park (Ward 9) at 7220 - 17 Avenue SE,
LOC2024-0299**

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

IMPLICATIONS

Social

The proposed land use would allow for higher density development to accommodate the housing needs of diverse demographics, income levels, and lifestyles. The development of these lands promotes the more efficient use of land and infrastructure, supports surrounding uses and amenities and introduces additional housing units near public transit.

Environmental

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

Economic

This proposal would contribute to Calgary’s housing supply and provide for greater housing options, while making more efficient use of existing infrastructure and services. It would also enhance transit ridership and support local business and employment opportunities within surrounding communities.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 10D2026**

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 Applewood Park and fronts onto International Avenue (17 Avenue SE). The site is approximately 0.72 hectares (1.78 acres) in size and is approximately 83 metres wide by 86 metres deep. The site is currently vacant. The site is directly north of Elliston Park, which has playgrounds, recreational pathways and a dog park.

Surrounding development is generally characterized by a mix of multi-residential, commercial and open space. Parcels surrounding the development are designated as Multi-Residential – Contextual Medium Profile (M-C2), Multi-Residential – Contextual Grade-Oriented (M-CG) and Commercial – Corridor 3 (C-COR3) Districts. Parcels to the east are designated as Special Purpose – Transportation and Utility Corridor (S-TUC) District and Special Purpose – Future Urban Development (S-FUD) District is located to the south.

The site is located near public transit, recreational and commercial opportunities. The parcel fronts onto 17 Avenue SE, which is a designated Urban Main Street and part of the Primary Transit Network as per the Municipal Development Plan. Elliston Park is approximately 150 metres (a three-minute walk) south of the site. There are commercial opportunities approximately 150 metres (a three-minute walk) west of the site.

Community Peak Population Table

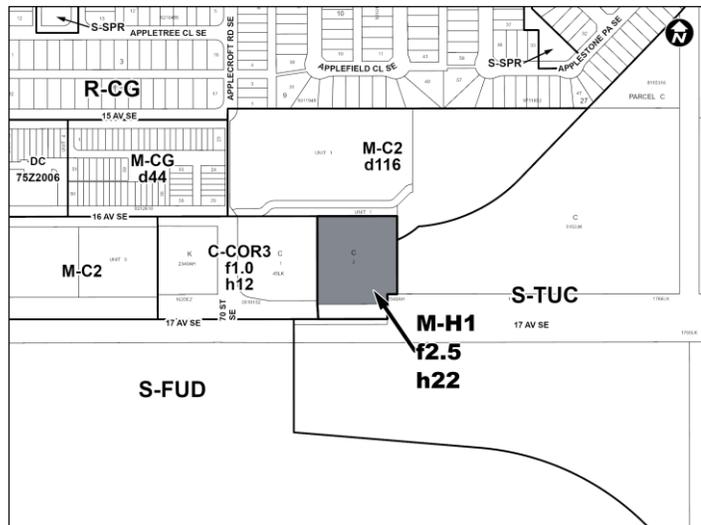
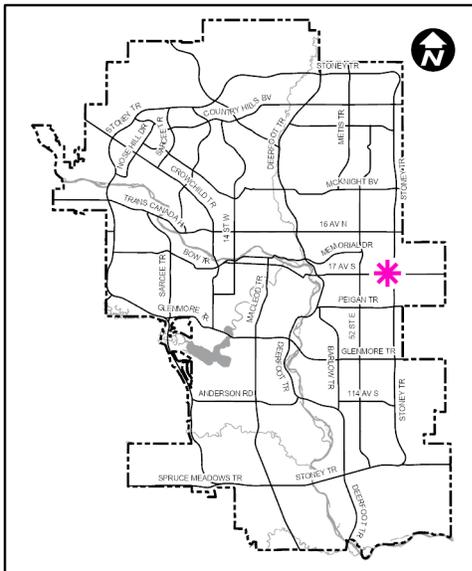
As identified below, the community of Applewood Park reached its peak population in 2019.

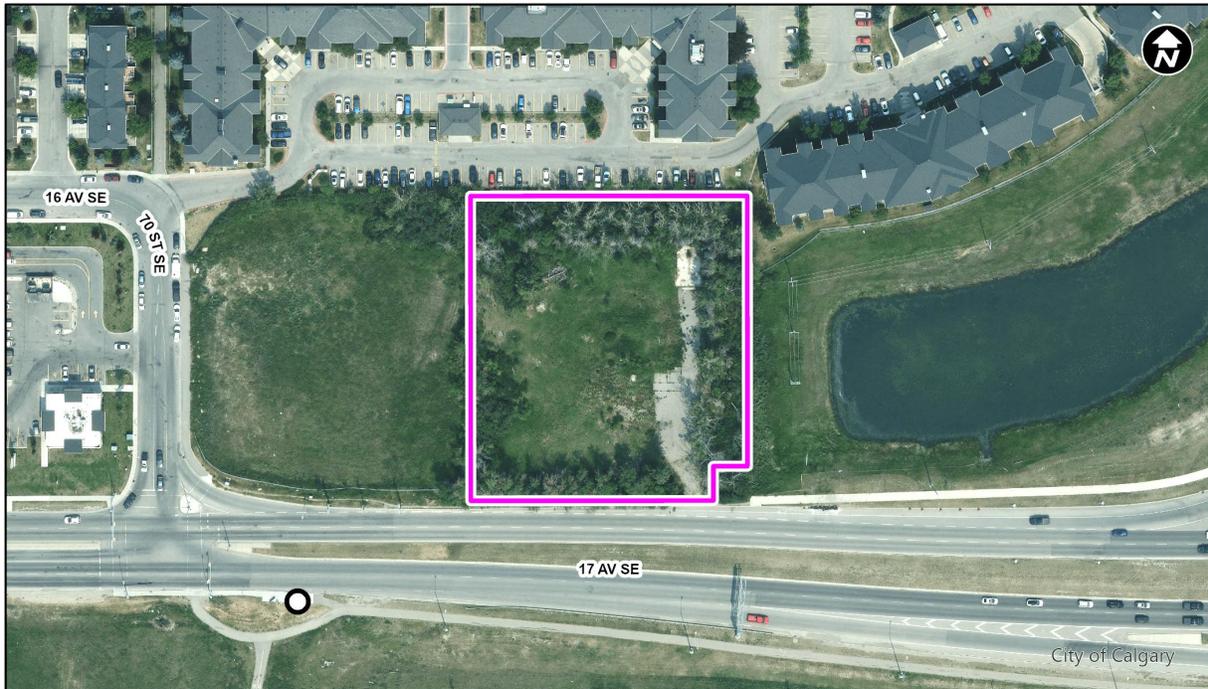
Applewood Park	
Peak Population Year	2019
Peak Population	6,981
2019 Current Population	6,981
Difference in Population (Number)	0
Difference in Population (Percent)	0.0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Multi-Residential – High Density Low Rise (M-H1) District accommodates multi-residential development in a variety of forms and is typically located near community nodes, transit and transportation corridors. The current M-H1 District allows for a maximum floor area ratio (FAR) of 1.8 and a maximum building height of 20.0 metres (approximately five storeys).

The proposed M-H1 District would allow for a maximum floor area ratio of 2.5 which equates to a building floor area of approximately 17,875 square metres. The proposed 22.0 metre building height would allow for approximately six storeys. The M-H1 District has a minimum density of 150 units per hectare. Based on the subject site parcel area, this would amount to a minimum density of 108 dwelling units.

Development and Site Design

A development permit (DP2025-01538) for multi-residential housing is currently being reviewed by Administration. The review of the development permit will include a review of the proposed land use, maximum building height, building massing, landscaping and parking provisions to ensure alignment with applicable policies and design guidelines. Based on the site's location along 17 Avenue SE, additional considerations will be addressed through the development permit process including interface with adjacent developments, pedestrian connectivity and transit supportive site planning.

Transportation

A Transportation Impact Assessment (TIA) was submitted as part of this land use amendment application and was accepted by Administration. The TIA evaluated the overall circulation of traffic around the site, including the street network, intersections and access management. The TIA identified mobility upgrades required as part of the development permit review and approvals process.

Primary vehicular access to the site will be provided via the service road to the north of the site and is under review as part of the development permit application. Pedestrian access is available from sidewalks along 16 Avenue SE, 17 Avenue SE, 68 Street SE and 70 Street SE.

The site is well served by public transit, with several routes offered along 17 Avenue SE that are within 150 metres of the site (a three-minute walk) away. The following routes are available from the site:

- Route 68 (68 St E);
- Route 307 (MAX Purple City Centre/East Hills); and
- Route 440 (Chateau Estates/Franklin Station).

The site is directly adjacent to the MAX Purple Route, the future 17 Avenue SE transitway extension and the 70 Street SE BRT transit station area.

The Always Available for All Ages and Abilities (5A) Network is available directly south of the site within Elliston Park and along 68 Street SE to the west of the site.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Sanitary, storm and water servicing infrastructure are available to service the site. Extension for sanitary and storm infrastructure will be required at the expense of the developer. A new utility right of way will be required for extension of sanitary and storm infrastructure.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendations by Administration in this report have considered and are aligned with the policy direction of the [South Saskatchewan Regional Plan](#), which directs 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 Developed Residential – Established typology as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP) where policy identifies new developments in these areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced base or Primary Transit Network. The proposed land use amendment 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 are being explored and encouraged as part of the development permit review process.

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

The [East Calgary International Avenue Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Flex category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. The LAP speaks to a mix of commercial and residential uses in these areas.

The site is within the Core Zone of the 70 Street SE future Transit Station Area. This area is envisioned to accommodate various housing types and continue to serve as an access point to Elliston Park and nearby communities. The proposed land use amendment supports broader objectives for the area by enabling a multi-residential development that contributes to transit supportive development and is in alignment with the applicable policies of the LAP.

Applicant Submission



March 11, 2025

File: 23174

Melanie Messier
 Planner 1, Planning and Development
 City of Calgary
 P.O. Box 2100 Stn. M
 Calgary, AB T2P 2M5

Dear Ms. Messier:

Re: Comprehensive Description of Proposed M-H1 2.5 FAR 20 Development at 7220 17th Avenue SE (LOC2024-0299)

Thank you for considering the concurrent Land Use Redesignation (LUR) and Development Permit (DP) application for the proposed development at 7220 17th Avenue SE, Calgary. Below is a planning and design rationale for your consideration.

Located at the SE corner of Applewood Park near the 17th Avenue SE and Stoney Trail interchange, the project site is near residential (both single- and multi-family), commercial (small and big box), and recreational uses with clear views of wetlands to the south and large storm retention ponds to the east. From an aerial view, the site appears a last portion of developable land – alongside the vacant commercial property to the west – with which this development will share a mutual access agreement to access 70 Street SE.

As part of the Applewood Park Area Structure Plan (ASP), this development is considered as “Site 5” whereby “multi-family housing at medium density range not to exceed 122 unit” and “height of buildings on Site 5 should not exceed 4 storeys.” In the current Land Use Bylaw (LUB), the site is prescribed as Multi-Residential – High Density Low Rise (M-H1) permitting a floor area ratio (FAR) of 1.8 and height of 20 m and a minimum of 150 units per hectare, which equates to a minimum of 108 units for this 0.72 hectare lot. Due to this discrepancy between ASP and LUB, and in the current context where Calgary is experiencing a housing shortage, we are proposing a Land Use Redesignation (LUR) whereby density of up to 210 units and an FAR of up to 2.5 is permitted. This allows the project to achieve the 6 storeys implied by the 20 m height limit outlined in the LUB, which is both contextually appropriate to the surrounding 4-storey multi-family buildings while providing additional rental housing in a location that will experience additional transportation updates to better service the community and city. In establishing the planning rationale for an increase in density and FAR for this proposed development, it is also worthwhile noting that there are newer precedents of similar multi-family density and FAR to the east of this site across Stoney Trail.

For mass and form, this development takes shape as a 6-storey, U-shaped wood-frame building with its south elevation facing 17th Avenue SE. A net 14.23 m setback is prescribed from the south property line of which we are requesting a 3 m relaxation resulting in a net 11.23 m south setback for purposes of density and engaging the street’s edge, which will be updated with a walkable pathway connecting two existing dead-end sidewalks east and west of this site. The orientation of this proposed multi-residential development contrasts to existing 4-storey developments to the west and is intentional as site access can only be achieved from the north through the adjacent vacant commercially-zoned site and this

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mail@keystonearch.ca | keystonearch.ca



gesture provides both privacy and shading for the residents. A central, two-storey breezeway opens to 17th Avenue SE as an emergency fire access route, but the treatment of the road and opening are done in a way which is optimized as an everyday amenity which can be used as a pass-through and for recreational activities. With its activities in the day and lighting at night, the breezeway creates a sense of openness and welcoming between the residents, community, and passersby. The courtyard, which resides atop the underground parkade, is semi-public and will provide privacy to patios at grade through raised planters.

Regarding overall scale and design, the building is articulated vertically into two basic layers whereby a solid, durable base of brick supports lighter cantilevered massing frames and wood siding above. Horizontally, building faces alternate between frames and "field" rhythmically while creating enough variation for visual interest while maintaining familiarity and sense of proportion. At grade, the framing of windows and patios with brick, fiber-cementitious panels, and raised planters provides human scale and the detailing and relationship between materials and space – from material plane changes and the capping and trimming of transitions and openings – will provide a sense of care and quality representative of a home for residents.

With the continual and growing demand for housing in Calgary, this proposed development seeks to be a part of a long-term solution of providing reasonably-priced housing options for its community. With the planning justification and brief design description provided above, we hope you will see this as a positive addition to both the neighbourhood and city. Thank you for your consideration and please contact us with any feedback you may have.

Kind regards,

A handwritten signature in black ink, appearing to read "Tyler Tsang", is written over a light grey rectangular background.

Tyler Tsang Project Manager | Associate

BA. Urban Studies, LEED® Green Associate™

KEYSTONE ARCHITECTURE & PLANNING LTD

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Applicant Outreach Summary

2025 July 07



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Pircon Applewood

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)

Date: January 23, 2025

Time: 5:30 pm to 8:00 pm (Left at 7:50 pm as no visitors for 1 hour)

Location: Forest Lawn Library, Basement Meeting Room

Attendees:

- Pircon: Adeel Pirzada, Affan Afaq,
- Keystone Architecture: Steven Bartok, Tyler Tsang, Matthew Creelman

- 4 residents of 1620 70 Street SE attended for about 1 hour

o We received 2 residents's emails.

- 3 of the residents had lived in the apartments for over 10 years; 1 is a new resident at the SW corner unit facing the site

Affected Parties

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

Per summary above, we connected with 4 residents from the neighboring to the NE.

Also, Pircon Group has been reaching out to the Applewood Community Association (CA). We have yet to receive feedback or comments from the CA.

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

- Some concerns over the size off the building.
- Overall concerns centred around traffic as coming in and out of 70 Street SE is very busy and gets congested with queuing/turning into the Tim Hortons
- We noted our team will provide a Traffic Impact Assessment.
- The resident on the SW of 1620 70 Street requested the trees be retained on site.
- We noted that not all trees are on the project site.
- We indicated that our landscape architect had been on site and had determined that the trees on site are not in good condition and will need to be removed.
- New/proposed planting will need native and resistant to freezing and drought.

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 size of the building fits within the context of multi-family within the area. Additional articulation breaks down the massing of the building and ultimately the unit count and mix allows rental rates to be reasonably affordable.
- For concerns around traffic, we had a TIA completed.
- One resident who preferred keeping the existing trees on site, our Landscape Architect noted the existing trees are not in good condition and for them to be removed and replaced with new trees.

How did you close the loop ?

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

No further follow up was requested. We had provided our contact via business card.

calgary.ca/planningoutreach

PROPOSED

CPC2025-0834
ATTACHMENT 4

BYLAW NUMBER 10D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2024-0299/CPC2025-0834)**

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

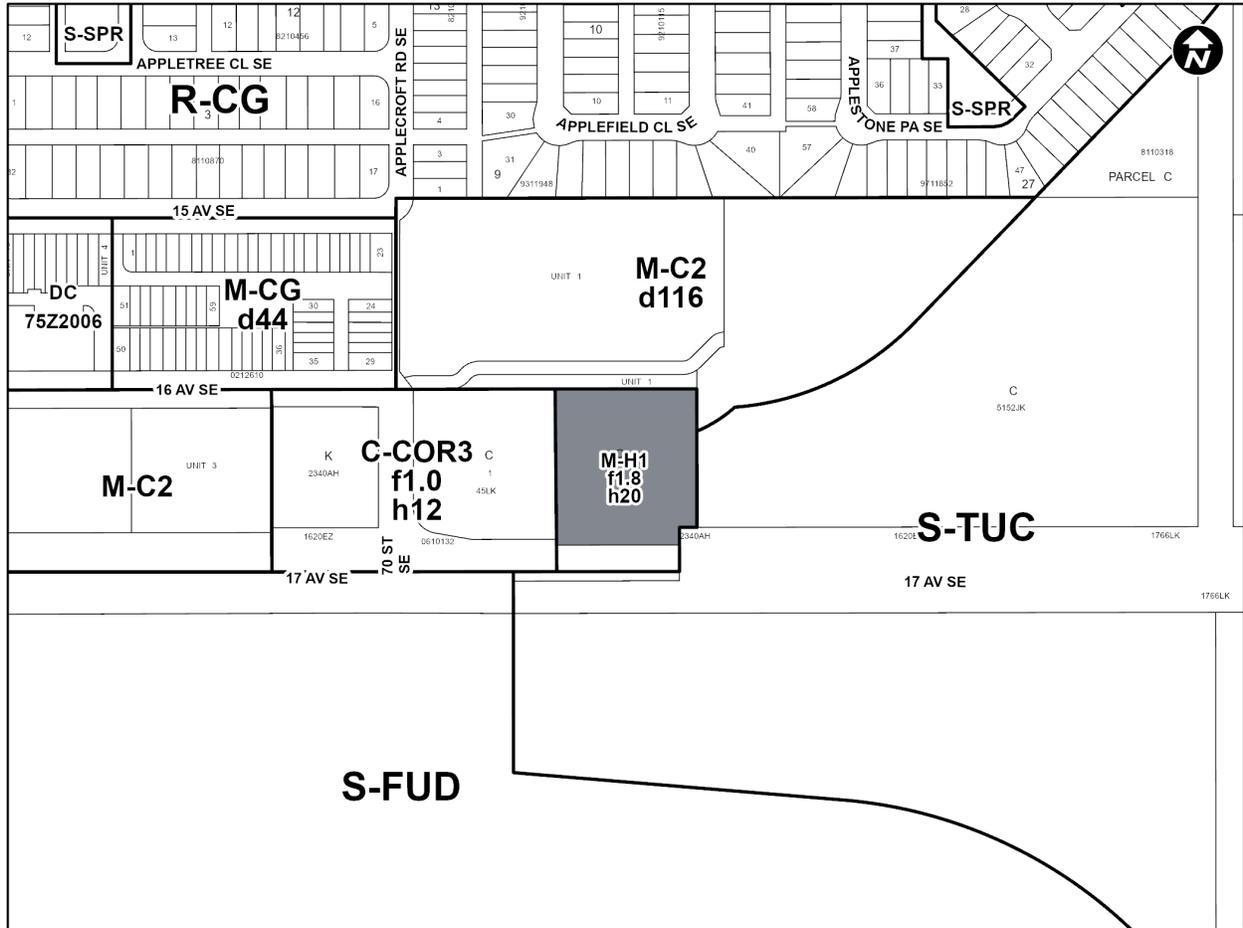
MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2024-0299/CPC2025-0834
BYLAW NUMBER 10D2026

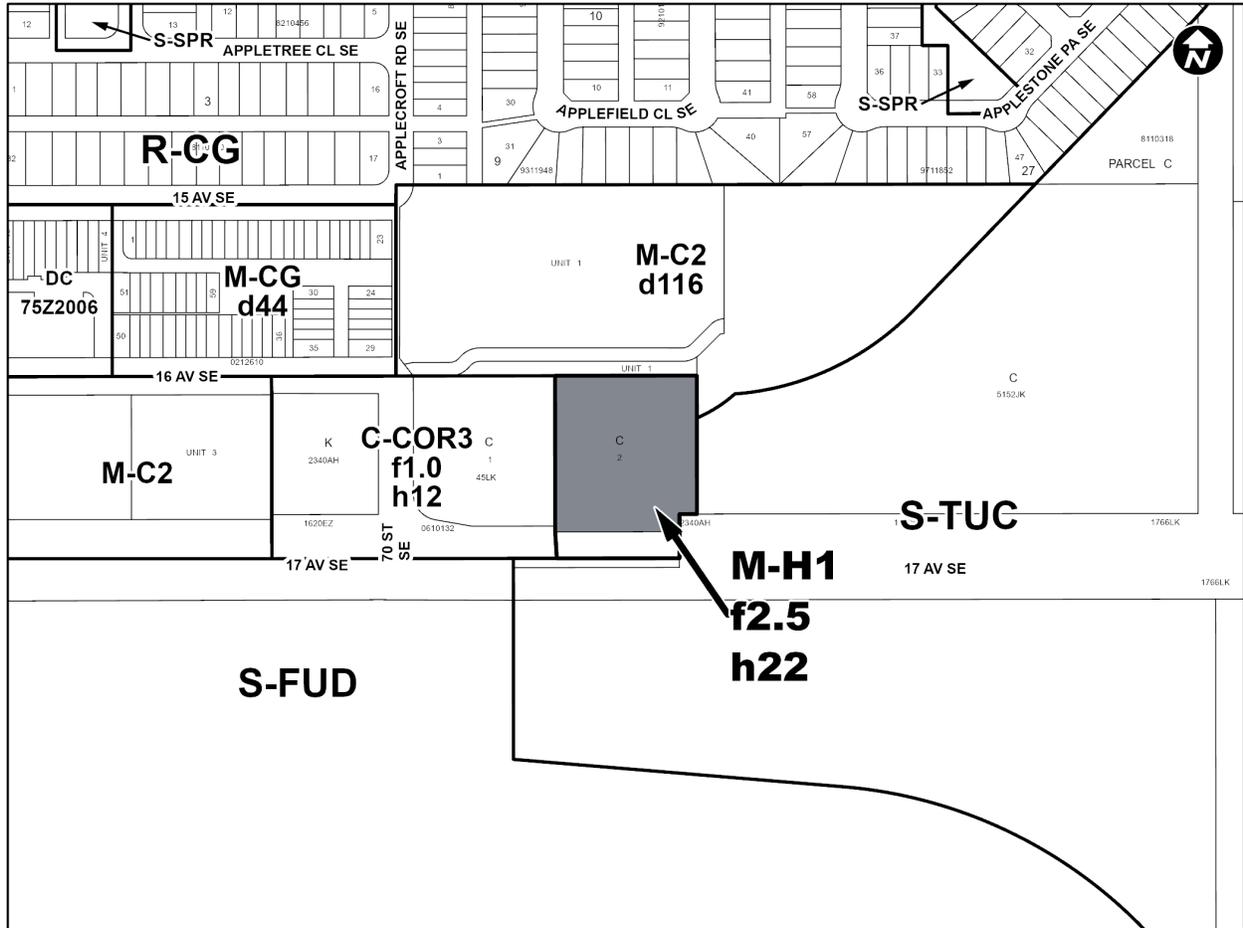
SCHEDULE A



PROPOSED

AMENDMENT LOC2024-0299/CPC2025-0834
BYLAW NUMBER 10D2026

SCHEDULE B



Land Use Amendment in East Shepard Industrial (Ward 12) at 10906 – 50 Street SE, LOC2025-0162

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.3 hectares \pm (3.2 acres \pm) located at 10906 – 50 Street SE (Plan 1510434, Block 17, Lot 3) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 OCTOBER 30:

That Council give three readings to **Proposed Bylaw 4D2026** for the redesignation of 1.3 hectares \pm (3.2 acres \pm) located at 10906 – 50 Street SE (Plan 1510434, Block 17, Lot 3) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District

HIGHLIGHTS

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

DISCUSSION

This land use application, in the southeast community of East Shepard Industrial, was submitted by the landowner Astria Eastlake GP LTD, on 2025 August 12.

The subject site is approximately 1.3 hectares (3.2 acres) and is located mid block between 106 Avenue SE and 110 Avenue SE and has frontages on 50 Street SE and 52 Street SE. The site is currently undeveloped, has vehicle access from 50 Street SE and borders 10822 – 50 Street SE to the north, which is owned by the same owner as the subject site.

The Applicant Submission (Attachment 2) indicates the desire to rezone the subject site to the Industrial – Commercial (I-C) District to allow for amalgamation with the parcel to the north.

Concurrent development permit (DP2025-04568) and subdivision (SB2025-0286) applications have been submitted and are currently under review. The development permit proposes a building with 8,083 square metres (87,005 square foot) of General Industrial – Light uses with

Land Use Amendment in East Shepard Industrial (Ward 12) at 10906 - 50 Street SE, LOC2025-0162

seven units and 121 parking stalls. The subdivision application proposes to consolidate the parcels, with the proposed development having two driveway accesses on 50 Street SE.

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 decided to forgo outreach due to the industrial nature of the surrounding developments.

City-Led Outreach

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

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

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

IMPLICATIONS

Social

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

Environmental

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

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

**ISC: UNRESTRICTED
CPC2025-0925
Page 3 of 3**

**Land Use Amendment in East Shepard Industrial (Ward 12) at 10906 - 50 Street
SE, LOC2025-0162**

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is a rectangular mid-block parcel located south of 106 Avenue SE between 50 Street SE and 52 Street SE. The site is approximately 69 metres by 189 metres, is 1.3 hectares (3.2 acres) in size and is currently undeveloped.

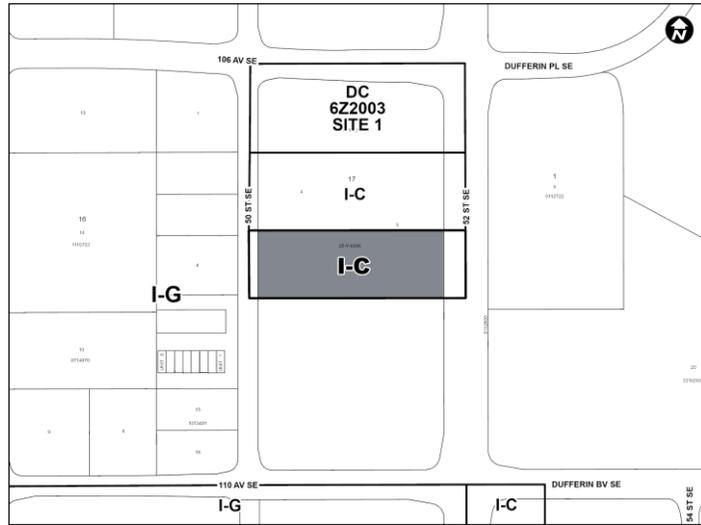
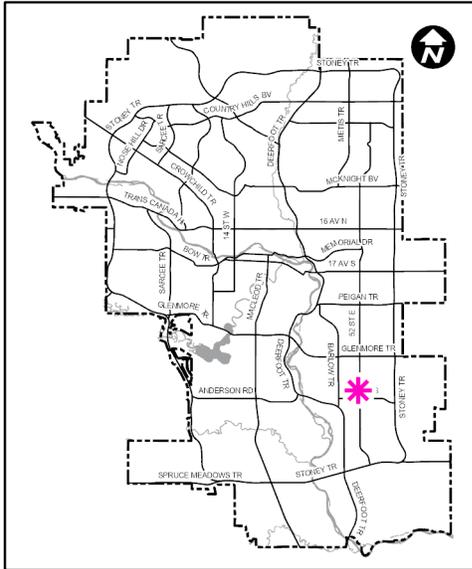
Surrounding development is characterized by primarily industrial parcels designated I-G and I-C Districts, as well as Direct Control (DC) District ([Bylaw 6Z2003](#)) further north, which also allows for light industrial uses. The abutting parcel to the north is owned the same owner as the subject site and is currently developed with three commercial buildings.

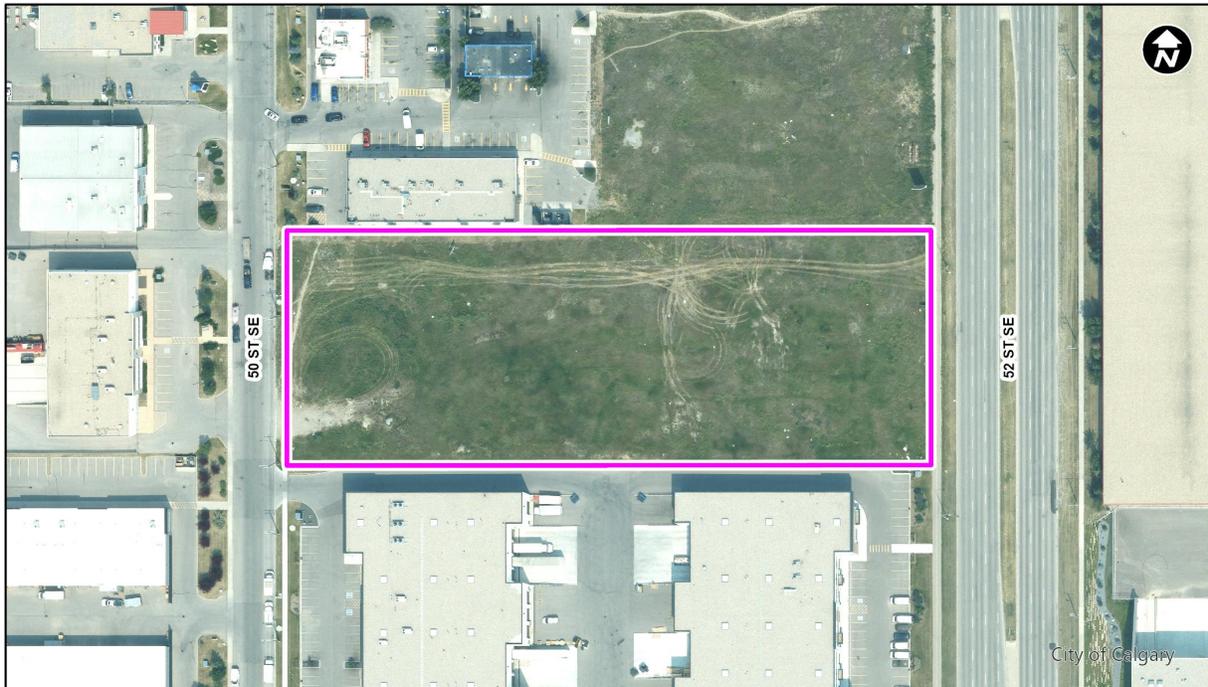
The site is located along the Primary Transit Network with two bus stops within 300 metres (a four-minute walk) along 52 Street SE and 106 Avenue SE for Route 23 (52 Street E) and Route 150 (114 Avenue SE), along with a connection to the Always Accessible for All Ages and Abilities (5A) Network along 52 Street SE.

Community Peak Population Table

Not available because the subject area is industrial.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Industrial – General (I-G) District is intended for a wide variety of light and medium general industrial uses and a limited number of support commercial uses. There is no maximum height and the I-G District allows for a maximum floor area ratio (FAR) of 1.0.

The proposed Industrial – Commercial (I-C) District is intended for locations on the perimeter of industrial areas, along major streets or expressways, to accommodate light industrial uses and small-scale commercial uses that are compatible with and complement light industrial uses. The I-C District allows for a maximum building height of 12.0 metres and a maximum FAR of 1.0.

A concurrent development permit (DP2025-04568) has been submitted by the applicant, proposing General Industrial – Light uses in one building with seven units and 121 parking stalls. Each unit will have a ground floor office and a warehouse, with loading bays on the east side. The I-C District allows for a mix of unit sizes and flexibility for a mix of small-scale commercial and light industrial tenants, which would be compatible with adjacent industrial and commercial uses and within close proximity to 52 Street SE, an industrial arterial road.

Development and Site Design

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

Transportation

Vehicular access is strictly available from 50 Street SE. Transit service is available within 300 metres (a four-minute walk) along 52 Street SE for Route 23 (52 Street E) and Route 150 (114 Avenue SE), and within 300 metres (a four-minute walk) along 106 Avenue SE for Route 150 (114 Avenue SE). The site has access to 5A Network pathway through a regional route along 52 Street SE to the rear setback of the property, connecting to additional regional routes further north to south. As the site is undeveloped, there is no sidewalk along 50 Street SE adjacent to the parcel.

A Transportation Impact Assessment (TIA) and a Parking Study were not required for this land use amendment application nor associated development permit or subdivision applications.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site or proposal.

Utilities and Servicing

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

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

Calgary Climate Strategy (2022)

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

Southeast Industrial Area Structure Plan (Office Consolidation 2023)

The subject site is located the 'Proposed I-2 General Industrial District' as identified on Map 2: Land Use and Transportation Plan of the [Southeast Industrial Area Structural Plan](#) (ASP). The proposal complies with the ASP as the purpose of the general light industrial area is to provide for a range of light industrial and associated uses that are compatible with each other and do not adversely affect surrounding non-industrial uses.

In addition, the general light industrial area within this policy document identifies the area to closely relate to the former I-2 General Light Industrial District of Bylaw 2P80. This district has been replaced in the current land use bylaw and closely resembles the Industrial – Commercial (I-C) District.

Applicant Submission



August 6, 2025

City of Calgary
Miguela M. Jacinto
Planning and Development Services
800 Macleod Trail SE
Calgary AB T2P 2M5

RE: 10822 & 10906 50 St SE – Redesignation and Development Permit Application Submission

Overview

Astria Properties is pleased to submit our Redesignation and Development Permit application for 10822 & 10906 50 Street SE. This project introduces a modern, multi-tenant industrial facility on a future amalgamated I-C-zoned parcel totaling 301,302 sq ft (6.92 acres), with a combined building footprint of 87,080 sq ft. The site is located within the Eastlake Industrial Centre boundary, between 50 Street SE and 52 Street SE, and is adjacent to an existing commercial property with three established buildings. Designed to support a variety of sports recreation and light industrial uses, the development emphasizes flexibility, high-quality architectural expression, pedestrian connectivity, and compatibility with the surrounding established area. 10906 50 Street SE was a city-owned parcel that was recently acquired to support the development and amalgamation with 10822 50 Street SE.

Function and Use

The proposed building is designed to accommodate multiple smaller tenants, supporting a mix of warehouse, sports recreation and showroom industrial users in accordance with I-C zoning regulations. By offering a mix of unit sizes, the building facilitates operational flexibility for growing businesses and contributes to Calgary's employment land inventory. Parking and loading have been intentionally sited to enable the anticipated uses while preserving landscaping and pedestrian access throughout the site.

Design

The building is thoughtfully oriented to provide future tenants with prominent street presence along both 50th and 52nd Street, while respecting the existing context of the area. The layout maintains efficient internal circulation and strong connectivity to the adjacent retail development. Key features include a contemporary façade with durable concrete panels and strategically placed glazing, lending a commercial character to the industrial use and ensuring a smooth transition to surrounding developments. A perimeter drive aisle separates loading and larger vehicle traffic from the primary circulation and parking areas. The proposal also introduces a dedicated pedestrian connection between 52nd and 50th Street, enhancing walkability and offering a safe route from the 52nd Street bus stop.

The building has been designed with a refined palette of colours and materials to convey a high-end industrial aesthetic that is distinctive yet compatible with neighbouring properties. A minimal material and colour selection creates a cohesive and visually striking overall design. Along the west-facing office frontage, main entrances are defined by vertical accent bands integrated with horizontal steel canopies. These vertical elements are repeated between units to reinforce a consistent and unified architectural language. The result is a clean, modern industrial style with a visually appealing and distinctive presence.

 #105 - 19923 80A Avenue - Langley, BC, V2Y 0E2

 604-362-2994

 astriaproperties.com

 info@astriaproperties.com



Redesignation

The existing parcels at 10822 and 10906 50 Street SE are currently zoned IC and IG, respectively. Our proposed development includes the amalgamation of the two lots and the redesignation of the IG-zoned parcel to IC, with the intent of creating a single IC-zoned site to accommodate the anticipated uses and support future tenants.

Variance Request

Pursuant to Section 963(1)(b) of Land Use Bylaw 1P2007, a minimum 1.2 m side yard setback is required where an I-C parcel abuts another industrial district. Our proposed development is seeking a variance along the south property line to reduce the landscape setback to 0 m, consistent with similar conditions on nearby sites. Given the presence of vehicle-only drive aisles on both our site and the adjacent property, the required landscaped strip would be difficult to maintain and would offer minimal site value.

Additionally, our site features prominent and expansive frontages along both 52nd and 50th Streets. The continuous 6.0 m landscape setbacks along these frontages provide ample and meaningful opportunities for landscaping in areas that are more pedestrian-oriented and publicly visible. By focusing landscaping and public realm amenities along these key frontages, the development delivers the greatest visual and functional benefit to the community and travelling public.

Please contact me if you require any additional information.

Sincerely,

ASTIRA PROPERTIES LTD.

Riley Phillips
Development Manager
Astria Properties

p: 604.302.4824
e: rphillips@astriaproperties.com

PROPOSED

CPC2025-0925
ATTACHMENT 3

BYLAW NUMBER 4D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0162/CPC2025-0925)**

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 _____

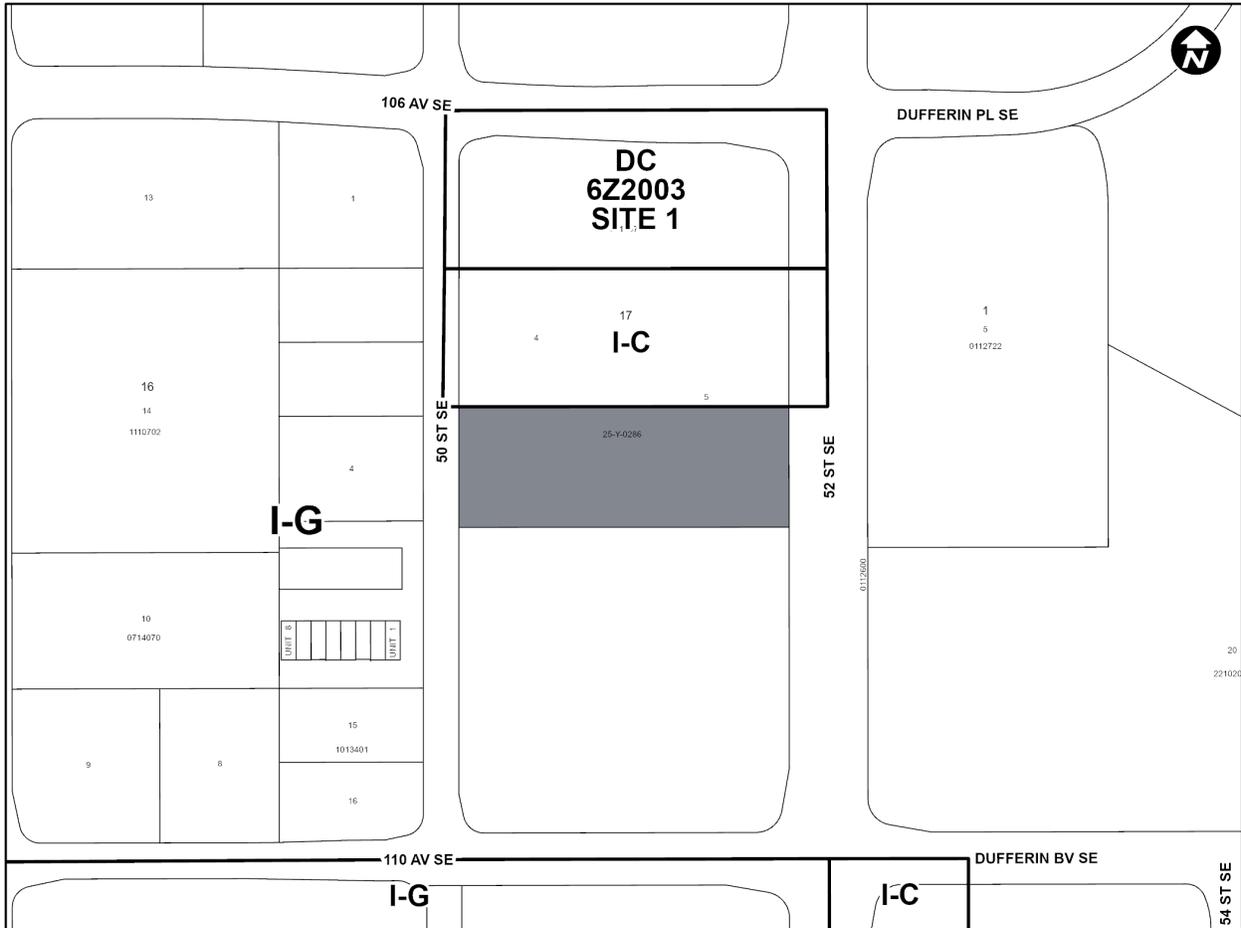
MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0162/CPC2025-0925
BYLAW NUMBER 4D2026

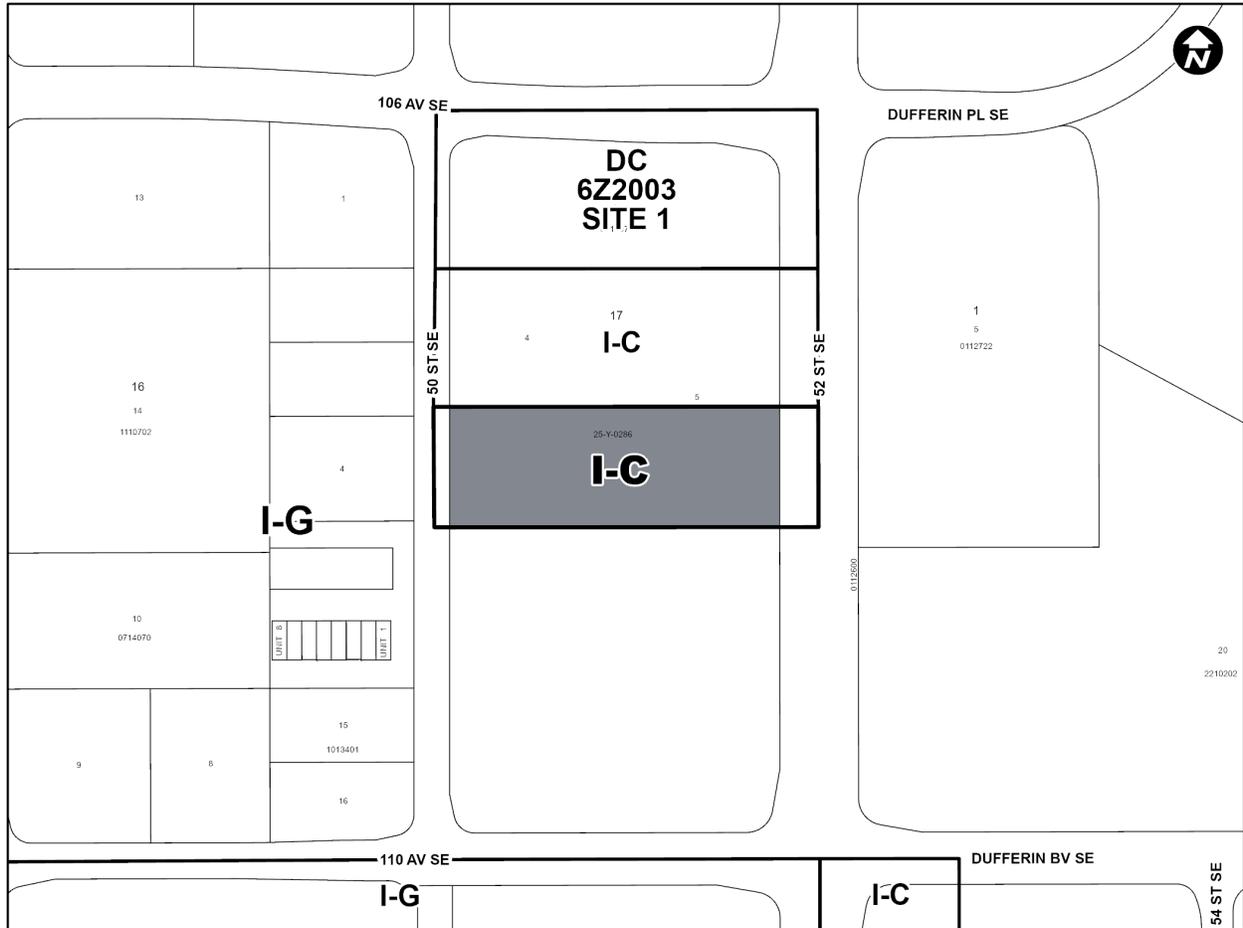
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0162/CPC2025-0925
BYLAW NUMBER 4D2026

SCHEDULE B



**Land Use Amendment in Ricardo Ranch (Ward 12) at 21410 – 40 Street SE,
 LOC2025-0142**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.84 hectares ± (2.07 acres ±) located at 21410 – 40 Street SE (Portion of Plan 2210445, Block 1, Lot 2) from Residential – Low Density Mixed Housing (R-Gm) District to Direct Control (DC) District to accommodate low density residential development with reduced parcel sizes, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025
 NOVEMBER 13:**

That Council give three readings to **Proposed Bylaw 9D2026** for the redesignation of 0.84 hectares ± (2.07 acres ±) located at 21410 – 40 Street SE (Portion of Plan 2210445, Block 1, Lot 2) from Residential – Low Density Mixed Housing (R-Gm) District to Direct Control (DC) District to accommodate low density residential development with reduced parcel sizes, with guidelines (**Revised** Attachment 2).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 November 13:

“The following documents were distributed with respect to Report CPC2025-0932:

- Revised Attachment 2; and
- ...”

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouse buildings and secondary suites on narrow/small lots, in addition to the other uses allowed under the Residential – Low Density Mixed Housing (R-Gm) District.
- The proposal allows for residential uses that may be compatible with the character of the adjacent neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *Ricardo Ranch Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposed DC District would provide more housing options in the area and make more efficient use of land and planned infrastructure in developing areas.
- Why does this matter? The proposed DC District would provide alternative and innovative rowhouse building forms that offers increased affordability and choice within the developing community of Ricardo Ranch.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

**Land Use Amendment in Ricardo Ranch (Ward 12) at 21410 – 40 Street SE,
LOC2025-0142**

This application, in the southeast community of Ricardo Ranch, was submitted on 2025 July 8 by B&A Studios Inc., on behalf of the landowner, Brookfield Residential Properties Ltd. (Seton Ridge GP Inc.). No development permit application has been submitted at this time.

The subject site is approximately 0.84 hectares (2.07 acres) in total area. The Seton Ridge Outline Plan (LOC2021-0067) designated the subject site and the immediate adjacent lands as Residential – Low Density Mixed Housing (R-Gm) District.

Located at the northwest corner of the outline plan area, the site is in proximity to planned open spaces including a storm pond, neighborhood parks, school, environmental reserve, and pathway networks. The adjacent streets are classified as residential streets, with public transit service expected to be available within 300 metres (a five-minute walk).

This application proposes a Direct Control (DC) District based on the existing R-Gm District. The proposed DC District includes the same list of uses as the R-Gm District but allows for narrower lots and taller rowhouse buildings that may contain secondary suites. These types of developments cannot be accommodated in the R-Gm District or other standard land use districts under Land Use Bylaw 1P2007 due to existing requirements for parcel size, building height, and the amenity space and parking requirements for secondary suites. The use of a DC District is therefore necessary to permit reduced parcel sizes, increased building height, and greater flexibility for secondary suites in rowhouse buildings. The DC District would support the innovative ideas proposed by the applicant and provide additional housing options in the developing community of Ricardo Ranch.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. The applicant determined that no outreach would be undertaken. Please refer to the Applicant Outreach Summary, Attachment 4, for rationale why outreach was not conducted.

City-Led Outreach

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

No public comments were received at the time of writing this report. There is no community association within the developing Richardo Ranch community. Foothills County was circulated the application and responded with no objections.

**Land Use Amendment in Ricardo Ranch (Ward 12) at 21410 – 40 Street SE,
LOC2025-0142**

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate.

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

IMPLICATIONS

Social

The proposal allows for rowhouses with secondary suites on reduced parcel sizes, providing greater housing choice and introduces an innovative addition to the rowhouse options in the developing community of Ricardo Ranch that may better serve the housing needs of future residents.

Environmental

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

Economic

The proposal would enable the development of approximately 46 rowhouse units with secondary suites on the subject site and allow for a more efficient use of planned land, infrastructure and services in this developing area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 9D2026**
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Ricardo Ranch, consisting of lots with rear lane access and an area of approximately 0.84 hectares (2.07 acres). The subject site and adjacent lands are designated as Residential – Low Density Mixed Housing (R-Gm) District which was established through the approval of a previous outline plan and land use amendment (LOC2021-0067).

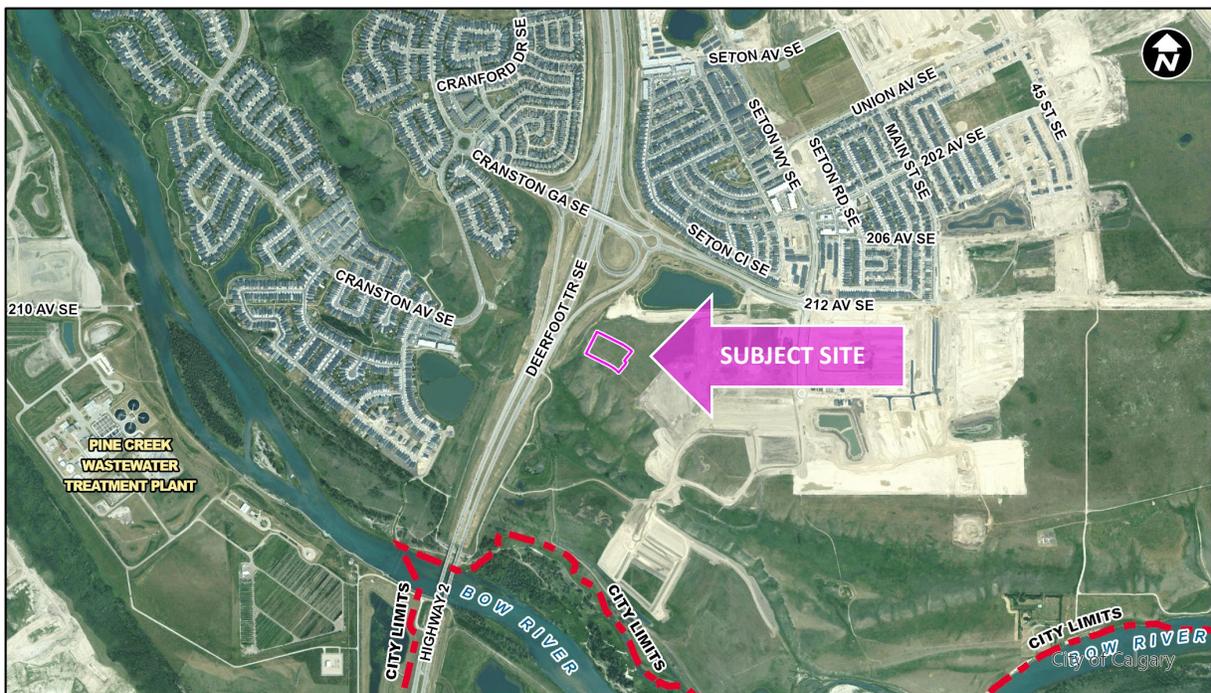
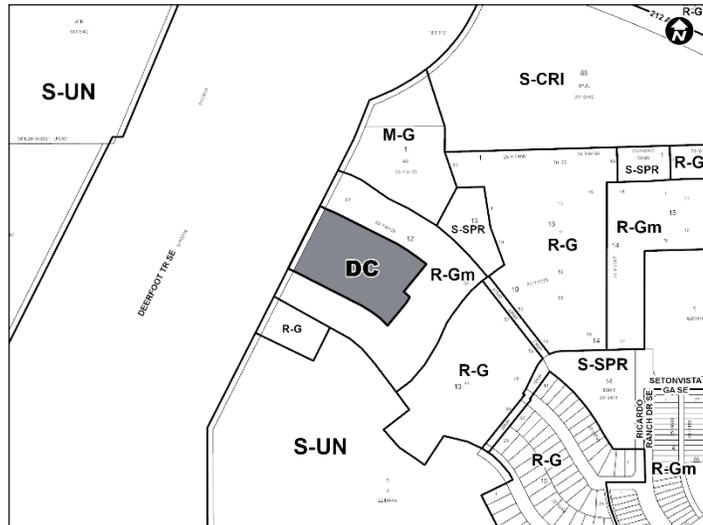
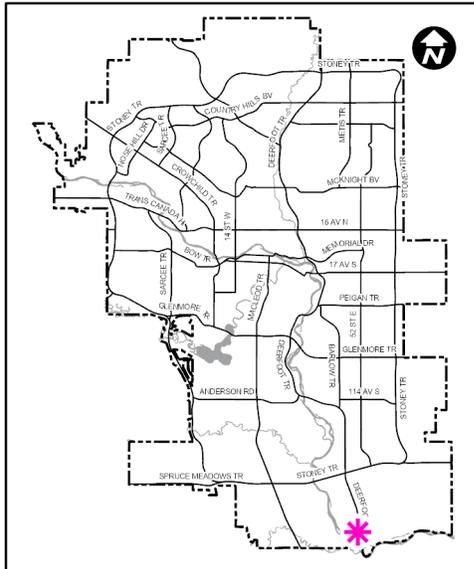
The site is at the northwest corner of the approved outline plan area, close to planned open spaces including a storm pond, neighborhood parks, school, environmental reserve, and pathway networks. The adjacent streets are classified as residential streets, with public transit service expected to be available within 300 metres (a five-minute walk).

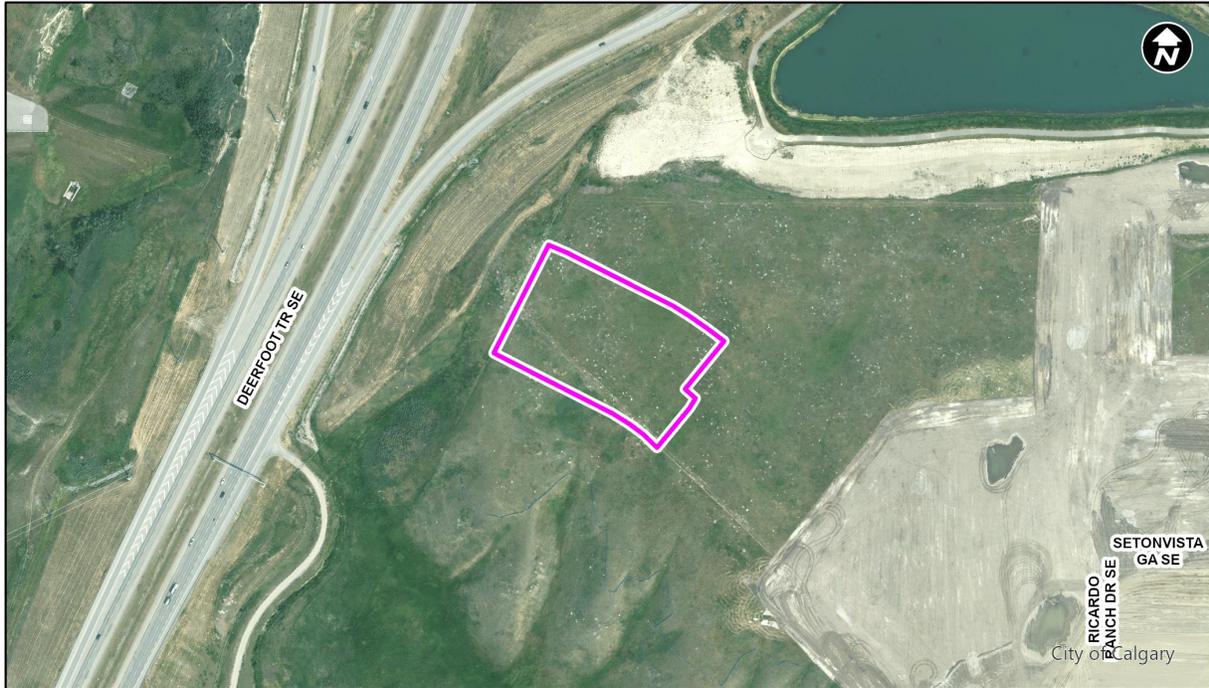
The subject site is situated on gently sloping lands from west to east. It is outside environmentally sensitive areas and one block from the top of the escarpment, presenting no significant physical constraints to the proposed application.

Community Peak Population Table

Not available because the subject area is a new, developing community.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-Gm district is intended to accommodate a variety of attached residential housing forms, including rowhouses, semi-detached and duplex dwellings and cottage housing clusters.

The proposed DC District is based on the existing R-Gm District and will retain the same range of residential uses. However, in order to provide additional housing options, the DC District allows for an innovative rowhouse building form, which may include secondary suites, that is narrower and taller than permitted under the rules of the standard land use districts in Land Use Bylaw 1P2007.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to innovative ideas. This proposal allows for a narrow rowhouse unit that allows a secondary suite. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District will reduce the minimum parcel width from five metres to four metres for rowhouses with lane access and decrease the minimum parcel area from 150 square metres to 90 square metres per dwelling unit for a rowhouse development. The DC District will also allow for a maximum building height of 14 metres for rowhouse buildings, an increase from the current 12 metres in the R-Gm District. Although the DC District removes parking and minimum

amenity space requirements for secondary suites within rowhouses, it increases minimum private amenity space requirements for each dwelling unit from 15 square metres to 20 square metres. The DC District also provides specific guidelines for accessory residential building setbacks to establish a 0.6 metre wide dedicated drainage corridor on each lot, helping to eliminate the need for drainage easements that are typically required in standard rowhouse projects.

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, Sections 7 through 11 may also be relaxed, to allow the Development Authority to consider minor site and building design changes that would not have a significant impact on adjacent lands.

Development and Site Design

If approved by Council, the rules of the proposed DC District would provide guidance for the future development of the site, including appropriate uses, parcel width and size, building height and setback, amenity space, and parking.

Transportation

The road network, transit routes, and active transportation connections will remain consistent with those approved under the previously approved outline plan. The nearest transit stops are planned approximately 300 metres (a five-minute walk) away along Ricardo Ranch Drive SE, while the closest pathway connection is planned approximately 100 metres (less than two-minute walk) away along Seton Ridge Court SE. A Transportation Impact Assessment was not required in support of this application.

Environmental Site Considerations

The environmental site conditions of this development were previously reviewed and addressed through the previously approved outline plan. This proposed amendment does not raise any additional environmental concerns or risks. This is a greenfield site which has remained in a natural condition with limited agricultural uses in the past.

Utilities and Servicing

The overall utilities and servicing for this development area have been previously planned with the previously approved outline plan. The proposed minor change in use and density does not significantly impact the proposed services for the area which have been checked to confirm they have capacity to service the proposed 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.

Our Shared Boundary: An Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary (Statutory – 2017)

The site is within Map 1: Plan Area of the [Our Shared Boundary: An Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary \(2017\)](#) (IDP). The subject site is not located in any special policy area identified in the IDP. The application was circulated to Foothills County and they responded with no objections.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developing Residential - Planned Greenfield with Area Structure Plan as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable policies promote housing diversity and choice through a wide range of housing types and densities to create diverse neighbourhoods. This application proposes an alternative rowhouse development option, in a narrow attached unit form, thus allowing for additional housing choice and flexibility within the Ricardo Ranch community.

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.

Ricardo Ranch Area Structure Plan (Statutory – 2019)

The subject parcel is located within Neighbourhood Area 1 on Map 5: Community and Neighbourhoods of the [Ricardo Ranch Area Structure Plan](#) (ASP). The intent of the Neighbourhood Areas is to establish a variety of low and medium density residential development within pedestrian-oriented, vibrant Neighbourhood Areas. The proposal is in keeping with the ASP.

PROPOSED

CPC2025-0932
ATTACHMENT 2

BYLAW NUMBER 9D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0142/CPC2025-0932)**

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 _____

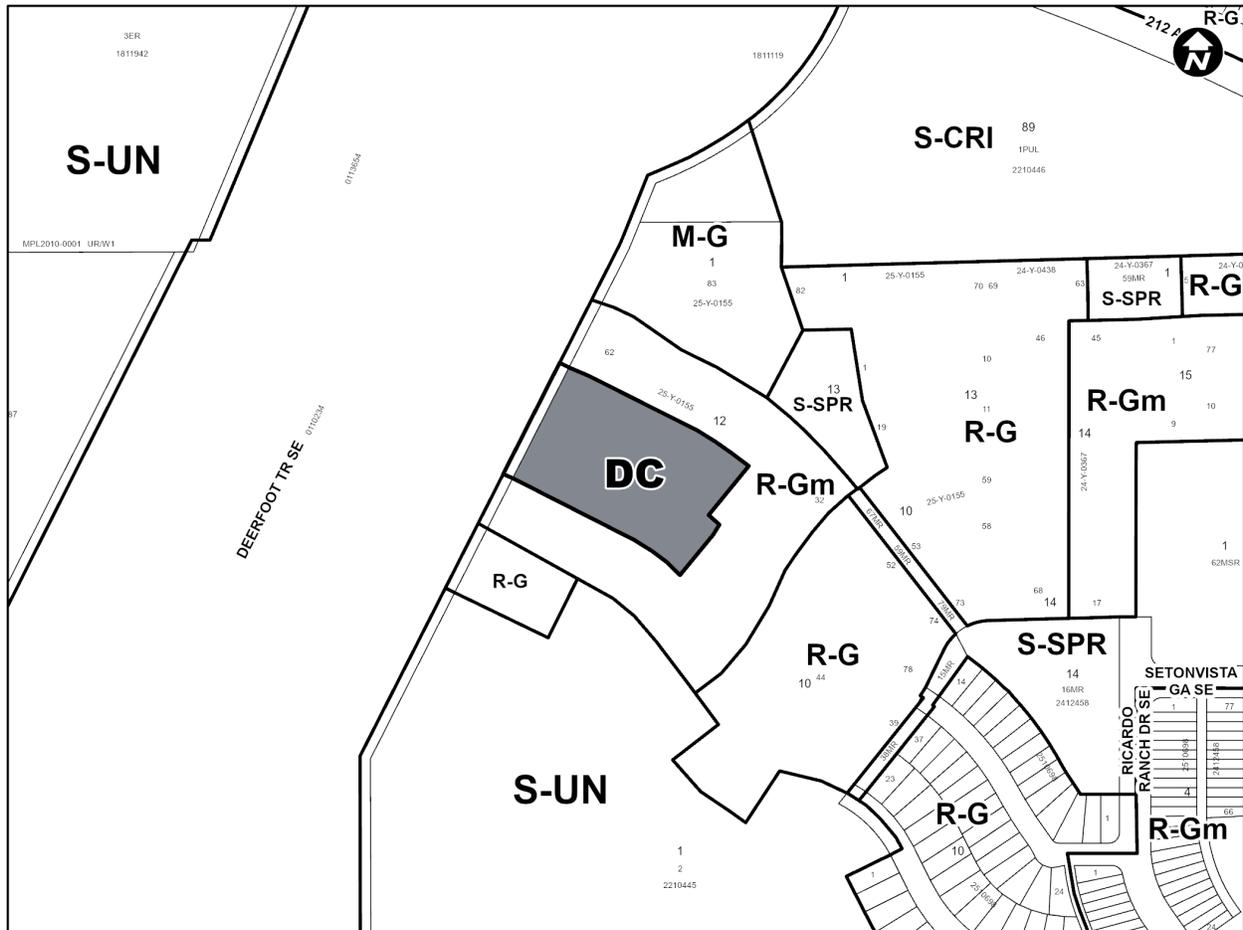
MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0142/CPC2025-0932
BYLAW NUMBER 9D2026

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to accommodate low density residential development with reduced parcel sizes.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

- 4 The **permitted uses** of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

PROPOSED

AMENDMENT LOC2025-0142/CPC2025-0932 BYLAW NUMBER 9D2026

Discretionary Uses

5 The **discretionary uses** of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 apply in this Direct Control District.

Parcel Width

- 7 (1) Unless otherwise referenced in subsections (2), (3) and (4) the minimum **parcel width** is 6.0 metres per **Dwelling Unit**.
- (2) The minimum **parcel width** is 5.0 metres per **Dwelling Unit** for a **laned parcel** containing a **Duplex Dwelling**.
- (3) The minimum **parcel width** is 4.0 metres per **Dwelling Unit** for a **laned parcel** containing a **Rowhouse Building**.
- (4) There is no minimum **parcel width** for a **Cottage Housing Cluster** or a **carriage house lot**.

Parcel Area

- 8 (1) Unless otherwise referenced in subsections (2) and (3), the minimum area of a **parcel** is 150.0 square metres per **Dwelling Unit**.
- (2) The area of a **carriage house lot** is:
- (a) a minimum 120.0 square metres per **Dwelling Unit**; and
- (b) a maximum of 250.0 square metres per **Dwelling Unit**.
- (3) The minimum area of a **parcel** containing a **Rowhouse Building** or a **Cottage Housing Cluster** is 90.0 square metres per **Dwelling Unit** located on the **parcel**.

Building Height

- 9 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 12.0 metres.
- (2) The maximum **building height** of a **Backyard Suite** on a **laned parcel** is 10.0 metres.
- (3) The maximum **building height** of a **Rowhouse Building** is 14.0 metres.

Accessory Residential Building Setback

- 10 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** for an **Accessory Residential Building** is:

PROPOSED

AMENDMENT LOC2025-0142/CPC2025-0932 BYLAW NUMBER 9D2026

- (a) 1.2 metres from a **side** or **rear property line** shared with a **street**; or
 - (b) 0.6 metres from a **side** or **rear property line** in all other cases.
- (2) The minimum **building setback** for an **Accessory Residential Building** that does not share a **side** or **rear property line** with a **street** may be reduced to zero metres when:
- (a) the **gross floor area** of the **Accessory Residential Building** is less than 10.0 square metres; or
 - (b) a minimum 0.6 metre **setback** from the **side property line** is provided on one side of the **parcel** for the **Accessory Residential Building**, and:
 - (i) the wall of the **Accessory Residential Building** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**; or
 - (ii) the owner of the **adjacent parcel** grants a 1.5 metre private maintenance easement that must:
 - (A) be registered against the title of the **parcel** proposed for **development** and the title of the **adjacent parcel**; and
 - (B) include a 0.60 metre eave and footing encroachment easement.
- (3) Section 345 (1) and (2) of Bylaw 1P2007 do not apply in this Direct Control District.

Outdoor Private Amenity Space for a Rowhouse Building

- 11 (1) Each **unit** must have direct access to **private amenity space** that:
- (a) must be provided outdoors;
 - (b) may be located at **grade** or above **grade** as part of the **main residential building**;
 - (c) must have a minimum total area of 20.0 square metres;
 - (d) must have no dimension of less than 3.0 metres;
 - (e) must not be used for vehicle access or as a **motor vehicle parking stall**; and
 - (f) must not be located in the **building setback area** between the **front property line** and a line parallel to the **front property line** measured at the closest **building setback** from the **front property line**.

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BYLAW NUMBER 9D2026

- (2) Section 547.14(2) of Bylaw 1P2007 does not apply to a **Rowhouse Building** in this Direct Control District.
- (3) Section 351(4) of Bylaw 1P2007 does not apply to a **Secondary Suite** in a **Rowhouse Building** in this Direct Control District.

Motor Vehicle Parking Stall Requirements

- 12 For a **Secondary Suite** on a *parcel* containing a **Rowhouse Building**, there is no minimum requirement for *motor vehicle parking stalls*.

Relaxations

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

Applicant Submission



Seton Ridge Phase 8 - Direct Control District Intent Statement | Updated: October 8, 2025



 LOCATION OF PROPOSED DC (R-GM)

1.0 INTRODUCTION

An Outline Plan and Land Use application was approved for Seton Ridge, a neighbourhood within the Ricardo Ranch Area Structure Plan. Within the Plan Area, two (2) portions of blocks are proposed to be redesignated to Direct Control (R-GM). The intention of the proposed districts is to accommodate medium density residential, in a narrow attached-unit form providing additional housing choice and flexibility within the neighbourhood. Similar DC Districts have been approved and adopted in developing communities within Calgary, most notably in Logan Landing, situated immediately east of the Seton Ridge neighbourhood.

2.0 RATIONALE

Brookfield intends to use the DC District to provide an alternative/innovative built form to the traditional rowhouse product to offer increased affordability and choice within their neighbourhood of Seton Ridge. The narrow built form with the inclusion of legal secondary suites (in basement) does not fit with the existing R-Gm district rules due to:

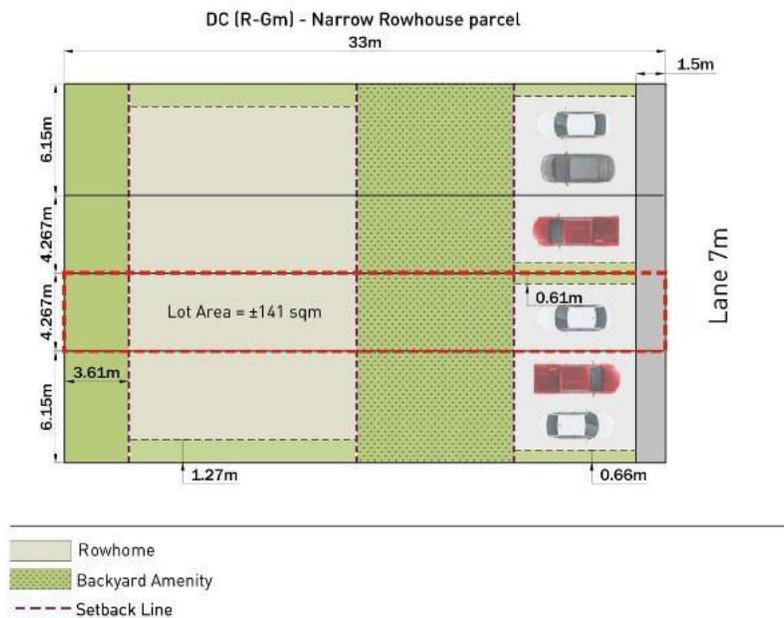
- Parcel width;
- Parcel area;
- Parking requirements for secondary suite;
- Side property line setback area for detached garages;
- Building height; and
- Outdoor private amenity space for secondary suite.

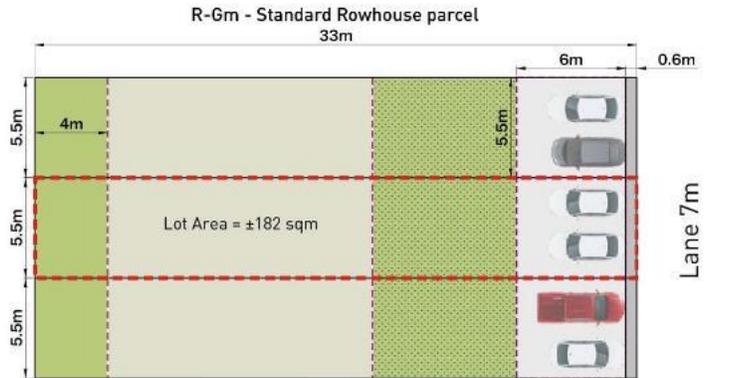
The table below identifies the variances between the standard R-Gm and the proposed DC District.

BYLAW RULE	R-Gm	DC (R-Gm)
PARCEL WIDTH <i>ROWHOUSE BUILDINGS (laned)</i>	Minimum 5.0 metres	Minimum 4.0 metres
PARCEL AREA <i>ROWHOUSE BUILDINGS</i>	Minimum 150.0 sqm	Minimum 90.0 sqm area of a parcel for a Rowhouse Building
MOTOR VEHICLE PARKING STALL <i>SECONDARY SUITE</i>	Minimum 1.0 stall for a Secondary Suite on a parcel containing a Rowhouse Building	No minimum requirements for a Secondary Suite on a parcel containing a Rowhouse Building
ACCESSORY RESIDENTIAL BUILDING SETBACK	0.0 metres when it does not share a side or rear property line with a street	Min 0.6 metres on one side of the parcel when it does not share a side or rear property line with a street
BUILDING HEIGHT <i>ROWHOUSE BUILDINGS</i>	Maximum 12.0 metres	Maximum 14.0 metres
OUTDOOR PRIVATE AMENITY SPACE <i>ROWHOUSE BUILDINGS</i>	Secondary Suite – Minimum 7.5 sqm/1.5 m dimension Rowhouse Building – Minimum 15.0 sqm/2.0 m dimension	Secondary Suite – No minimum requirements Rowhouse Building – Minimum 20.0 sqm/3.0 m dimension

The above stated bylaw rules are illustrated in the image below, with the first plan illustrating the proposed narrow parcel configuration, while the second plan illustrates a standard R-Gm lot. The key differences are:

- The standard R-Gm District requires a Rowhouse Building parcel width of 5.0 metres, while the proposed built form includes narrow interior lots with a minimum 4.0 metre parcel width requirement.
- The standard R-Gm District requires a minimum lot area of 150 sqm, while the proposed Rowhouse Building interior lot configuration provides less.
- For a narrow parcel that has a dwelling unit and a secondary suite, the minimum number of parking stalls cannot exceed 1 stall due to the parking stall widths prescribed in 1P2007. In order to achieve the narrower lot width needed, it is proposed to have no minimum requirements for Secondary Suite.
- Accessory Residential Buildings require a minimum of 0.6 metre sideyard on at least one side of the building on interior parcels. This is to ensure, through bylaw, that a 0.6 metre space is provided on each parcel which can be used as a lot grading drainage corridor.
- The standard R-Gm District allows for a maximum building height of 12.0 metres while the proposed Rowhouse built form allows up to 14.0 metres. This will enable the 3-storey built form along with steeper roof pitched in order to offer a high quality architectural aesthetic.





3.0 CONCLUSION

By proposing a DC District that follows the general guidelines of the standard R-Gm District, Brookfield will provide residents with more choice in the rowhouse products within their developing neighbourhood of Seton Ridge. Variations to the standard R-Gm District and General Rules for Secondary Suite and Accessory Residential Building are necessary to accommodate the narrow internal lots and provide an innovative product that is a response to growing concerns of affordability in the City.

We look forward to working with administration on this application,

Amelia Iwanicki | RPP, MCIP, MPlan

aiwanicki@bastudios.ca

403.816.1430

Applicant Outreach Summary

2025 July 8



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Seton Ridge Phase 8 LUAM

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

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

This LUA is for a subject site within the developing community of Seton Ridge. As this is a greenfield community undergoing early stages of development, there are no community members to engage with. The proposed DC will not negatively impact, change, or disrupt the community dynamic. Outreach assessment score was 1A. The DC is based off the existing approved R-Gm land use. Does not alter the intent of the approach Outline Plan.

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)

N/A

Stakeholders

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

N/A

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

N/A

How did 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.

N/A

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)

N/A

calgary.ca/planningoutreach

Outline Plan and Land Use Amendment in Silverado (Ward 13) at 8 Silverton Way SW, LOC2024-0227

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 8 Silverton Way SW (Plan 9712011, Block 6, Lot 1) to subdivide 5.55 hectares \pm (13.71 acres \pm), with conditions (Attachment 2);
2. Forward this report (CPC2025-0958) to the 2026 January 20 Public Hearing of Council; and

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the redesignation of 5.55 hectares \pm (13.71 acres \pm) located at 8 Silverton Way SW (Plan 9712011, Block 6, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District to Commercial – Community 1 (C-C1) District, Multi-Residential – Low Profile (M-1d78) District, Mixed Use – General (MU-1f3.5h24) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate a self storage facility, with guidelines (Attachment 3).

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

That Council give three readings to **Proposed Bylaw 11D2026** for the redesignation of 5.55 hectares \pm (13.71 acres \pm) located at 8 Silverton Way SW (Plan 9712011, Block 6, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District to Commercial – Community 1 (C-C1) District, Multi-Residential – Low Profile (M-1d78) District, Mixed Use – General (MU-1f3.5h24) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate a self storage facility, with guidelines (Attachment 3).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 December 4:

“Moved by Commissioner Montgomery

That with respect to Report CPC2025-0958, the following be approved:

That Calgary Planning Commission:

Outline Plan and Land Use Amendment in Silverado (Ward 13) at 8 Silverton Way SW, LOC2024-0227

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 8 Silverton Way SW (Plan 9712011, Block 6, Lot 1) to subdivide 5.55 hectares \pm (13.71 acres \pm), with conditions (Attachment 2);
2. Forward this report (CPC2025-0958) to the 2026 January 20 Public Hearing of Council; and

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the redesignation of 5.55 hectares \pm (13.71 acres \pm) located at 8 Silverton Way SW (Plan 9712011, Block 6, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District to Commercial – Community 1 (C-C1) District, Multi-Residential – Low Profile (M-1d78) District, Mixed Use – General (MU-1f3.5h24) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Direct Control (DC) District to accommodate a self storage facility, with guidelines (Attachment 3).

For: (6) Director Goldstein, Manager Froese, Commissioner Campbell-Walters, Commissioner Damiani, Commissioner Montgomery, and Commissioner Wagner

MOTION CARRIED”

HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate lands in the community of Silverado to allow for multi-residential, mixed-use and local commercial development, open spaces, roadways and a self storage facility with built-form requirements designed to ensure the facility integrates into the surrounding context.
- The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP) and *Southwest Community ‘A’ and Employment Centre / Mixed-Use Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal will allow for increased housing choice within a compact greenfield development, which will be served by neighbourhood parks, a variety of commercial offerings and existing and planned transit infrastructure including a future Light Rail Transit (LRT) station.
- Why does this matter? The proposed outline plan establishes a land use pattern that would allow for logical development and intensification of this small land holding to contribute towards a complete community in southwest Calgary.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this application.

DISCUSSION

This outline plan and land use amendment application, located in the southwest community of Silverado, was submitted by O2 Planning and Design on behalf of the landowner, Silverado

**Outline Plan and Land Use Amendment in Silverado (Ward 13) at 8 Silverton Way
SW, LOC2024-0227**

Commons Inc., on 2024 September 11. The subject parcel is approximately 5.55 hectares (13.71 acres) in size and currently accommodates a single detached dwelling with an attached garage and two small ancillary structures. The site was historically used for agriculture and represents one of the last remaining small holding parcels in the area. Surrounding lands to the east have received land use approvals for a range of low to medium-density multi-residential and mixed use developments. To the west, across Sheriff King Street SW, lands are developed with low density residential housing and stormwater pond facilities that incorporate recreational trails providing connections throughout the neighbourhood. Lands to the south consist of existing and planned multi-residential development and lands to the north include two parcels designated as the Special Purpose – Future Urban Development (S-FUD) District, each occupied by a single detached dwelling.

As outlined in the Applicant Submission (Attachment 4), the proposal seeks outline plan and land use approvals to enable a mixed use development featuring low to medium-density multi-residential and mixed-use development, commercial uses, and a programmed public open space. Development will include townhouses and four to six-storey multi-residential and mixed use buildings, community-oriented commercial retail, a programmed public park and a self storage facility designed to integrate with the surrounding built form. The Proposed Outline Plan (Attachment 5) anticipates 342 residential units, providing housing for approximately 819 residents. The outline plan anticipates a density of 61.6 units per hectare (24.9 units per acre) and a development intensity of 158 people and jobs per hectare. These densities exceed the MDP minimums of 20.0 units per gross developable hectare (8.0 units per gross developable acre) and 60 people and jobs per gross development hectare.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed outline plan and land use application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties was appropriate. In response, the applicant outreach comprised of targeted engagement with neighbouring property owners who the applicant deemed will be most affected by this development. The Applicant Outreach Summary can be found in Attachment 8.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public / interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received zero letters of opposition or support from the public. The Silverado Community Association (CA) did not respond to the City's request for comments, and multiple follow-up attempts were unsuccessful.

Outline Plan and Land Use Amendment in Silverado (Ward 13) at 8 Silverton Way SW, LOC2024-0227

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the proposed 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 proposal enables multi-residential, mixed-use and commercial development within proximity to a range of open spaces and transit infrastructure, potentially reducing car dependency in Calgary’s outer-most communities.

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 with applicable climate strategies will be explored and implemented at future development stages.

Economic

Developing this greenfield site supports Calgary’s economic growth by accommodating new residents within city limits and concentrating new multi-residential, mixed-use and commercial development near existing and planned infrastructure.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Approved** Outline Plan Conditions of Approval
3. **Proposed Bylaw 11D2026**
4. Applicant Submission
5. **Approved** Outline Plan
6. **Approved** Outline Plan Data Sheet
7. Proposed Land Use Amendment Map
8. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site, located in the southwest developing community of Silverado, is bound by Sheriff King Street SW to the west and Silverton Way SW to the south. The site is approximately 5.55 hectares (13.71 acres) in size and has dimensions of approximately 185 metres by 300 metres. The parcel currently accommodates a single detached dwelling with an attached garage and two small ancillary structures. The proposal seeks outline plan and land use approvals to enable a mixed use development featuring low to medium-density multi-residential and mixed use housing, community-serving commercial uses and a programmed public park.

Lands to the north include two acreage parcels designated as the Special Purpose – Future Urban Development (S-FUD) District, each currently occupied by a single detached dwelling. To the east, approved land uses include a mix of low to medium-density multi-residential and mixed use developments, with building intensity increasing near the future Light Rail Transit (LRT) station, located approximately 650 metres east of the site. The Priddis Slough, a large wetland planned to accommodate a future regional park, is situated approximately 700 metres east. To the south, lands are approved for medium-density multi-residential development, including an existing four-storey seniors facility located at the southeast corner of Sheriff King Street SW and Silverton Way SW. To the west, across Sheriff King Street SW, the community features low-density residential housing and storm ponds with walking trails incorporated into the design.

Key features of the proposal include:

- multi-residential and mixed-use development within proximity of the future LRT station;
- community-oriented commercial uses that serve the subject site and adjacent approved residential developments;
- a self storage facility with built-form requirements that encourage permeable building façades and active at-grade uses intended to ensure the facility integrates into the surrounding multi-residential and local commercial context; and
- a public open space connection from Sheriff King Street SW through the outline plan area, with programmed spaces designed for all ages.

Community Peak Population Table

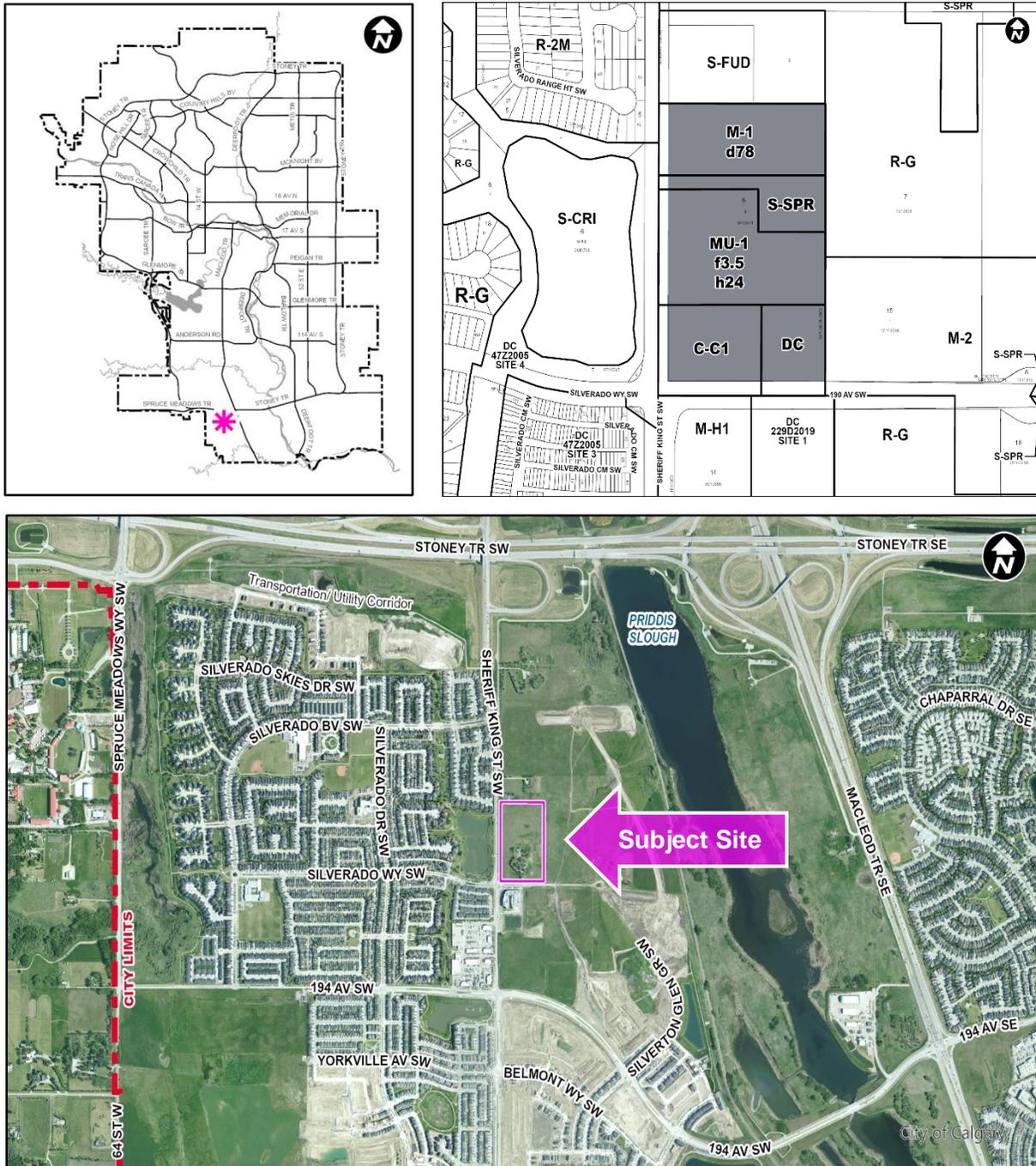
As identified below, the community of Silverado reached its peak population in 2019.

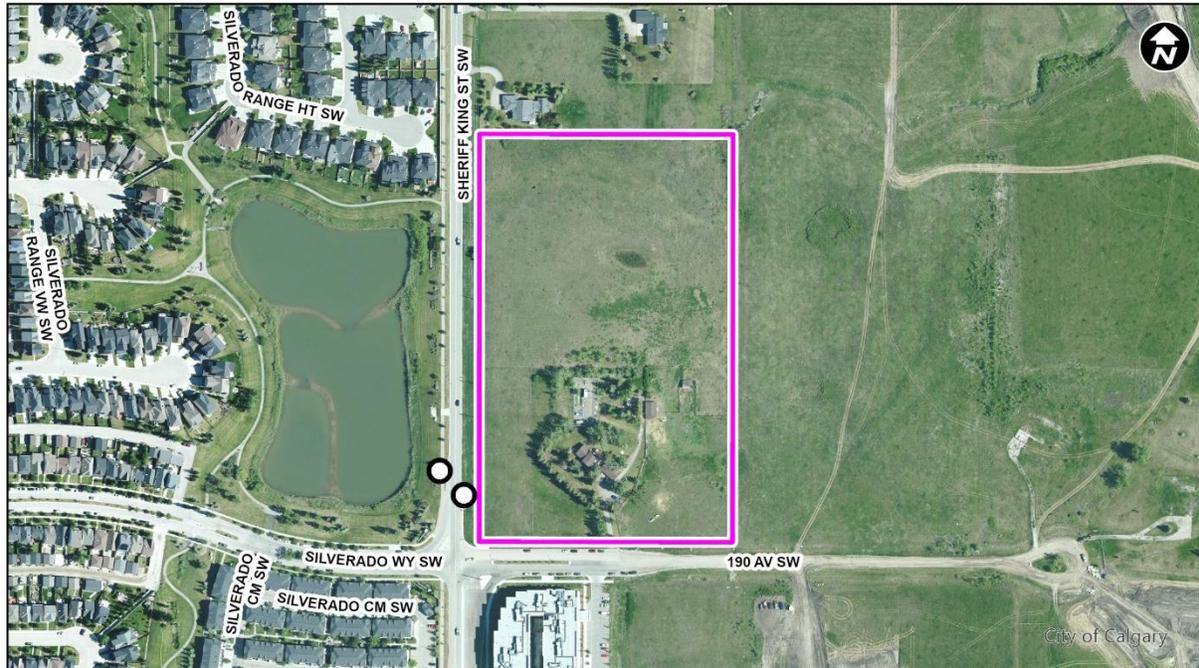
Silverado	
Peak Population Year	2019
Peak Population	7,655
2019 Current Population	7,655
Difference in Population (Number)	0.00
Difference in Population (Percent)	0.00%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

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

This application proposes the following:

- Commercial – Community 1 (C-C1) District;
- Mixed Use – General (MU-1f3.5h24) District;
- Multi-Residential – Low Profile (M-1d78) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District; and
- Direct Control (DC) District based on the Commercial – Community 1 (C-C1) District.

Commercial – Community 1 (C-C1) District

The Commercial – Community 1 (C-C1) District is intended to accommodate small-scale commercial development that primarily serves the surrounding residential community. The district is proposed at the intersection of Sheriff King Street SW and Silverton Way SW, offering a highly visible and accessible location with dual frontage along two prominent roadways. Typical built forms include one to two storey commercial buildings that support daily needs, such as retail, personal services and food establishments. The proposed C-C1 designation is well-suited to this location, providing local-serving commercial uses that complement nearby

residential development that enhances the overall mixed-use character of the area. The C-C1 lands will comprise 0.836 hectares \pm (2.067 acres \pm) or 15.06% of the total outline plan area.

Mixed-Use – General (MU-1f3.5h24) District

The Mixed-Use – General (MU-1f3.5h24) District is intended to accommodate a flexible combination of residential and commercial uses, typically located along active commercial streets. It supports pedestrian-oriented development, with optional ground-floor retail or service uses and residential units located above or nearby. The proposed MU-1f3.5h24 District is well-suited to this location, given its prominent frontage along Sheriff King Street SW, adjacency to the proposed Municipal Reserve (MR) open space, and its capacity to accommodate buildings up to six storeys near the future LRT station to the east. The MU-1f3.5h24 lands will comprise 1.77 hectares (4.39 acres) or 31.99 percent of the total outline plan area.

Multi-Residential – Low Profile (M-1d78) District

The proposed Multi-Residential – Low Profile (M-1d78) District is intended to accommodate low-profile, multi-residential development such as townhouses and apartment buildings up to four storeys in height. The district supports medium-density housing in developing areas and serves as a transition between low density residential neighbourhoods and higher-intensity built forms. The district encourages efficient land use and includes both permitted and discretionary uses, with minimum and maximum densities of 50 units per hectare and 148 units per hectares, respectively. In this case, the proposed M-1d78 designation includes a density modifier of 78 units per hectare, limiting the site to a maximum of 100 units due to a single point of access permitted from the future Silverton Road SW and no access permitted from Sheriff King Street SW. In accordance with City of Calgary fire requirements, single access sites are restricted to 100 units. The proposed district is well-suited to the location, providing appropriately scaled multi-residential development adjacent to Sheriff King Street SW and the proposed municipal reserve (MR) open space to the south. The M-1d78 District lands will comprise 1.29 hectares (3.19 acres) or 23.27 percent of the total outline plan area.

Special Purpose – School, Park and Community Reserve (S-SPR) District

The Special Purpose – School, Park and Community Reserve (S-SPR) District is intended to accommodate public parks, schools, and recreational facilities on lands designated as municipal reserve (MR) under the *Municipal Government Act* (MGA). The proposed MR parcel has been designed to enable permeability through the proposed outline plan from the proposed Regional Pathway along Sheriff King Street SW to the low density and multi-residential development east of the subject site. Preliminary designs of the proposed MR include local pathways, open lawns for recreation, naturalized open parkland, formal play structures, a small plaza with picnic tables and ping pong tables and benches scattered throughout. The proposed S-SPR District is appropriate for this location, enhancing connectivity and complementing adjacent residential and mixed-use development. The S-SPR District lands will comprise 0.56 hectares (1.37 acres) or 10.00 percent of the total outline plan area.

Direct Control (DC) District

The proposed Direct Control (DC) District is based on the Commercial – Community 1 (C-C1) District and is intended to accommodate the additional use of a self storage facility. Built-form regulations establish requirements for window glazing and impose restrictions on the at-grade self storage facility footprint to limit it to a maximum of 90% of the ground floor gross floor area. This provision is intended to reserve space for complementary at-grade uses within the DC District that are not related to the self storage facility. Collectively, these measures are designed to promote permeable building façades and active at-grade engagement, ensuring the self

storage facility achieves a high degree of integration with the surrounding multi-residential and local commercial context.

The applicant requested a building height modifier of 22 metres and a floor area ratio (FAR) modifier of 2.5. These modifiers are intended to accommodate a building up to five storeys that will integrate contextually with the existing four-storey multi-residential developments in the area, as well as the proposed six-storey mixed-use development identified in this outline plan. The proposal also aligns with the adjacent Multi-Residential – Medium Profile (M-2) District lands located to the east along Silverton Way SW which will enable four to five storey multi-residential development up to 18 metres in height. The inclusion of a self storage facility within the outline plan responds to a demonstrated need for community-oriented storage services that support residents of both the plan area and surrounding developments.

Integration of the facility into the neighbourhood will be carefully addressed at the development permit (DP) stage, with review and input from the Office of Urban Design (OUD) and the Urban Design Review Panel (UDRP). Self storage is proposed as a discretionary use, allowing the Development Authority to apply appropriate discretion in negotiating details such as building articulation and massing, site design, window permeability, landscaping, material selection and signage, in addition to other considerations deemed appropriate during the DP review. A pre-application consultation with Community Planning is also recommended prior to submission of a formal DP application. The proposed DC District is well-suited to this location, offering local commercial uses to complement nearby developments which will contribute to the mixed-use character of the area. The DC District lands comprise 0.53 hectares (1.30 acres) or 9.47 percent of the total outline plan area.

The proposed DC District includes a rule that allows the Development Authority to relax Sections 6 and 9 of the DC District Bylaw. Section 6 incorporates the rules of the base C-C1 District in Bylaw 1P2007, where the DC District does not provide for specific regulation. Section 9 refers to maximum use area rules that apply to various uses in the district. 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.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a DC District is necessary to provide for the applicant's proposed development due to unique characteristics. The proposal accommodates the applicant's intent to integrate a self storage with at-grade commercial uses into the surrounding community, with built-form requirements designed to encourage permeable building façades. The same result could not have been achieved with a standard land use district in the Land Use Bylaw as Self Storage Facility is currently only listed under industrial base districts.

Subdivision Design

The 5.55 hectare (13.71 acre) outline plan establishes a logical land use pattern, concentrating commercial, medium-density multi-residential and mixed-use development near the intersection of two major roads: Sheriff King Street SW and Silverton Way SW. Multi-residential, mixed use buildings and commercial development is oriented along Sheriff King Street SW, while additional commercial uses front both Sheriff King Street SW and Silverton Way SW, enhancing visibility.

Building forms, including four to six-storey multi-residential, mixed-use buildings and a variety of commercial offerings ranging from two to five storeys in height are intentionally designed to establish this intersection as a prominent focal point in the area. The plan proposes minimal road dedication as the only road dedication being provided is associated with widening Sheriff King Street SW and the future Silverton Road SW along the west and east boundaries of the site. A centrally located municipal reserve (MR) open space provides permeability throughout the plan area, connecting the Regional Pathway along Sheriff King Street SW to the interior areas of the Silverado community, which is currently developing toward the future LRT station.

Density and Intensity

At full build-out, the proposed outline plan (Attachment 5) is anticipating 342 residential dwelling units resulting in 819 residents and 58 jobs. The outline plan anticipates a density of 61.6 units per hectare (24.9 units per acre) and a development intensity of 158 people and jobs per hectare. These densities exceed the *Municipal Development Plan* (MDP) minimum density of 20.0 units per gross developable hectare (8.0 units per gross developable acre) and minimum development intensity of 60 people and jobs per gross development hectare. These densities also exceed the minimum density of 17.3 units per gross developable hectare (7 units per gross developable acre) as set out by the *Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan* (ASP).

Transportation

The subject plan area will be accessed from multiple points from the surrounding road network, including Sheriff King Street SW, Silverton Way SW and the future Silverton Road SW. Future road right of way dedication for Sheriff King Street SW and Silverton Road SW will provide the appropriate cross sections for these portions of the network. A Transportation Impact Assessment (TIA) was not required for this application but may be required with a future DP depending on the proposed street network and access locations.

The existing and proposed roadway system is designed to ensure efficient movement through the plan area. Future active modes options in the area include an existing multi-use pathway on the west side of Sheriff King Street SW and a planned regional pathway adjacent to the site on the east side of Sheriff King Street SW and Silverton Way SW.

Connections and facilities on Silverton Road SW will be designed to ensure connectivity with the surrounding area. The plan area will benefit from local transit service including bus stops within proximity to the site along Sheriff King Street SW (Route 78 - Sundance / Chaparral) and Route 102 (Millrise / Silverado). The plan area will also benefit from a future Red Line Light Rail Transit (LRT) station planned approximately 650 metres east of the subject site.

Environmental Site Considerations

There are no known environmental concerns associated with this site. A Biophysical Impact Assessment (BIA) was submitted and reviewed as part of this application. While there are Environmental Reserve (ER) qualifying features within the outline plan area, it was determined through the application review that it was not reasonable to retain them within the context of the proposed development.

Utilities and Servicing

Water, sanitary and storm infrastructure are available to service the site. Final details related to site servicing, fire protection, stormwater management and waste and recycling access will be addressed through the development permit process.

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.

Our Shared Boundary: An Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary (Statutory – 2017)

The subject site is within an area covered by an Intermunicipal Development Plan (IDP) with Foothills County (previously Municipal District of Foothills), [Intermunicipal Development Plan for the Municipal District of Foothills and the City of Calgary](#) (IDP). The proposed application was circulated to Foothills County for review, with no response received. The proposed application aligns with the applicable policies in the IDP.

Municipal Development Plan (Statutory – 2009)

The 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 applicable policies promote housing diversity and choice through a wide range of housing types and densities to create diverse neighbourhoods. The proposed outline plan and land use proposal accommodates multi-residential, mixed-use and commercial development that exceeds the minimum density, and intensity targets applicable to this area. The proposed outline plan and land use proposal aligns 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.

Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan (Statutory – 2004)

The site is located within the "Residential Redevelopment Area" on Map 2: Land Use Concept of the [Southwest Community 'A' and Employment Centre / Mixed-Use Area Structure Plan](#) (ASP). The purpose of the Residential Redevelopment Area is to guide the transformation of existing small holdings on the east side of the community into a coordinated and comprehensive development. While the primary land use will be low density residential, the area may also include medium and high-density housing, as well as recreational, institutional, and local commercial development. Open space is to be incorporated to support both active and passive recreational needs. The proposed outline plan and land use proposal achieves the policy direction of the Residential Redevelopment Area as the outline plan provides for a variety of medium density multi-residential and mixed-use development with community-oriented commercial development to enhance the overall mixed-use character of the area. The proposed outline plan and land use proposal aligns with the applicable policies of the ASP.

Approved Plan Conditions of Approval

These conditions relate to Recommendation 1 for the Outline Plan where Calgary Planning Commission is the Approving Authority.

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

Planning

1. Compensation for dedication of reserves in excess of 10 per cent is deemed to be \$1.00.
2. Zero lot line is prohibited on parcels whose property line is adjacent to municipal reserve or public lands.
3. Prior to endorsement of the legal plan of subdivision, the existing buildings may need to be removed. The Developer must call 3-1-1 once the buildings are removed for a final demolition inspection.
4. Relocation of any utilities shall be at the developer's expense and to the appropriate standards.
5. 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.
6. Until receipt of the Water Act approval by the applicant from Alberta Environment and Protected Areas, the wetland(s) or any other waterbodies subject to the Water Act affected by the development boundaries shall not be developed or disturbed in anyway and shall be protected in place.
7. 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 of Parks and Open Spaces.
8. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
9. Prior to approval of the first tentative plan of subdivision or development permit for excavation, stripping and grading (whichever comes first), it shall be confirmed that grading of the development site will match the grades of existing adjacent parks and open space (Municipal Reserve (MR) and/or Environmental Reserve (ER)) or proposed ER, with all grading confined to the private property, unless otherwise approved by Parks.
10. Prior to endorsement of the legal plan of subdivision, landscape construction drawings that are reflective of the subject tentative plan of subdivision for the proposed Municipal Reserve lands are to be submitted to Landscape

Construction Approvals (calgaryapprovals@calgary.ca) for review and approval prior to construction.

11. All proposed parks (Municipal 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).
12. 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.
13. The developer, at its sole cost and expense, shall be responsible for the construction of the Municipal Reserve (MR) 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).
14. At the tentative plan of subdivision stage, easements and utilities shall not be located within the Municipal Reserve parcel unless otherwise approved by the Director of Parks and Open Spaces.

Utility Engineering

15. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Geotechnical Report, prepared by Global Engineering & Testing Ltd. (File No GE01462), dated December 17, 2024.
16. Servicing arrangements shall be to the satisfaction of the Manager, Development Engineering.
17. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).
18. Off-site levies, charges and fees are applicable.
19. Prior to endorsement of any tentative plan of subdivision or prior to release of a development permit, execute a Development or Indemnification Agreement. Contact the Infrastructure Strategist, Development Commitments for further information at 587-229-7368 or email Joseph.Ma@calgary.ca.
20. 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 Silverton Way SW along the south boundary of the plan area.
 - c) Construct the underground utilities and surface improvements within Sheriff King Street SW along the west boundary of the plan area.
 - d) Construct the underground utilities and surface improvements within Silverton Road SE along the east 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.
 - g) Construct the Municipal Reserve (MR) within the plan area.
 - h) Construct the multi-use pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks and Open Spaces.
21. The developer shall:
- a) Make satisfactory cost sharing arrangements with United Acquisition II Corp. for part cost of the existing Storm Water Management Facility in Lot 5 PUL Block 6 that was paid for and/or constructed by United Acquisition II Corp. through their Silverado, Phase 01 (DA2005-0066) subdivision.
 - b) Make satisfactory cost sharing arrangements with United Acquisition II Corp. for part cost of the existing storm and sanitary sewers installed in Sheriff King Street SW that was paid for and/or constructed by United Acquisition II Corp. through their Silverado, Phase 01 (DA2005-0066) subdivision.
 - c) Make satisfactory cost sharing arrangements with United Acquisition II Corp. for part cost of the existing water main installed in Sheriff King Street SW that was paid for and/or constructed by United Acquisition II Corp. through their Silverado, Phase 02 (DA2005-0070) subdivision.
 - d) Make satisfactory cost sharing arrangements with United Acquisition II Corp. for part cost of the existing water main installed in Sheriff King Street SW that was paid for and/or constructed by United Acquisition II Corp. through their Silverado, Phase 05 (DA2006-0032) subdivision.
 - e) Make satisfactory cost sharing arrangements with United Acquisition II Corp. for part cost of the existing storm sewer installed in 190 Avenue SW

(Silverton Way SW) that was paid for and/or constructed by United Acquisition II Corp. through their Silverado, Phase 01 (DA2005-0066) subdivision.

- f) Make satisfactory cost sharing arrangements with Silverado Seniors Village Ltd. for part cost of the existing storm sewer and water main installed in 190 Avenue SW (Silverton Way SW) that was paid for and/or constructed by Silverado Seniors Village Ltd. through their Silverado, Phase 01 (DA2018-0031) subdivision.
 - g) Make satisfactory cost sharing arrangements with Silverado Seniors Village Ltd. for part cost of the existing surface improvements constructed in 190 Avenue SW (Silverton Way SW) that was paid for and/or constructed by Silverado Seniors Village Ltd. through their Silverado, Phase 01 (DA2018-0031) subdivision.
22. With future development applications, review and update the utility service concepts for water, sanitary, and storm.

An updated water network with hydrant spacing will be required. The current hydrant spacing does not meet the 2014 Design Guidelines for Subdivision Servicing Section III: Waterworks, Part D. For ICI developments, the maximum allowable spacing between fire hydrants shall be 150m. The maximum allowable distance from first (primary) hydrant to all property lines of a lot shall be 75 metres. The maximum allowable distance from the second (backup) hydrant to all property lines of a lot shall be 150 metres.



23. An Emergency Access Easement Agreement with the City of Calgary may be required **prior to endorsement of the legal plan of subdivision**. Contact the Development Engineering Utility Generalist for more information.

Depending on the timing of the M-1d78 and MU-1f3.5h24 sites and the extent of neighbouring development, a temporary access may be required to meet Fire access requirement at the time of tentative plans to provide a second access with the future subdivision.

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

24. The Developer will work with the adjacent developer on the Silverton Road SW cross section, in order to convert one sidewalk to a 3.0 metre multi-use path instead of the on-street cycling facilities.
25. Prior to endorsement of each tentative plan of subdivision, the developer shall contribute to the costs to upgrade the intersections of Macleod Trail SW / 194 Avenue SW and Macleod Trail SW / 210 Avenue SW based on the transportation impact assessment recommendations for the west and east Macleod area. The cost sharing contribution is estimated at \$151,287 (+GST) for residential and retail, plus an amount depending on the size of the commercial area (6 trips/1000sq ft at \$357/trip) and will be confirmed during Tentative Plan applications. The estimate is determined from the number of single family lots, multi-family units (based on outline plan maximums) and square footage of commercial space in the tentative plan area.

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 SW & 194 Avenue SW and Macleod Trail SW & 210 Avenue SW to support development in the West Macleod area.

26. In conjunction with each tentative plan of subdivision or development permit, a technical memorandum may be required that outlines the proposed phases' unit numbers, trip generation estimates, and required supporting roadway network to demonstrate, to the satisfaction of the Manager, Development Engineering, that a regional transportation network infrastructure is available, and connects the outline plan area, in accordance with the approved Calgary Transportation Plan (CTP) and Municipal Development Plan (MDP). The technical memorandum is to determine the level of development that can be supported by available infrastructure at the time of tentative plan submission.
27. No direct vehicular access shall be permitted to or from Sheriff King Street SW for the M-1d78 site. Design will be to the satisfaction of the Manager, Development Engineering.
28. No direct vehicular access shall be permitted to or from Sheriff King Street SW for the MU-1f3.5h24 site, with the exception of an emergency access as shown on the outline plan. Design will be to the satisfaction of the Manager, Development Engineering.
29. No direct vehicular access shall be permitted to or from Silverton Road SW and Silverton Way SW, except as shown by arrows on the LOC submission. Exact locations to be determined at the subdivision stage to the satisfaction of the Manager, Development Engineering.

30. In conjunction with each tentative plan of subdivision, Construction Drawings shall be submitted as a component of the tentative plan submission package to the satisfaction of Development Engineering, for the staged development of all roadways, inclusive of the staged development of the at-grade intersections, and to the satisfaction of the Manager, Development Engineering.
31. In conjunction with the applicable tentative plan of subdivision, detailed engineering drawings and turning templates shall be submitted and approved to the satisfaction of the Manager, Development Engineering, for all roadways within the plan area, as well as boundary roads. Construction drawing review may require changes to proposed right-of-way to meet the approved design.
32. The developer, at its expense, but subject to normal oversize, endeavors to assist and boundary cost recoveries shall be required to enter into an agreement with the City to:
 - a) Construct the east half of the complete cross-section of the ultimate Sheriff King Street SW adjacent to the plan area.
 - b) Construct any portion remaining of the complete cross-section of Silverton Way SW along the plan area, including the intersection of Silverton Way SW and Silverton Road SW.
 - c) Construct the complete cross-section of Silverton Road SW along the plan area, including the intersection of Silverton Way SW and Silverton Road SW. Construction of Silverton Way SW may be required north of the plan area in order to connect to the network to the north.
33. In conjunction with the applicable tentative plan of subdivision, **a restrictive covenant shall be registered against the specific lot(s)** identified by the Manager, Development Engineering concurrent with the legal plan of subdivision prohibiting the construction of front driveways over the bus loading area(s).
34. In conjunction with the applicable tentative plan of subdivision, the applicant shall dedicate the required road widening for the construction of Sheriff King Street SW and Silverton Road SW.
35. In conjunction with the applicable tentative plan of subdivision or development permit, Transit shelter(s) shall be provided as stipulated 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.
36. In conjunction with the applicable tentative plan of subdivision, collector standard streets (and below) shall be built to their full width to the satisfaction of the Manager, Development Engineering.
37. All collector or higher classification roads must have curb extensions at all intersections. Additionally, all mid-block crossings, on any road regardless of classification, are required to have curb extensions. Amend plans to show curb extension on the outline plan to meet this criteria. Curb extensions should be the

same width as the parking lane where possible, and comply with the lip of gutter (LOG) radius requirements in the Design Guidelines for Subdivision Servicing, Section II - Roads C.

38. In conjunction with each tentative plan of subdivision, the developer shall register road plans for collector standard roadways within the subject lands to the satisfaction of the Manager, Development Engineering, that provides continuous active modes and vehicle routing through the community with at least two points of public access around the tentative plan boundary to the major road network.
39. The continuous collector road network is required to ensure that efficient Transit routing through the plan area can be accommodated, while the two points of access to the plan area ensures residents will have two routes into and out of the area, in the event of emergency or road closures, and the ensure availability of capacity at the plan area access points.
40. In conjunction with the applicable tentative plan of subdivision, all roads 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.
41. In conjunction with the applicable tentative plan of subdivision, the developer will provide the applicable corner cuts at any road intersection, as directed by the Manager, Development Engineering, for road widening purposes.
42. Prior to final approval of the construction drawings, a noise analysis report must be submitted to and approved by Capital Priorities & Investment Division (contact vedran.vavan@calgary.ca) for the residential development adjacent to Sheriff King Street SW.

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

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

43. All crosswalks where regional pathways or multi-use pathways intersect with the street shall be designed to the satisfaction of the Manager, Development Engineering. In conjunction with the applicable tentative plan, the installation of pedestrian-actuated crossing signals or other treatments such as a rectangular rapid flashing beacon (RRFB) may be required if warranted, at the expense of the developer. Locations where pedestrian-actuated crossing treatments are required include: school crossings, pathways intersecting streets, mid-block crossings. The developer shall provide a letter of credit for pedestrian-activated crossing signals (RRFB). Note that 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.

44. In conjunction with the applicable tentative plan of subdivision or development permit, phasing plans shall be submitted as a component of the tentative plan or development permit submission package, to the satisfaction of Development Engineering and Design Review, for the staged development of Collector standard and above roadways, inclusive of the staged development of intersections to the satisfaction of the Manager, Development Engineering and Roads.
45. Prior to the release of any permits or Permissions to Construct, the developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
46. In conjunction with the applicable tentative plan of subdivision, graveled and oiled turnarounds are required for all temporary dead-end streets. Post and cable fence is required where the temporary turnaround is anticipated to be required for a period greater than 1 year.

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

47. Prior to approval of Construction Drawings and Permissions to Construct Surface improvements: The developer shall provide signed copies of back sloping agreements for any back sloping that is to take place on adjacent lands (owned privately or owned by the City).
48. 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.
49. In conjunction with the applicable tentative plan of subdivision, the developer shall submit scale (1:500) drawings showing the geometry of and vehicle templating of any proposed roundabouts where required.

PROPOSED

CPC2025-0958
ATTACHMENT 3

BYLAW NUMBER 11D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2024-0227/CPC2025-0958)**

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

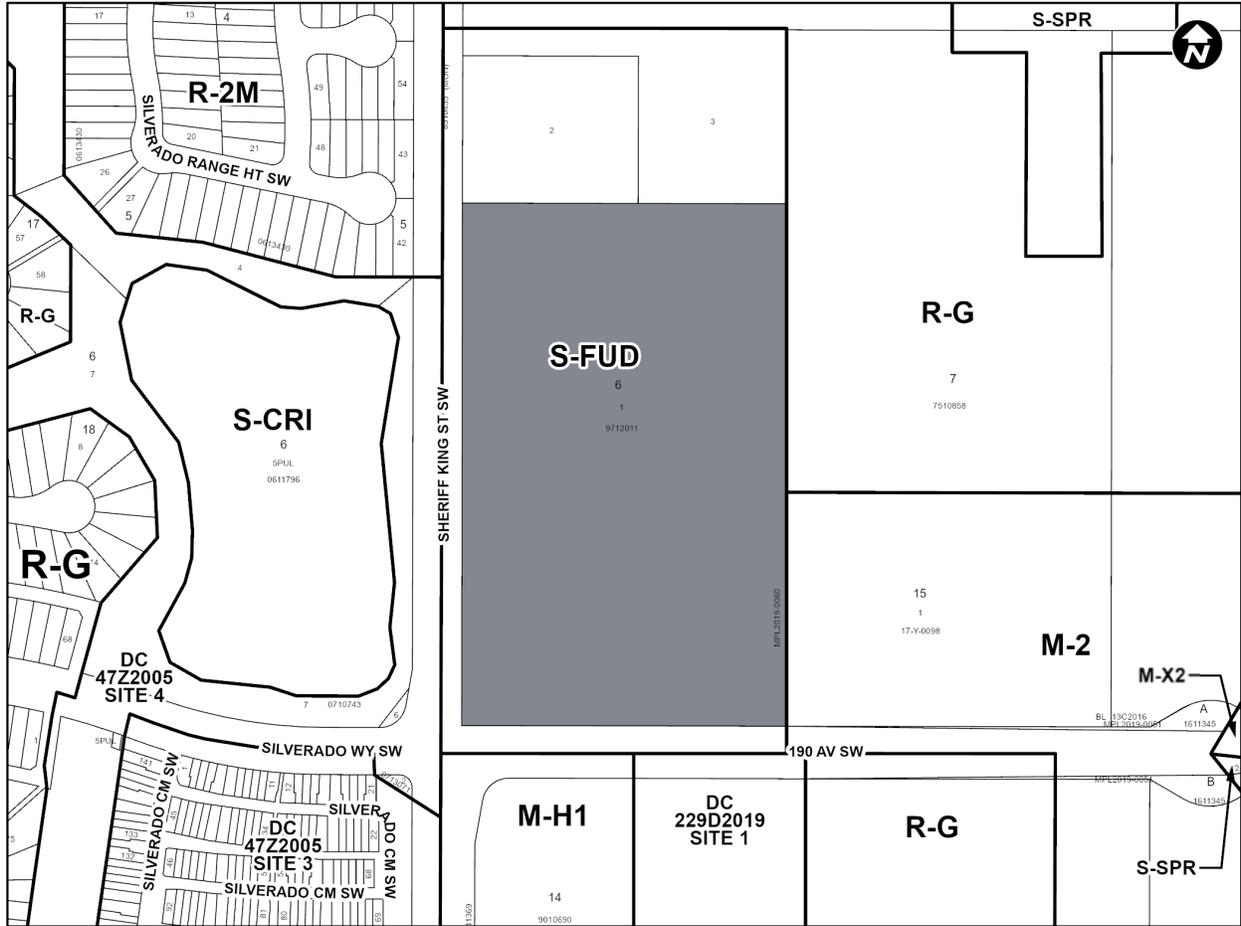
MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2024-0227/CPC2025-0958
BYLAW NUMBER 11D2026

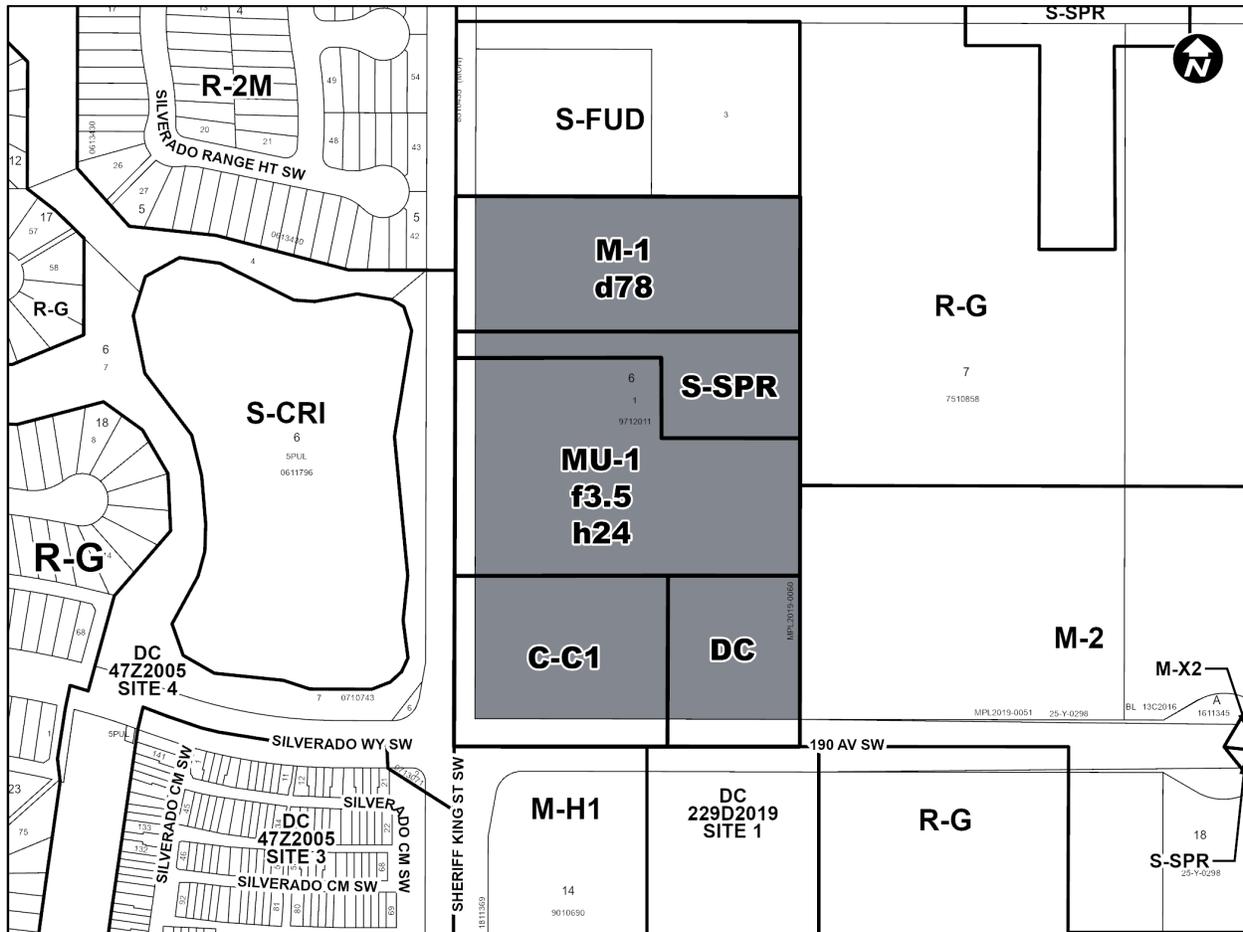
SCHEDULE A



PROPOSED

AMENDMENT LOC2024-0227/CPC2025-0958
BYLAW NUMBER 11D2026

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to accommodate the additional use of a self storage facility with specific rules.

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 Commercial – Community 1 (C-C1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

PROPOSED

AMENDMENT LOC2024-0227/CPC2025-0958
BYLAW NUMBER 11D2026

Discretionary Uses

5 The **discretionary uses** of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Self Storage Facility.**

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

7 The maximum **floor area ratio** for **buildings** is 2.5.

Building Height

8 The maximum **building height** is 22.0 metres.

Use Area

- 9
- (1) Unless otherwise provided in subsections (2), (3), (5), and (6) the maximum **use area** is 1,400.0 square metres.
 - (2) The maximum **use area** for a **Supermarket**, or a **Supermarket** combined with any other **use**, is 5,200.0 square metres.
 - (3) The maximum **use area** for a **Catering Service – Minor**, or a **Catering Service – Minor** combined with any other **use**, is 300.0 square metres.
 - (4) The maximum **public area** for a **Restaurant: Food Service Only** or **Restaurant: Licensed** is 300.0 square metres
 - (5) The following **uses** do not have a **use area** restriction:
 - (a) **Addiction Treatment;**
 - (b) **Assisted Living;**
 - (c) **Custodial Care;** and
 - (d) **Residential Care.**
 - (6) The maximum **use area** for a **Self Storage Facility** is 12,500.0 square metres.

Rules for Self Storage Facility

- 10
- (1) Individual access to each self storage unit must be entirely internal to the **building**.
 - (2) A **Self Storage Facility** must not exceed 90.0 per cent of the ground floor **gross floor area** of a **building**.

PROPOSED

AMENDMENT LOC2024-0227/CPC2025-0958 BYLAW NUMBER 11D2026

- (3) The façade of a **building** located on the ground floor and facing Silverton Way SW must provide windows of transparent and unobscured glass that occupy a minimum of 50.0 per cent of the façade between the height of 0.6 metres and 2.4 metres.
- (4) The façade of a **building** located above the ground floor and facing a **street** must provide windows with unobscured glass that occupy a minimum of 15.0 per cent of the façade.

Relaxations

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

Applicant Submission



Applicant Submission

On behalf of Silverado Commons Inc., O2 is the applicant for this Outline Plan and Land Use Redesignation for a 13.71-acre (5.55 hectare) parcel of land in the community of Silverton. This application will allow for the redevelopment of the site for mixed-use, multi-family residential, commercial and public open space, in line with the direction of the Southwest Community 'A' and Employment Centre Mixed-Use Area Structure Plan (ASP). The application will offer new housing supply and commercial uses in a redeveloping area in proximity to future transit and multi-modal connections.

Site Context

The site is located at the prominent intersection of Sheriff King Street SW and Silverton Way, which is the gateway to the future Transit-Oriented Development Area for the future LRT Station. To the west of the site is Sheriff King Street, which is a planned pedestrian-oriented transportation corridor separating the site from the developed community of Silverado. To the north and east are approved developments accommodating a range of low and medium-density residential and open space, as well as the Transit Station Planning Area for the future Silverton Station. To the south across Silverton Way is approved commercial development and the completed Silverado Creek seniors housing development.

Policy Framework

The site is within the Southwest Community 'A' and Employment Centre Mixed-Use Area Structure Plan (ASP). This site is indicated as Residential Redevelopment Area, which is described as a mix of low density residential, medium-high density residential and commercial uses.

The ASP indicates Sheriff King Street as a pedestrian-oriented corridor with enhanced public realm elements, as represented in the approved modified cross-section for this street.

Proposed Land Use Amendment

Silverado Commons proposes a mixed-use development for this site including commercial, neighbourhood commercial, a variety of residential housing types and new public park. The southern area of the site fronting Silverton Way SW is proposed to accommodate commercial uses with the western area proposed be designated Commercial – Community 1 (C-C1) to accommodate neighbourhood retail, services and restaurants. The eastern commercial area is proposed to be designated DC based on C-C1 to accommodate a vertical urban format self storage facility that will be built by Bluebird. Bluebird has successfully built this type of storage facility in existing communities such as Mahogany.

In the northern area of the site, a new 0.55 hectare public park will be provided. The park will include a large 1 acre portion fronting Silverton Road that will include a children's playground, a seating area and open area for passive recreational activities. The main park area will be connected to Sheriff King Street by a linear park that will include a pedestrian pathway with seating along it.

The residential area north of the park is intended be developed as townhouses, therefore the M-1 d78 land use district is proposed for this area.

The residential area located between the commercial area and the park is intended to be developed as a mix of townhouses and apartment buildings up to six storeys in height. This area is proposed be designated MU-1f3.5h24 to accommodate the residential development to be designed in a comprehensive manner where the townhouses and apartments can be intermixed rather that separated as different areas as is typical in developing areas where MH-1 and M-1 areas are determined at the land use stage.

Approved Outline Plan

Developer - Landowner:

SILVERADO COMMONS INC.

Prepared by:

O2 Planning + Design

In Collaboration with:

Address:

Legal: Plan 9712011, Block 6, Lot1

Municipal:

8 Silverton Way SW

Application Information:

City of Calgary File : LOC2024-0227

Internal File number: 240711

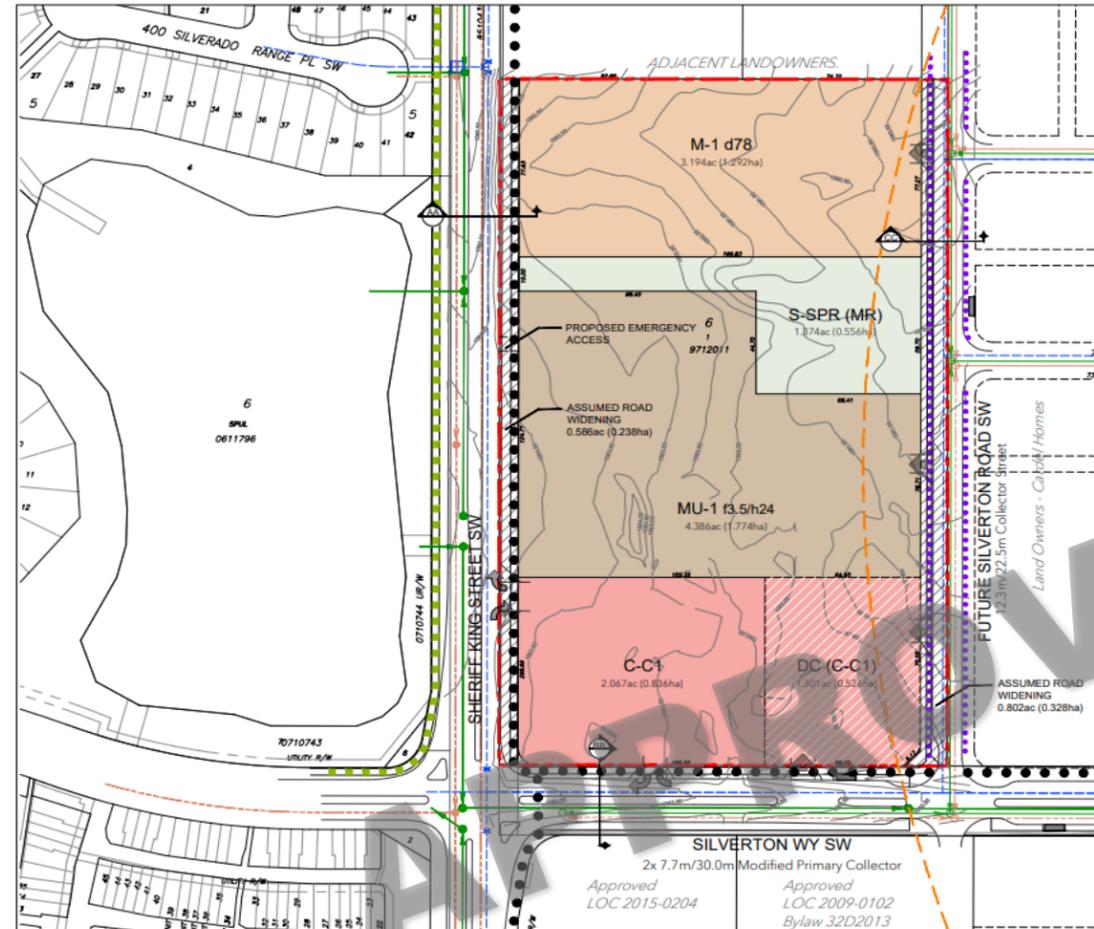
Date: Oct 29, 2025

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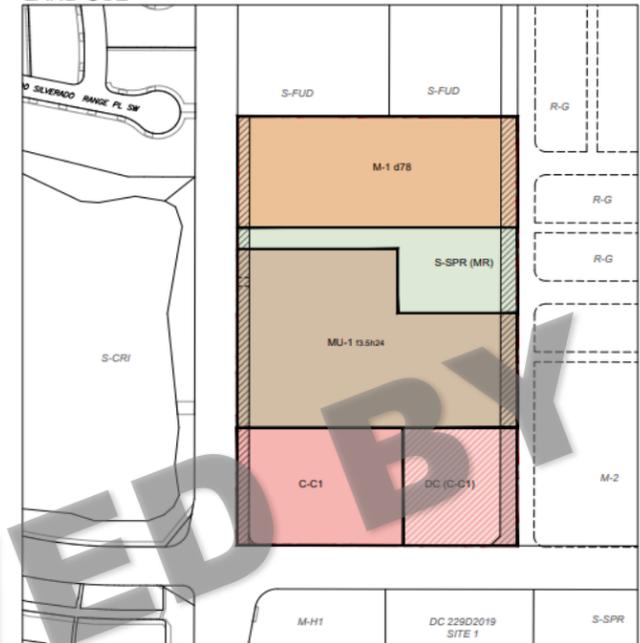
SILVERTON

OUTLINE PLAN AND
LAND USE REDESIGNATION

OUTLINE PLAN



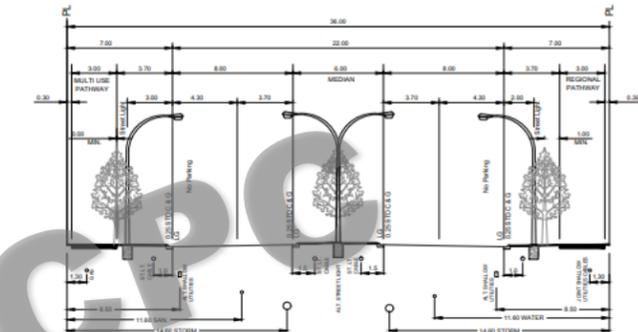
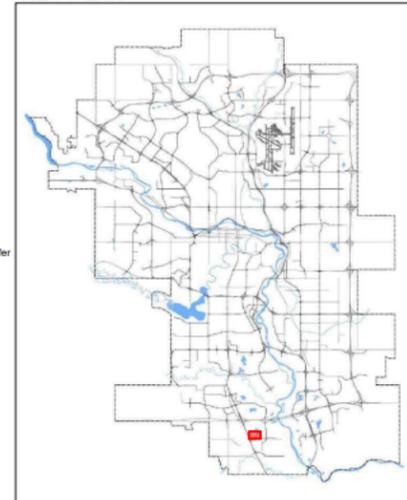
LAND USE



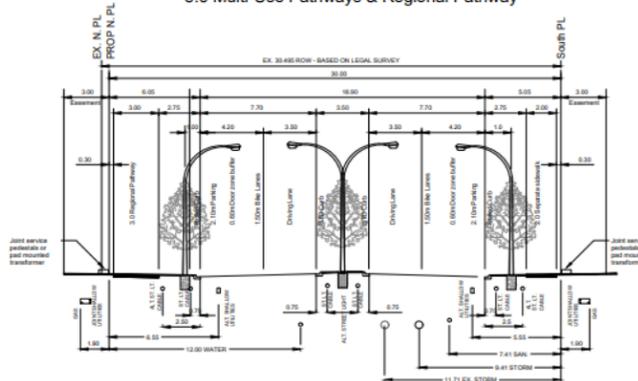
LAND USE PLAN STATISTICS

	ha.	ac.	%
S-FUD to Multi-Residential - Low Profile District	1.440	3.557	25.94
S-FUD to Mixed Use - General District	1.964	4.851	35.38
S-FUD to Commercial - Community 1 District	0.902	2.229	16.25
S-FUD to Direct Control Commercial - Community 1 District	0.610	1.504	10.99
S-FUD to Special Purpose - School, Park and Community Reserve District	0.634	1.569	11.44
TOTAL	5.550	13.710	100.0

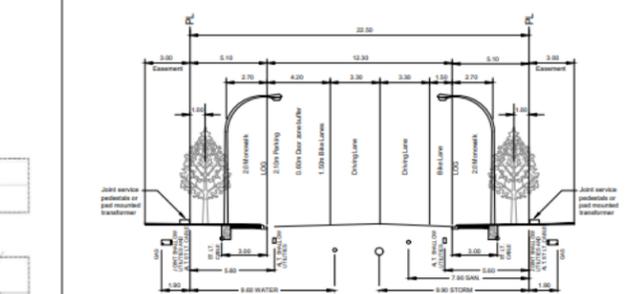
KEY PLAN



AA - 36.0m Modified Neighborhood BLVD - 4 Lanes
3.0 Multi-Use Pathways & Regional Pathway



BB - 2 x 7.70m / 30.0m Modified Primary Collector Street
3.0 Regional Pathway one side
Approved with CD2017-0145 and CD2018-0155



CC - 12.3m / 22.50m Collector Street
Approved with LOC2015-0118

OUTLINE PLAN STATISTICS

	ha.	ac.	%	ANTICIPATED MAX. DENSITY			ANTICIPATED INTENSITY	
				UPH.	UPA.	Units	People (2.4 ppl/unit)	Jobs (4% of units)
GROSS SITE AREA	±5.55	±13.71						
GROSS DEVELOPABLE AREA	5.550	13.71						
M-1 Multi-Residential - Low Profile District	1.292	3.194	23.27	62	-	80	192	-
MU-1 Mixed Use - General District	1.774	4.386	31.99	148	-	262	627	20
C-C1 Commercial - Community 1 District	0.836	2.067	15.06	-	-	-	-	28
DC (C-C1) Direct Control Commercial - Community 1 District	0.526	1.301	9.47	-	-	-	-	10
S-SPR Special Purpose - School, Park and Community Reserve District	0.556	1.374	10.00					
Roads/ road widening	0.566	1.388	10.19					
TOTAL	5.550	13.710	100.00	61.62	-	342	819	58
							INTENSITY	158
							(PEOPLE + JOB PER HECTARE)	

OUTLINE PLAN LEGEND

- Outline Plan Boundary
- Existing Contours 1.0m Interval
- Regional Pathway
- Multi-Use Pathway (3.0m)
- Mono sidewalk
- 600m Transit-oriented Development buffer
- Separate sidewalk
- bus Stops
- Proposed all turns access
- Proposed right-in-right-out
- Existing Water Line
- Existing Sanitary Line
- Existing Storm Line

O2

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	5.55	13.71
NET DEVELOPABLE AREA	5.55	13.71

LAND USE (Residential)	HECTARES	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED # OF UNITS (Multi Residential)
M-1d78	1.29	3.19	1	80
Total Residential	1.29	3.19	1	80

LAND USE (Mixed Use)	HECTARES	ACRES	ANTICIPATED # OF RESIDENTIAL UNITS	ANTICIPATED COMMERCIAL AREA (SQ.M)
MU-1f3.5h24	1.77	4.38	262	-
Total Mixed Use	1.77	4.38	262	-

LAND USE (Commercial)	HECTARES	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED AREA (SQ.M) IF AVAILABLE
C-C1	0.84	2.07	1	8,360
DC/C-C1	0.53	1.30	1	13,150
Total Commercial	1.36	3.37	2	21,510

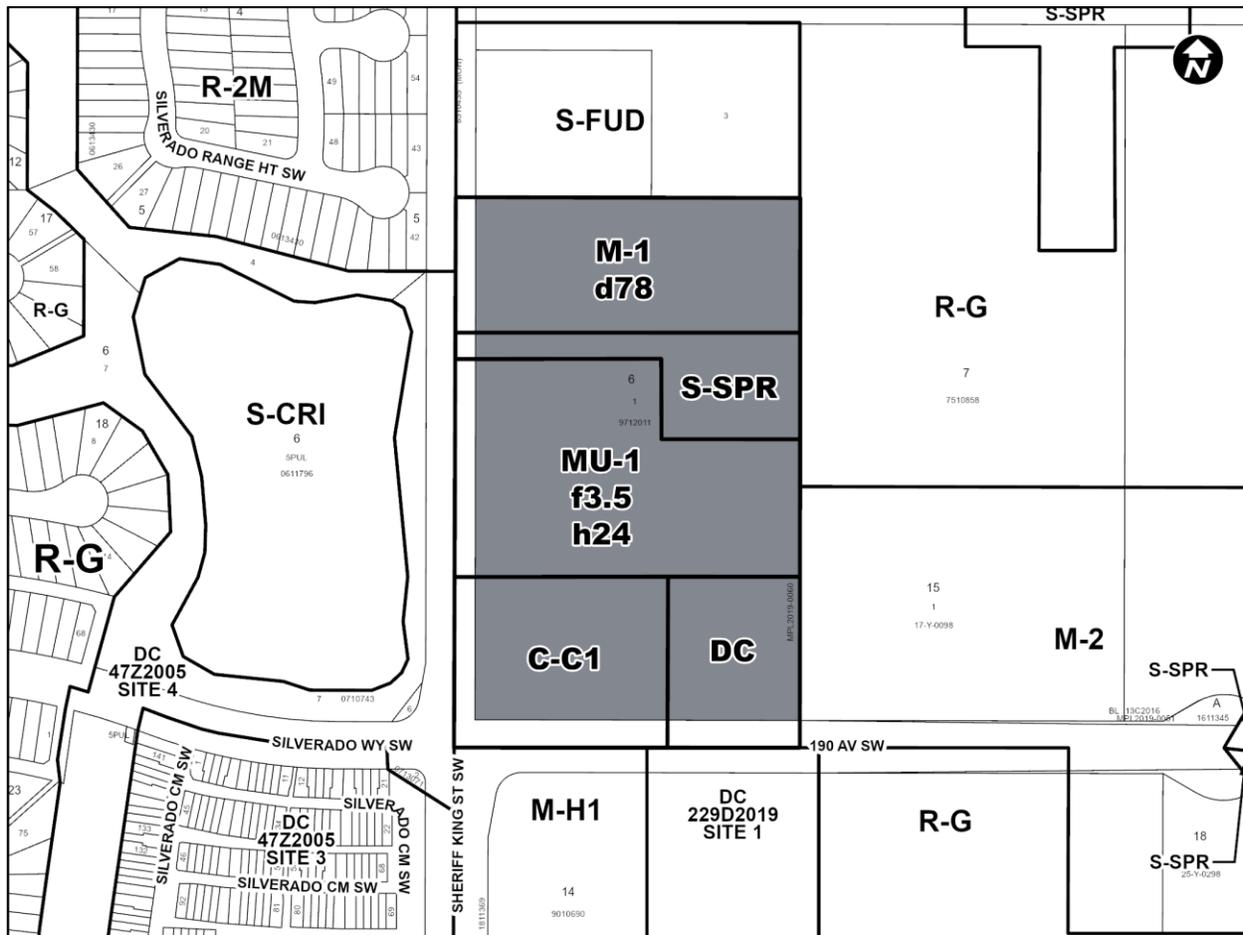
	HECTARES	ACRES	% OF NET AREA
ROAD WIDENING (Credit)	0.57	1.39	10.2

RESERVES	HECTARES	ACRES	% OF NET AREA
MR Credit (S-SPR)	0.56	1.37	10.0

	UNITS	UPH	UPA
ANTICIPATED # OF RESIDENTIAL UNITS	342	-	
ANTICIPATED DENSITY	-	61.6	24.9
ANTICIPATED INTENSITY	-	158	63.9

APPROVED BY CPC

Proposed Land Use Amendment Map



Applicant Outreach Summary

O2

Outreach Summary

Outreach for this application comprised of targeted engagement with neighbouring property owners who will be the most affected parties to this development

Cardel

The largest neighbouring land owner is Cardel Homes. O2 and Silverado Commons provide representatives of Cardel Homes with a copy of the proposed outline plan and land use and met with them individually to discuss the application. Cardel Homes did not express any concern with the application.

Home owners to the north

Silverado Commons met individually with the two home owners who reside on the acreages to the north of the site. Meetings occurred at the residences of the home owners where the proposed outline plan and land use was presented. The home owners did not express any concerns with the application.