CITY OF CALGARY
NOTICE OF 2026 SEPTEMBER 15 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 September 15, 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), Tuesday, 2026 September 8**, will be included in the Agenda of Council.

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

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

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

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

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

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

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

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

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

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

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

INDEX OF ADVERTISED PLANNING ITEMS

For the meeting of City Council re: Public Hearing
on Proposed Amendments to the Land Use Bylaw
1P2007, and Other Planning Matters, to be held on
Tuesday, 2026 September 15 at 9:30 a.m.

* * * * * * *

CONSENT AGENDA

Item 1 Street Names in Moraine (Wards 2 & 3), SN2026-0001, CPC2026-0553

Item 2 Street Names in Stonegate Landing (Ward 5), SN2026-0002, CPC2026-0604

POSTPONEMENTS FOR PUBLIC HEARING

Item 3 Land Use Amendment in Erlton (Ward 8) at 108 Mission Road SW, LOC2025-0061, CPC2026-0510
Proposed Bylaw 87P2026

PLANNING MATTERS FOR PUBLIC HEARING

Item 4 Land Use Amendment in Killarney/Glengarry (Ward 8) at 3214 – 29 Street SW, LOC2026-0023, CPC2026-0460
Proposed Bylaw 95D2026

Item 5 Land Use Amendment in Currie Barracks (Ward 8) at 220 Dieppe Drive SW, LOC2026-0043, CPC2026-0600
Proposed Bylaw 98D2026

Item 6 Land Use Amendment in Cliff Bungalow (Ward 8) at 601 – 22 Avenue SW, LOC2025-0222, CPC2026-0494
Proposed Bylaw 97D2026

Item 7 Road Closure and Land Use Amendment in Alyth/Bonnybrook (Ward 9) adjacent to 3606 Bonnybrook Road SE, LOC2026-0042, CPC2026-0705
Proposed Bylaws 4C2026 & 99D2026

Item 8 Policy and Land Use Amendment in Inglewood (Ward 9) at 1839 – 9 Avenue SE, LOC2026-0046, CPC2026-0668
Proposed Bylaws 33P2026 & 103D2026

Item 9 Policy Amendment in Bridgeland/Riverside (Ward 9) at 822 McDougall Road NE, LOC2025-0121, CPC2026-0472
Proposed Bylaw 32P2026

Item 10 Land Use Amendment in Sunridge (Ward 10) at 2175 – 29 Street NE, LOC2026-0037, CPC2026-0612
Proposed Bylaw 96D2026

Item 11 Land Use Amendment in Residual Sub-Area 12A (Ward 12) at 11500 – 114 Avenue SE, LOC2026-0008, CPC2026-0577
Proposed Bylaw 101D2026

Item 12 Land Use Amendment in Silverado (Ward 13) at 19008 Sheriff King Street SW, LOC2025-0221, CPC2026-0698
Proposed Bylaw 102D2026

Item 13 Outline Plan and Land Use Amendment in Lewisburg (Ward 3) at multiple addresses, LOC2025-0014, CPC2026-0728
Proposed Bylaw 105D2026

Item 14 Land Use Amendment in Residual Sub-Area 5F (Ward 5) at 10717R — 84 Street NE, LOC2025-0181, CPC2026-0679
Proposed Bylaw 100D2026

Item 15 Outline Plan and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2026-0026, CPC2026-0522
Proposed Bylaw 104D2026

OTHER REPORTS FOR PUBLIC HEARING

(including non-statutory)

Item 16 Land Use Bylaw Amendments to Support the Changing Needs of Schools, IP2026-0606
Proposed Bylaw 34P2026

Item 17 Centre City Enterprise Update, IP2026-0656
Proposed Bylaw 35P2026

Street Names in Moraine (Wards 2 & 3), SN2026-0001

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Adopt, by resolution, the proposed street names of Argos, Arista, Arrow, Big Bear, Celestial, Centaur, Chiron, Guardian, Hero, Little Bear, North Star, Perseus, Prophecy and Stellara.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 JUNE 25:

That Council adopt, by resolution, the proposed street names of Argos, Arista, Arrow, Big Bear, Celestial, Centaur, Chiron, Guardian, Hero, Little Bear, North Star, Perseus, Prophecy and Stellara.

HIGHLIGHTS

- This application proposes new street names in the community of Moraine.
- Administration recommends approval of the proposal as it complies with the *Naming of City Assets Policy* and *Glacier Ridge Area Structure Plan* (ASP).
- What does this mean to Calgarians? Municipal naming of streets plays an important role in simple and unambiguous identification for location and navigation within Calgary.
- Why does this matter? The proposal will assist citizens and emergency services operators with navigation to and within the developing community of Moraine.
- The application is associated with a land use and outline plan application, LOC2025-0155, which is currently under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application was submitted by B&A Studios on behalf of Jayman Living for use within the northwest community of Moraine. The subject site is located south of 160 Avenue NW, north of 152 Avenue NW, east of 24 Street NW and west of 14 Street NW. It is within Community D of the ASP.

Within the community of Moraine, Jayman Living wish to utilize the neighborhood name of Stellara which is inspired by constellations and is intended to reflect connection and orientation. The proposed naming framework is organized around celestial themes and classical mythology, to create a cohesive identity for streets throughout the community. A proposed land use amendment and outline plan application (LOC2025-0155) for the area has been submitted and is currently under review.

Location maps can be found in Attachment 1. The Applicant Submission can be found in Attachment 2 and a map and diagram of the proposed street names can be found in Attachment 3.

Street Names in Moraine (Wards 2 & 3), SN2026-0001

Administration has considered the relevant planning issues specific to the application and has determined the proposal to be appropriate.

ENGAGEMENT AND COMMUNICATION

☐ Outreach was undertaken by the Applicant

☒ Public/interested parties were informed by Administration

Applicant-Led Outreach

Applicant-led outreach was not required for this application as the subject site is still in the early stages of a developing community.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups and affected landowners.

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

Following Calgary Planning Commission, this application will be scheduled for decision at a future meeting of Council.

IMPLICATIONS

Social

The proposed naming theme supports place-making by establishing a recognizable community identity and helping residents and visitors orient themselves within the neighbourhood. The proposed application enables the continuation of development in the community of Moraine and navigation through new communities for citizens and emergency services operators.

Environmental

There are no concerns associated with this application.

Economic

No anticipated economic impact.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

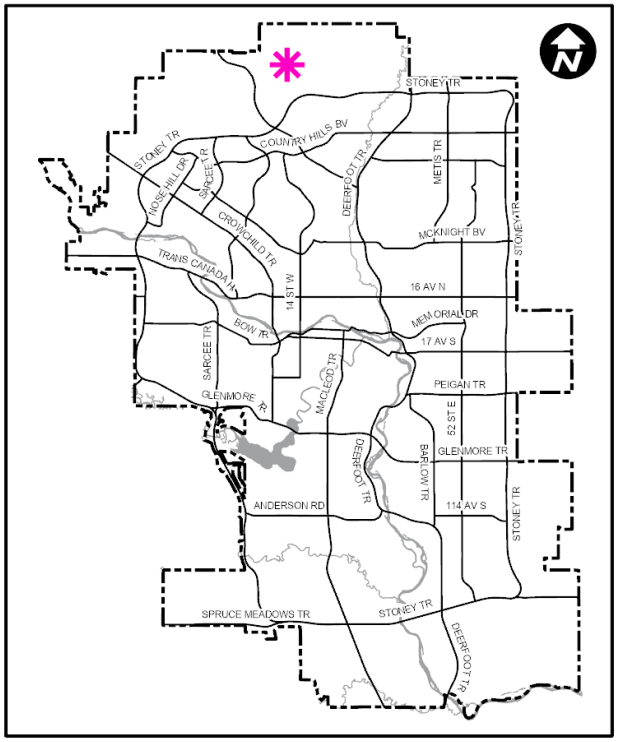
1. Location Maps
2. Applicant Submission
3. Street Naming Map

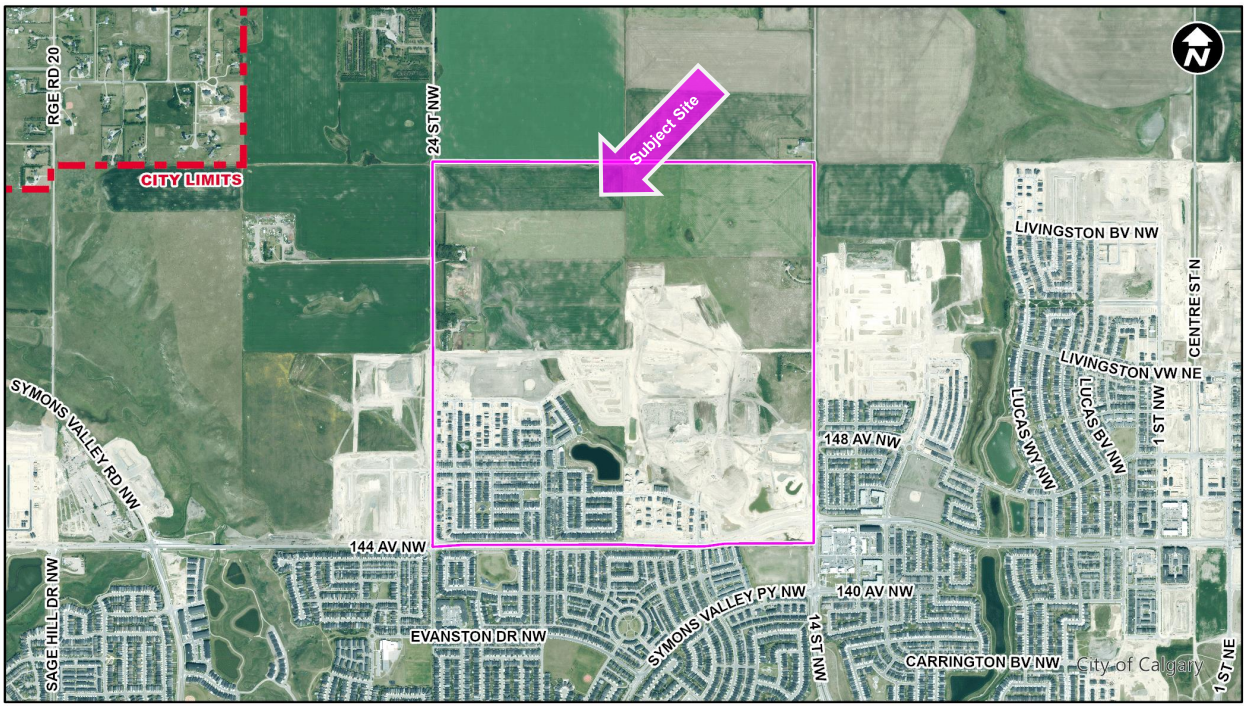
Street Names in Moraine (Wards 2 & 3), SN2026-0001

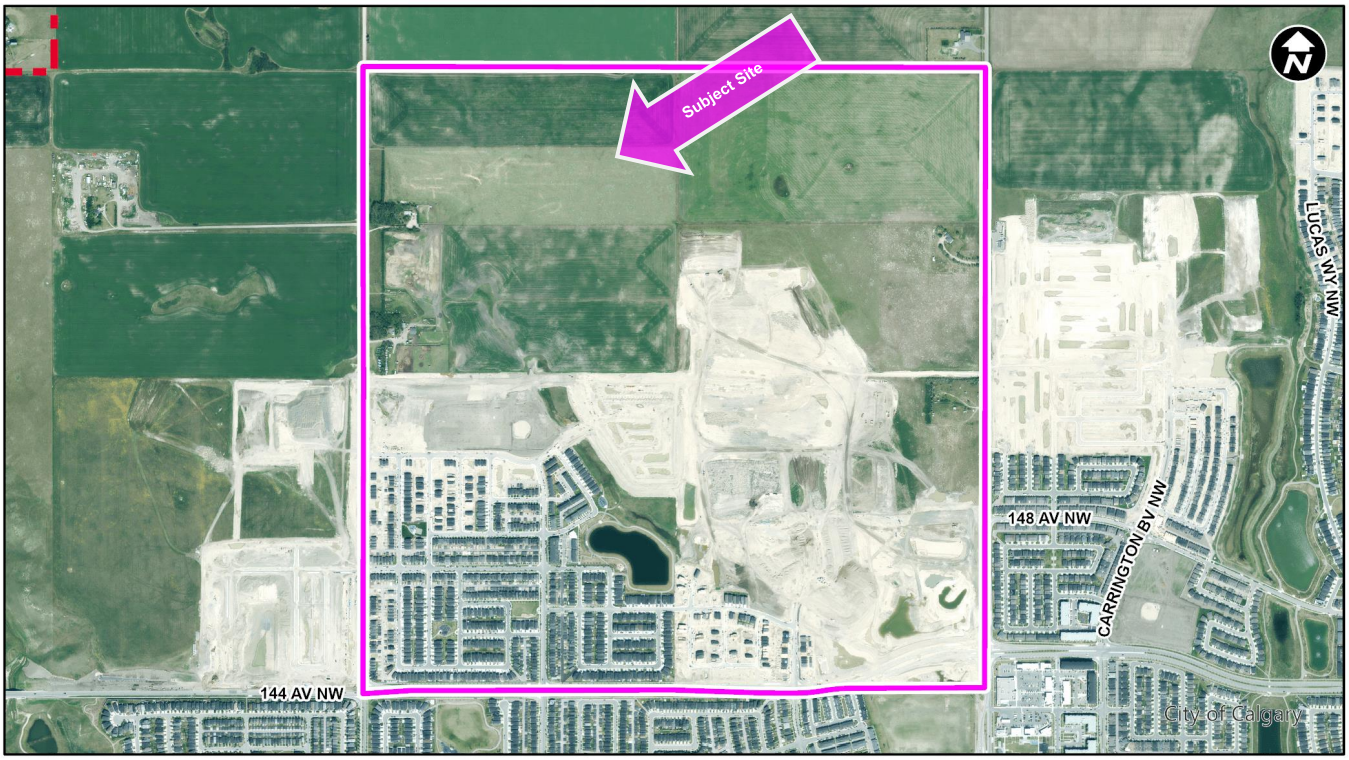
Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Location Maps






Subject Site
144 AV NW
148 AV NW
CARRINGTON BV NW
LUCAS WY NW
City of Calgary

Applicant Submission

JACK MODDLE
Associate Planner
jmoddle@bastudios.ca
C 403 .554.9707

May 4, 2026

Jeffrey Nielsen
Re. Street Naming Application

On behalf of Jayman Living, B&A submits this Street Naming Application for Stellara, located within Community D of the Glacier Ridge Area Structure Plan (ASP) in Northwest Calgary, as illustrated on the following page.

The name *Stellara* draws inspiration from constellations, reflecting the idea that complete communities—like star patterns—are formed by linking individual elements into something greater than the sum of their parts. Just as constellations have long been used for navigation and orientation, Stellara represents a community that helps residents find their place through connected streets, accessible parks, and a thoughtful mix of homes, schools, and amenities.

The community's thematic foundation is informed by three classical myths – Perseus, Chiron, and Ursa Major and Ursa Minor – each representing enduring qualities that align with Stellara's vision:

- Perseus – a hero who embodies the values of *journey, legacy,* and *courage*
- Chiron – a centaur representing *wisdom, connection,* and *healing*
- Ursa Major and Ursa Minor – bears symbolizing *guidance, protection,* and *ancestry*

These narratives provide the framework for the street and park naming theme, helping to establish a cohesive identity throughout Stellara that reflects its guiding principles of connection, orientation, and belonging.

Theme Area	Meaning or Significance	Road Names	Use
Community Core "Stellara", "Celestial" and "North Star"	The primary identity of the neighbourhood. The name Stellara reflects the central concept of connection, orientation, and community, inspired by constellations.	Stellara Avenue. Stellara Street, Stellara Boulevard Stellara Rise, North Star Plaza, Celestial Heights	Primary collectors and key internal connections forming the main structure of the plan
Northwest Precinct Perseus Myth – "Perseus, Prophecy, Argos, Hero"	Inspired by the hero Perseus, streets reference celestial or heroic elements associated with this myth.	Perseus Place, Prophecy Place, Argos View, Hero Road, Hero Plaza	Streets within the northwest portion of the plan

Northeast Precinct Chiron Myth – "Chiron, Centaur, Arrow, Arista"	Based on Chiron the Centaur, names in this area draw from mythic creatures and natural strength.	Centaur Crescent, Chiron Road, Arrow Alley, Arista Manor	Streets within the northeast portion of the plan
Southern Precinct "Ursa Constellations"	Derived from Ursa Major and Minor, names reference guardianship and celestial family ties.	Big Bear Mews, Little Bear Green, Guardian Rise	Streets within the southern portion of the plan.

Should you have any further questions or require additional information, please contact me at 403.554.9707 or jmoddle@bastudios.ca

Street Naming Map

Stellara

If we can choose the name of this street = Stellara Avenue

If we have to match Starling, this becomes Starling Way

LEGEND:

- PERSEUS (HERO)
- CHIRON CENTAUR (GOOD VIRTUES)
- URSA MAJOR/MINOR (GUIDES)
- STELLARA NAMES

Street Names in Stonegate Landing (Ward 5), SN2026-0002

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Adopt, by resolution, the following street names for use within the community of Stonegate Landing: Iron, Onyx, Shale, Stone Haven, Stone Ridge and Stone Spire.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 JULY 9:

That Council adopt, by resolution, the following street names for use within the community of Stonegate Landing: Iron, Onyx, Shale, Stone Haven, Stone Ridge and Stone Spire.

HIGHLIGHTS

- This application proposes new street names in the community of Stonegate Landing.
- Administration recommends approval of the proposal as it complies with the *Naming of City Assets Policy* and the *Revised Stoney Industrial Area Structure Plan (ASP).*
- What does this mean to Calgarians? Municipal naming of streets plays an important role in simple and unambiguous identification for location and navigation within Calgary.
- Why does this matter? The proposal will assist citizens and emergency services operators with navigation to and within the developing community of Stonegate Landing.
- The application is associated with a land use and outline plan application, LOC2024-0171, which was approved by Council May 19, 2026.

DISCUSSION

This application was submitted by B&A Studios on behalf of Qualico Communities for use within the community of Stonegate Landing. The subject site is located south of Stoney Trail NE, east of Barlow Crescent NE, north of Country Hills Boulevard NE and west of Métis Trail NE.

Within the community of Stonegate Landing, Qualico wish to utilize the neighborhood name of Stone Haven which builds on the strength, stability and resilience evoked by its name. Drawing inspiration from the broader identity of Stonegate Landing, Stone Haven takes cues from the area's natural stone elements. A land use amendment and outline plan application (LOC2024-0171) for the area was approved by Council on 2026 May 19.

Calgary 9-1-1 Emergency Services identified the existing street name of Onyx Cove in Balzac and requested that the street type "Cove" should not be used. All other street types can be used with the street name of Onyx.

Location maps can be found in Attachment 1. The Applicant Submission can be found in Attachment 2 and a map and diagram of the proposed street names can be found in Attachment 3.

Street Names in Stonegate Landing (Ward 5), SN2026-0002

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach
Applicant-led outreach was not required for this application as the subject site is still in the early stages of a developing community.

City-Led Outreach
In keeping with Administration's practices, this application was circulated to relevant public groups and affected landowners.

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

Following Calgary Planning Commission, this application will be scheduled for decision at a future meeting of Council.

IMPLICATIONS

Social
The proposed naming theme supports place-making by establishing a recognizable community identity and helping residents and visitors orient themselves within the neighbourhood. The proposed application enables the continuation of development in the community of Stonegate Landing and navigation through new communities for citizens and emergency services operators.

Environmental
There are no concerns associated with this application.

Economic
No anticipated economic impact.

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with this application.

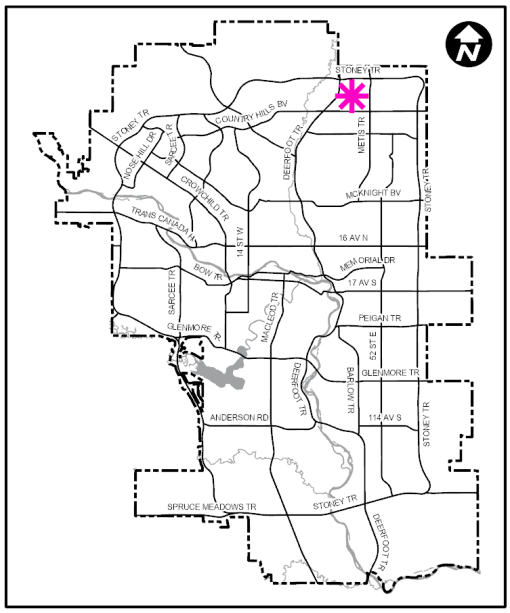
ATTACHMENTS
1. Location Maps
2. Applicant Submission
3. Street Naming Map

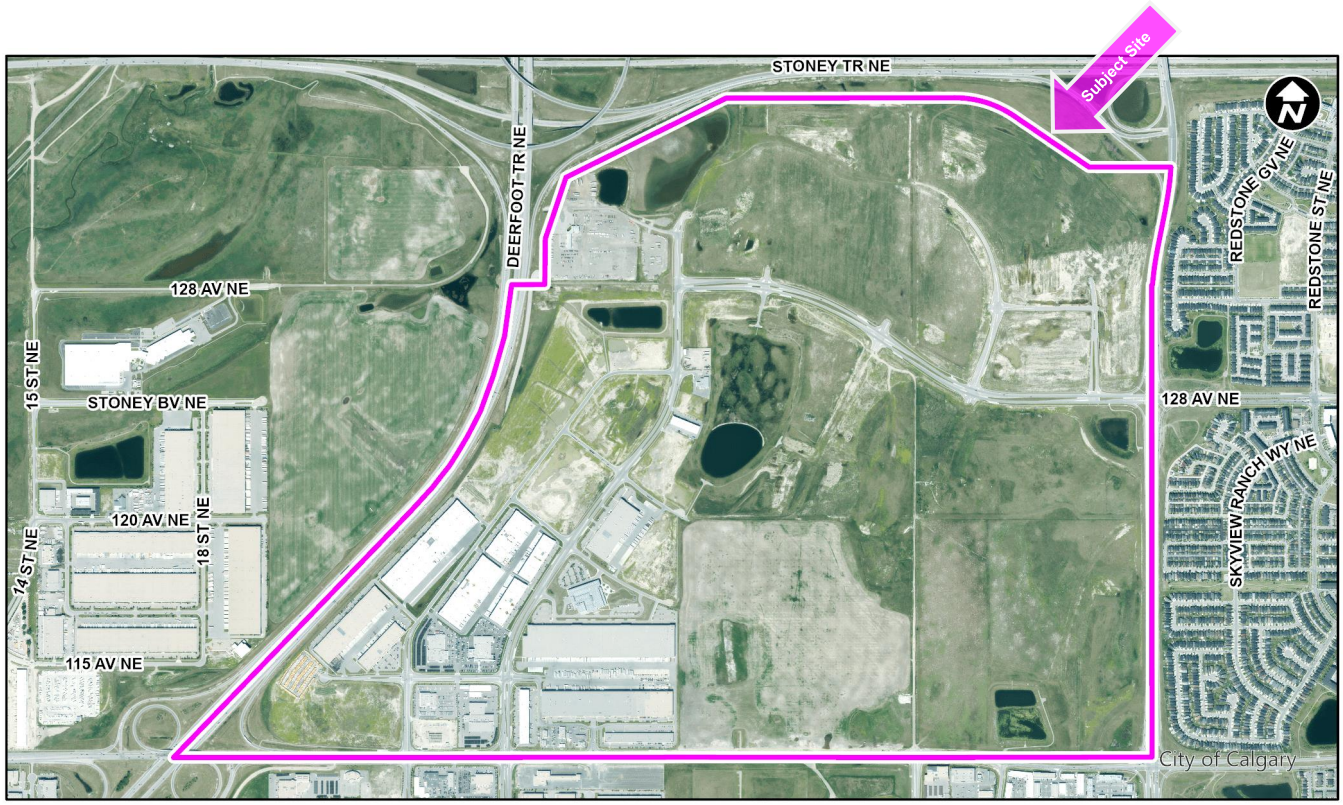
Street Names in Stonegate Landing (Ward 5), SN2026-0002

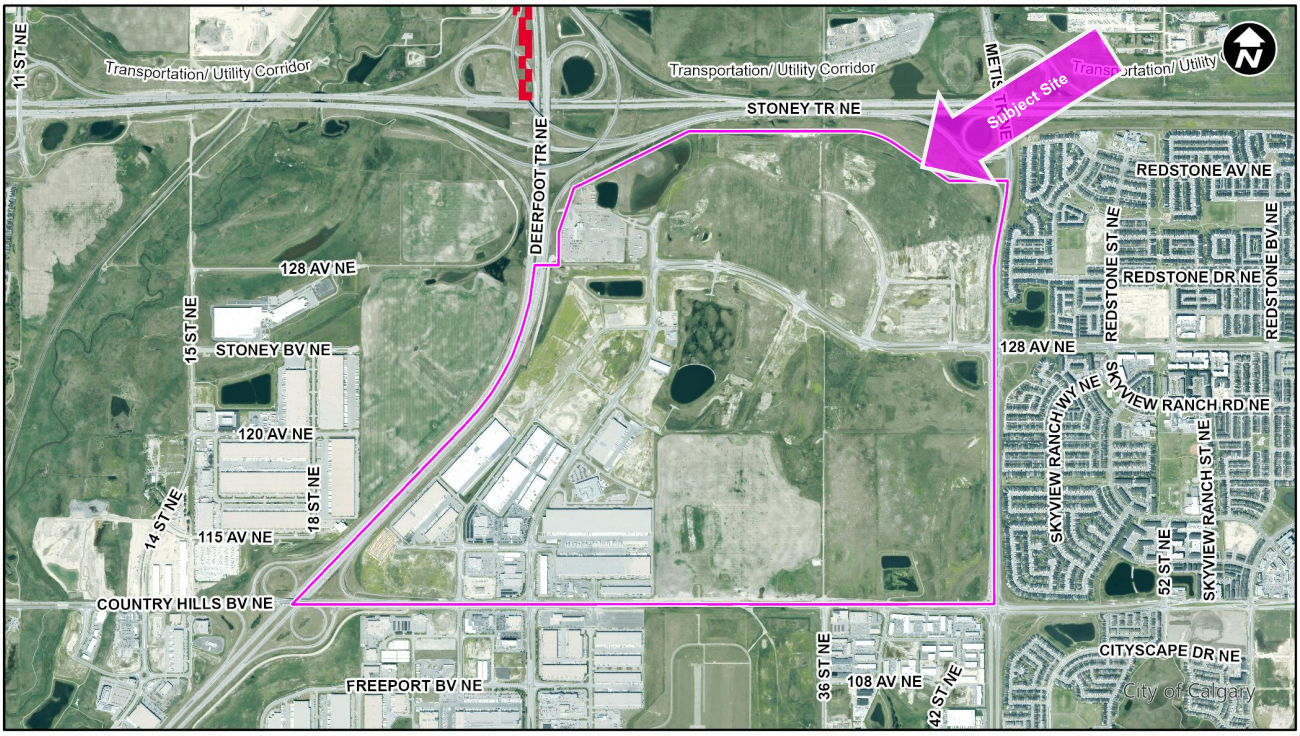
Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Location Maps






Transportation/ Utility Corridor
Transportation/ Utility Corridor
Transportation/ Utility
Subject Site
11 ST NE
STONEY TR NE
METIS TR NE
DEERFOOT TR NE
REDSTONE AV NE
REDSTONE ST NE
REDSTONE DR NE
REDSTONE BV NE
128 AV NE
15 ST NE
STONEY BV NE
120 AV NE
18 ST NE
14 ST NE
115 AV NE
128 AV NE
SKYVIEW RANCH WY NE
SKYVIEW RANCH RD NE
SKYVIEW RANCH ST NE
52 ST NE
COUNTRY HILLS BV NE
36 ST NE
108 AV NE
42 ST NE
CITYSCAPE DR NE
FREEPORT BV NE
City of Calgary

Applicant Submission

City of Calgary
Development Applications Review Team
800 Macleod Trail SE
Calgary AB T2P 2M5

Re: Proposed Street Names within the Stonegate Landing Community

On behalf of Qualico Communities, B&A submits the following street name rationale for consideration within the Stonegate Landing community.

An Outline Plan and Land Use application (LOC2024-0171) has been submitted and is currently under review.

Located in the northeast Calgary community of Stonegate Landing, Stone Haven will be a new residential neighbourhood that builds on the strength, stability and resilience evoked by its name. Drawing inspiration from the broader identity of Stonegate Landing, Stone Haven takes cues from the area's natural stone elements, carrying through subtle references to monumental sites like Stonehenge in its landscape design and public realm planning.

The name Stone Haven was carefully chosen to capture both its connection to the surrounding community, the unique character of the land itself and to provide a specific identity to the residential neighbourhoods within this mostly industrial community. Perched on slightly higher ground, this neighbourhood offers panoramic 360-degree views, creating a sense of elevation, openness and perspective. At the same time, the word Haven evokes feelings of refuge, safety and calm which are qualities that define the vision for life in this part of Stonegate Landing.

The design of Stone Haven has also been thoughtfully shaped around its proximity to major transit and transportation infrastructure. A future Blue Line LRT Station will be located within the northern neighbourhood and provide a central hub to the overall community. This future transit connection was a significant influence on the overall planning and is envisioned as a key feature that will enhance accessibility, encourage walkability and foster a more connected urban lifestyle.

Streets Inspired by Stonegate's Natural Elements

In keeping with the identity of Stonegate Landing, street names throughout Stone Haven will follow a cohesive naming convention that honours the area's natural elements and the overall theme of strength and resilience. Names will incorporate the prefix "Stone" or elements tied to the stone, strength and resilience theme, paired with suffixes that reflect the beauty and serenity of the natural environment.

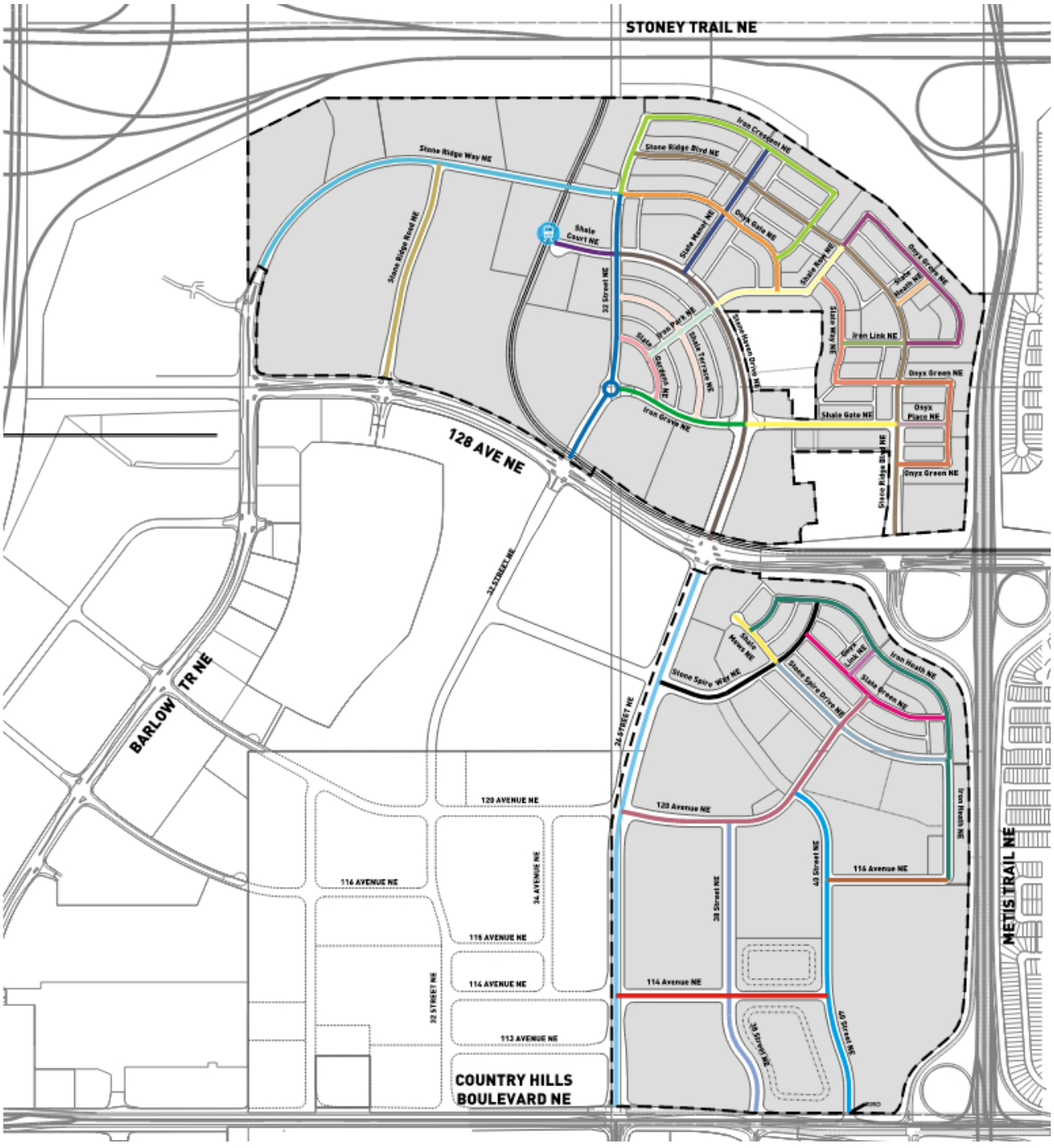
Proposed Names List	Rationale
Stone Haven Drive	As a key primary collector road with access from 128 Ave to the LRT station this road was given the name Stone Haven to reflect its significance in the community. Stone Haven Drive has a distinct street environment as it travels through the heart of the community. Applied to a major street which may or may not be a part of a single subdivision area.
Stone Ridge Blvd	A road that starts off as a local arterial and then narrows as it travels further into the community. This road provides the neighbourhood with access to 128 Ave and many other intersecting streets.
Stone Ridge Way	A curved industrial/collector road providing access from 128 Ave through the industrial area and to the future LRT station.
Stone Ridge Road	A collector road providing a linear connection from 128 Ave to Stone Ridge Way through the industrial area.
Stone Spire Way	A primary collector the provides a main entrance into the south residential neighbourhood that eventually tapers down to a residential road.
Stone Spire Drive	A collector road that provides access to the Joint-Joint Use Site.
Shale Gate	Shale, a common sedimentary rock found throughout Alberta, including Calgary, introduces a new name to the overall theme. Shale Gate will provide a linear

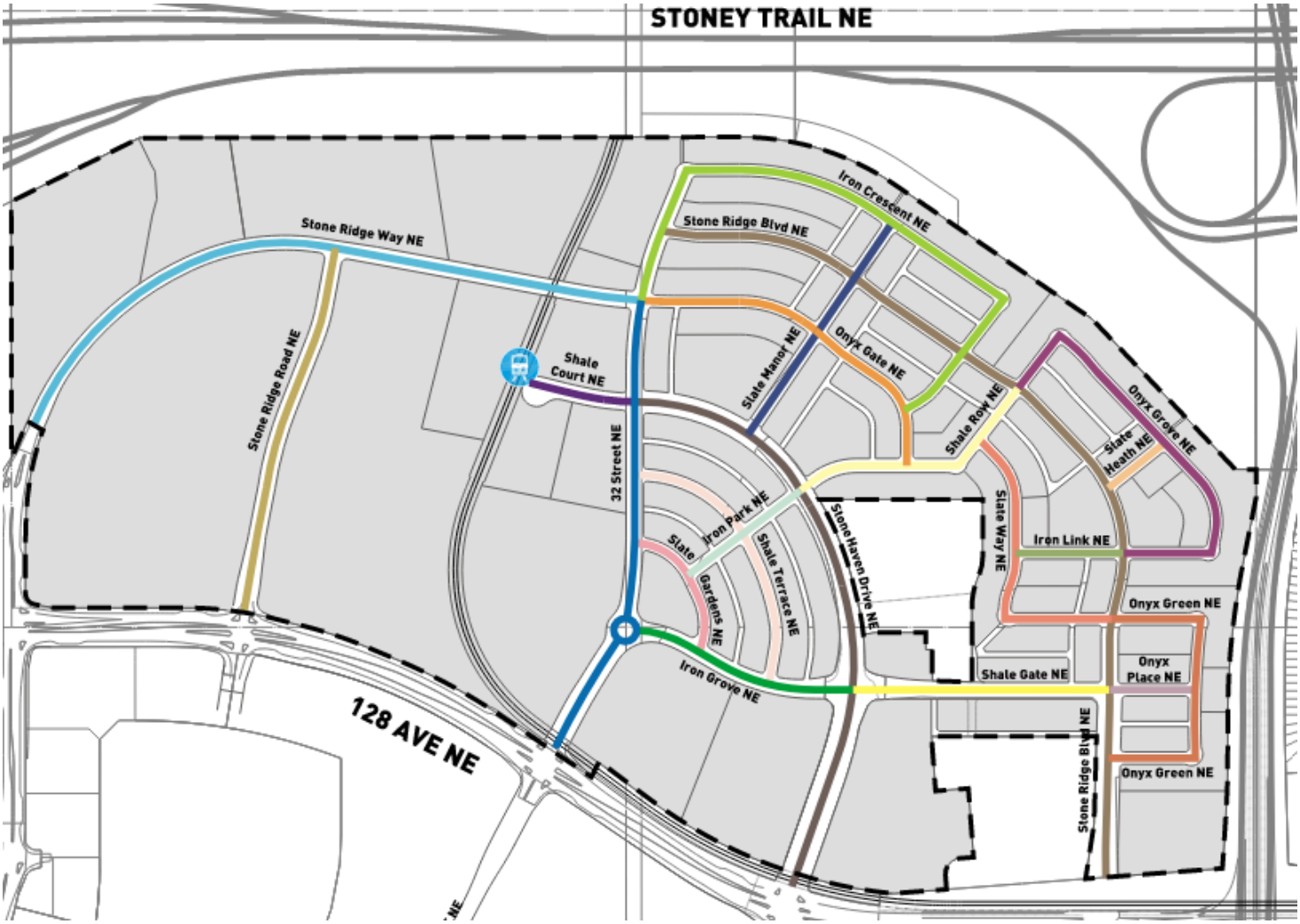
	connection between Stone Haven Drive and Stone Ridge Blvd.
Shale Terrace	A minor residential roadway spanning 2 blocks.
Shale Row	A residential roadway with a bend in it.
Shale Mews	A residential cul-de-sac providing access to multi-residential sites and another residential road.
Shale Court	A collector cul-de-sac providing access to the future LRT station.
Iron Crescent	Iron, an element that has been historically mined in Alberta, is a symbol of strength and resilience which aligns with the overall theme of the community. This residential roadway is 'u-shaped' with housing on both sides of the street.
Iron Grove	A collector road that links 32 Street with Stone Haven Drive and provides access to the commercial and multi-residential sites.
Iron Park	A residential road of a relatively short length that provides a central connection to the neighbourhood park.
Iron Link	A residential road that provides a link between two other residential roads.
Iron Heath	A residential roadway that aligns with the curvature of nearby interchange with housing on both sides of the street and access to the Joint-Joint Use Site.
Onyx Grove	Onyx, a semi-precious stone, continues the overall theme of the community. This is a minor residential roadway that is "u-shaped" and has housing on both sides of street and provides access to a neighbourhood park.
Onyx Gate	A minor residential roadway providing connections from the industrial area into the residential neighbourhood.

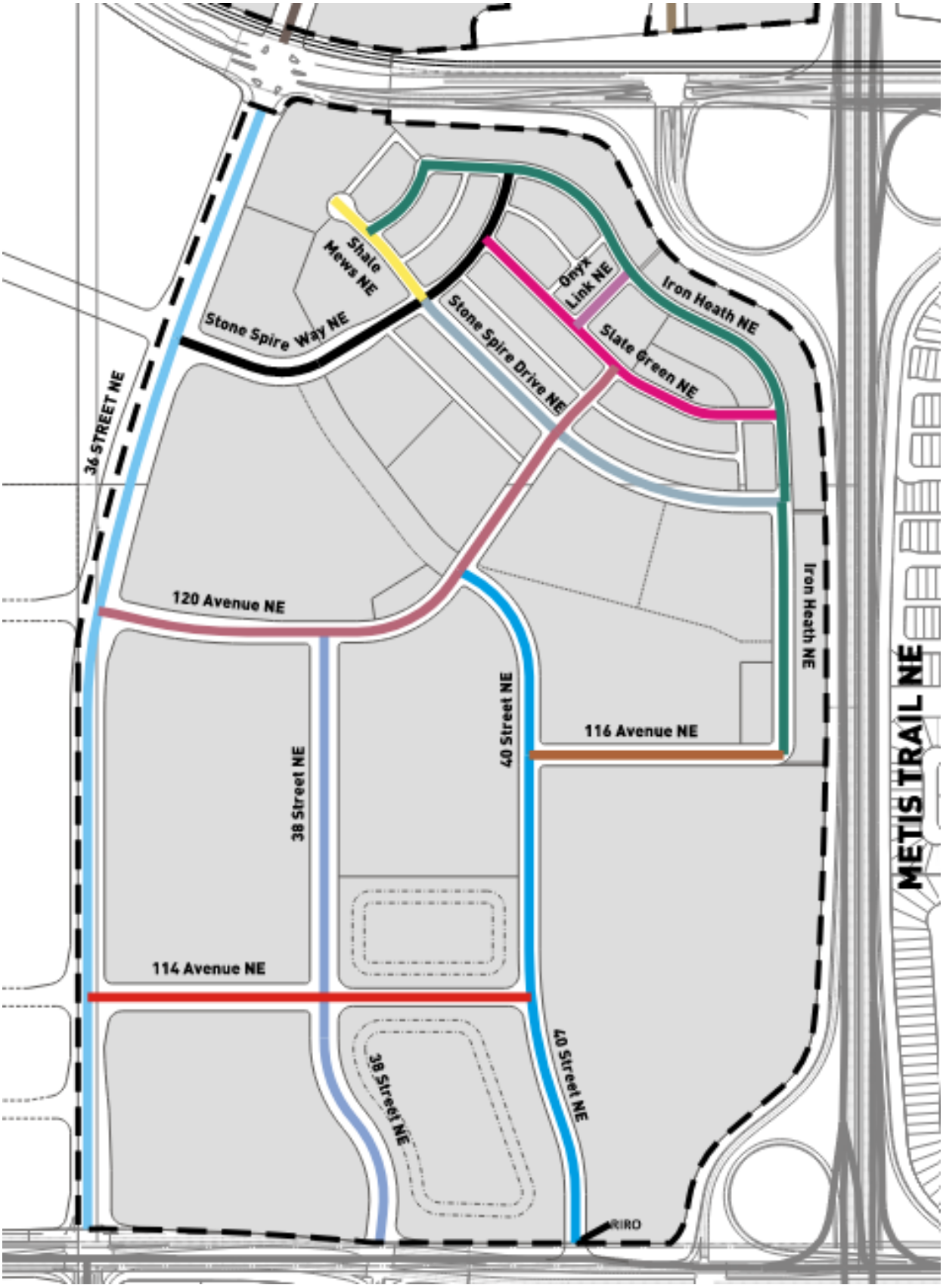
Onyx Green	A 'u-shaped' residential roadway which contains a neighbourhood park and a connection to the regional pathway network.
Onyx Place	A short residential roadway with housing on both sides of the street.
Onyx Link	A minor residential roadway linking two residential roads.
Slate Green	Slate, a common rock type present in the nearby foothills, continues the stone theme for the community. This road is a minor residential road with housing on both sides of the street and a neighbourhood park.
Slate Way	A minor residential roadway with a bend in it.
Slate Manor	A minor residential roadway maintaining a linear path.
Slate Gardens	A short residential roadway that lines the neighbourhood park.
Slate Heath	A short residential roadway providing a link between two roads.

JENNIFER DUFF
Associate

Street Naming Map




STONEY TRAIL NE
Stone Ridge Way NE
Stone Ridge Road NE
Shale Court NE
32 Street NE
Iron Crescent NE
Stone Ridge Blvd NE
Slate Manor NE
Onyx Gate NE
Shale Row NE
Onyx Grove NE
Slate Heath NE
Iron Park NE
Slate Gardens NE
Shale Terrace NE
Stone Haven Drive NE
Slate Way NE
Iron Link NE
Onyx Green NE
Shale Gate NE
Onyx Place NE
Iron Grove NE
Stone Ridge Blvd NE
Onyx Green NE
128 AVE NE


Shale Mews NE
Stone Spire Way NE
Stone Spire Drive NE
Onyx Link NE
Iron Heath NE
Slate Green NE
36 STREET NE
120 Avenue NE
Iron Heath NE
METIS TRAIL NE
40 Street NE
116 Avenue NE
38 Street NE
114 Avenue NE
38 Street NE
40 Street NE

Item #

POSTPONED REPORT

Excerpt from the Minutes of the Public Hearing Meeting of Council, held 2026 July 21:

"**Moved by** Councillor Schmidt

Seconded by Councillor Chabot

That the Agenda for today's meeting be amended by postponing Item 7.2.3, Land Use Amendment in Erlton (Ward 8) at 108 Mission Road SW, LOC2025-0061, CPC2026-0510, to the 2026 September 15 Public Hearing Meeting of Council..

MOTION CARRIED

…

Moved by Councillor Jamieson

Seconded by Councillor Chabot

That the Agenda for the 2026 July 21 Public Hearing Meeting of Council be confirmed**, as amended.**

MOTION CARRIED"

Land Use Amendment in Erlton (Ward 8) at 108 Mission Road SW, LOC2025-0061

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.16 hectares ± (0.41 acres ±) located at 108 Mission Road SW (Plan 5793U, Block 8, Lots 5 to 10) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to a Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 JUNE 11:

That Council give three readings to **Proposed Bylaw 87D2026** for the redesignation of 0.16 hectares ± (0.41 acres ±) located at 108 Mission Road SW (Plan 5793U, Block 8, Lots 5 to 10) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to a Direct Control (DC) District to accommodate multi-residential development, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to a Direct Control (DC) District based on the Multi-Residential – Contextual Medium Profile (M-C2) District to allow for a multi-residential development with massing transitions and vehicle parking reductions with the provision of transportation demand measures.
- The proposal would allow for an increase in density within walking distance to the 39 Avenue LRT Station and the Urban Main Street of Macleod Trail South and is in alignment with the 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 for more housing options within the community and more efficient use of existing infrastructure, public amenities and transit.
- Why does this matter? This application would provide more housing options for inner city living with access to alternative transportation modes and would allow for the efficient use of existing infrastructure and nearby amenities.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, in the southwest community of Erlton, was submitted by B&A Studios on behalf of Onward Homes, on 2025 March 18. While the parcel is currently owned by The City of Calgary, Onward Homes is the successful non-profit affordable housing provider that was awarded this parcel through the 2025 non-market housing land sale disposition program.

The approximately 0.16 hectares (0.41 acres) parcel is situated on the north side of Mission Road SW, 350 metres (a six-minute walk) northwest of the junction with Macleod Trail South, and approximately 900 metres (a 15-minute walk) northwest of the 39 Avenue LRT Station. The parcel is currently occupied by a decommissioned Enmax substation facility.

Land Use Amendment in Erlton (Ward 8) at 108 Mission Road SW, LOC2025-0061

No development permit has been submitted at this time, however, as noted in the Applicant Submission (Attachment 3), the applicant has identified the intent to redevelop the parcel to accommodate 61 non-market housing units in a five-storey building. The LAP allows for development of up to six storeys in this location.

The DC District (Attachment 2) is required due to the unique site constraints on the parcel, including a 4.5 metre grade difference from Erlton Terrace SW to Mission Road SW, and a six-metre-wide utility right-of-way on the east side of the parcel.

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 relevant community association was appropriate. The applicant team developed several ways to connect with the public. Two public information sessions were held, and on-site signage was provided to advertise these engagement sessions. The applicants also presented and discussed the proposal with Erlton Community Association and the adjacent Parkhill Community Association. Onward Homes have a website with details about the proposal and have accepted public comments through this platform. Refer to the Applicant Outreach Summary (Attachment 4) for additional information.

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

Administration received seven responses in support, two responses of neutrality and 206 responses in opposition to the proposed development from the public. A summary of comments received can be found in the 'City-Led Outreach' section of Attachment 1.

The Erlton Community Association provided an email in opposition on 2026 April 21, that can be found in Attachment 5. The Parkhill Community Association provided two letters of objection on 2026 April 3 and 2025 May 14, that can be found in Attachment 6.

Administration worked with the applicant to address concerns raised by local residents and the Community Associations. The maximum building height in the DC District was reduced from 24 metres to 22 metres, with additional height reductions added adjacent to Erlton Terrace SW and the special purpose district to the northwest. Furthermore, the applicant has indicated that the future development permit application will include a five-storey building above average grade, reduced from six storeys as originally proposed, and has provided shadow studies that indicate

that a five-storey building will cause minimal shadowing impact to adjacent properties on Erlton Terrace to the north and 34 Avenue SW to the east.

Following full consideration of all applicable planning considerations, the public concerns raised, the applicant's responses and changes made to the application during its review, Administration has determined the proposal to be appropriate. The proposed land use district would provide flexibility for a multi-residential development that is compatible with the adjacent area and is in alignment with the LAP. The building and site design, number of units, site access and on-site parking will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social
The proposal enables the continuation of development in the community of Erlton and supports the City's efforts to develop and increase the supply of permanent non-market housing. The development of this parcel would allow for increased density in close proximity to the 39 Avenue LRT Station and the Primary Transit Network, and would allow for additional housing choices for Calgarians within an established neighbourhood that already offers a wide range of services and community amenities.

Environmental
This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies will be pursued at the development permit stage.

Economic
This application is intended to allow for the development of non-market housing units. This would provide opportunities to support local businesses within the area and allow for the efficient use of land and leverage of the existing transit infrastructure in the area.

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with this application.

Land Use Amendment in Erlton (Ward 8) at 108 Mission Road SW, LOC2025-0061

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 87D2026**
3. Applicant Submission
4. Applicant Outreach Summary
5. Erlton Community Association Response
6. Parkhill Community Association Response
7. **CPC Member Comments**
8. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Erlton, on the north side of Mission Road SW, 350 metres (a six-minute walk) to the west of Macleod Trail S, which is designated as an Urban Main Street. The site is approximately 0.16 hectares (0.41 acres) in size and is a maximum of 71 metres in width and 35 metres in depth. There is a 4.5 metre grade difference from Erlton Terrace SW to Mission Road SW.

Surrounding development is comprised of both single and semi-detached dwellings to the east and south, designated as Residential – Grade-Oriented Infill (R-CG) District. To the northeast are semi-detached and apartment buildings designated as Multi-Residential – Contextual Grade-Oriented (M-CGd72) District. To the north and northwest are parcels designated Special Purpose – Urban Nature (S-UN) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

The site is well located with the 39 Avenue LRT Station situated within 900 metres (a 15-minute walk) to the southeast. Calgary Transit stops are located adjacent to the parcel for eastbound and westbound Route 15 (Deerfoot Meadows) and 450 metres (a seven-minute walk) for northbound and southbound Route 10 (City Hall/Southcentre) on Macleod Trail S, which is part of the Primary Transit Network.

Mission Road SW is classified as a Collector Road and a Primary Cycling Network. Macleod Trail S is classified as on the Primary Transit Network.

Community Peak Population Table

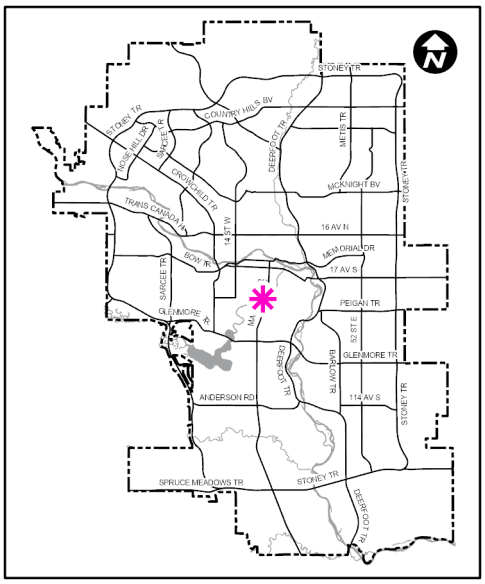
As identified below, the community of Erlton reached its peak population in 2017.

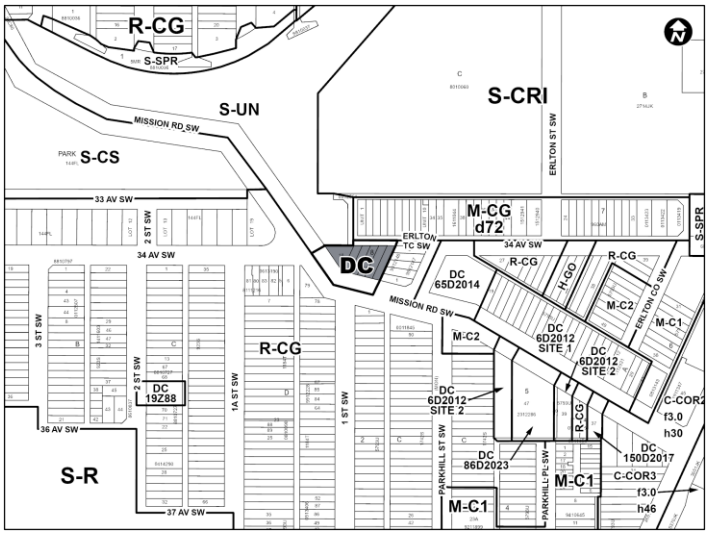
Erlton	
Peak Population Year	**2017**
Peak Population	1,307
2019 Current Population	1,270
Difference in Population (Number)	-37
Difference in Population (Percent)	-2.83%

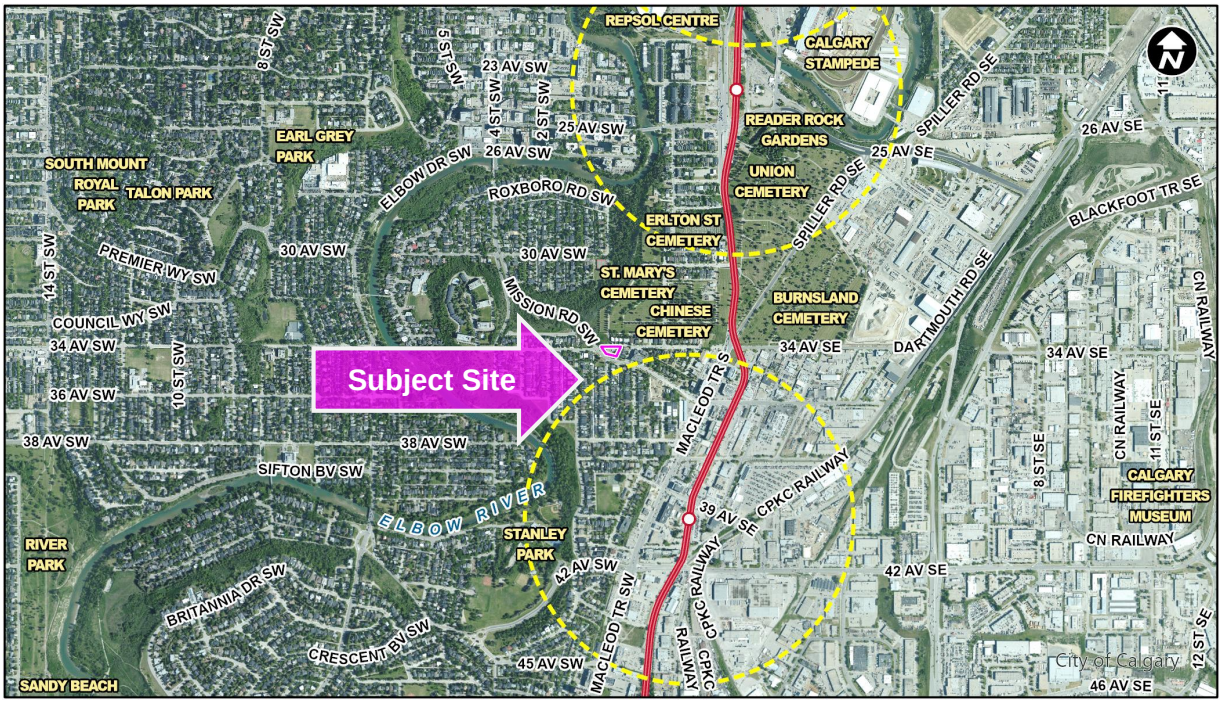
Source: *The City of Calgary 2019 Civic Census*

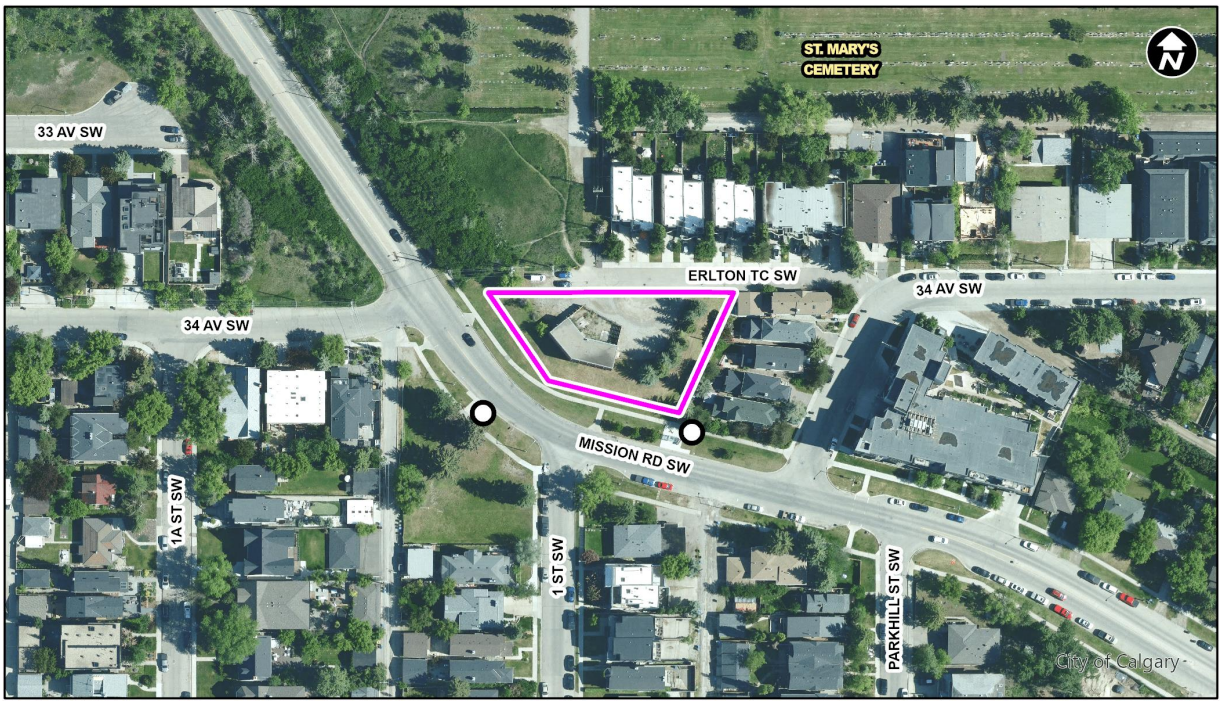
Additional demographic and socio-economic information may be obtained online through the Erlton Community Profile

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing M-CGd72 District allows for low height and low density multi-residential developments in a variety of forms, that are designed to provide some or all units with direct access to grade. Currently, there is a density modifier of 72 units per hectare on the parcel which restricts the number of units allowed to a maximum of 12. The maximum height allowed in the M-CG District is 12 metres.

The proposed land use is a Direct Control (DC) District based on the Multi-Residential – Contextual Medium Profile (M-C2) District. This would allow for multi-residential developments in a variety of forms that will typically have higher numbers of dwelling units than the M-CG District. The M-C2 District measures density by floor area ratio (FAR) which provides additional flexibility in building form and dwelling unit size and numbers. The M-C2 District allows for a maximum FAR of 2.5 and a maximum building height of 16 metres. The M-C2 District also contains contextual building rules to enable development that reflects surrounding development.

The proposed DC District would keep all the rules of the M-C2 District, except for modifications to building setbacks and rules for building height and cross section. These proposed DC District rules reflect the presence of a 6.0 metre wide utility right-of-way (URW) on the eastern portion of the parcel and the 4.5 metre grade difference from Erlton Terrace SW to Mission Road SW. The proposed DC District would increase the maximum height in the base M-C2 District from 16 to

22 metres, whilst building setbacks and building height across the site would be modified to be sensitive to adjacent residential and open space uses.

The proposed DC District also establishes Transportation Demand Management (TDM) measures to increase cycling facilities on site in exchange for lower parking rates. The DC District proposes 0.3 parking stalls per dwelling unit when TDM measures are provided. Administration is supportive of the proposed rate of parking given the proximity to the Primary Transit Network on Macleod Trail S, the Primary Cycling Network on Mission Road SW and the 39 Avenue LRT station. TDM measures proposed by the applicant include a rate of at least 1.0 Class one and 0.2 class 2 bicycle stalls per unit, a proposed bike repair facility and a minimum of 50 per cent of the total bicycle stalls to be provided at-grade, in a horizontal format.

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 the unique site constraints of a 4.5 metre grade difference from the north to the south property lines and a 6.0 metre wide URW on the eastern portion of the parcel. Therefore, the DC District includes specific rules that will enable a multi-residential development. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Sections 7 to 10 of the DC District Bylaw. Section 7 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district. Sections 8 to 10 include rules related to setbacks, and building height and cross section that may consider minor relaxations at the time of development permit.

Development and Site Design
If this application is approved by Council, the rules of the proposed DC District and the base M-C2 District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping, site access and parking.

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

- ensuring an engaging built interface along both Mission Road SW and Erlton Terrace SW;
- minimizing overlooking, shadowing and privacy for both residents and neighbours;
- establishing well-considered landscaping and amenity space design; and
- reducing the visual impacts of waste/recycling/organic storage areas.

Transportation
The site fronts onto Mission Road SW, which is designated as a Collector Road, Erlton Terrace SW, designated a residential street, and is in close proximity to Macleod Trail S, designated an Urban Boulevard.

Vehicular access to the site is currently available from Erlton Terrace SW. Pedestrian access to the site is available from both Erlton Terrace SW and Mission Road SW. On-street parking is restricted along a portion of Mission Road SW adjacent to the site.

The applicant provided an Access Review Assessment, proposing any future driveway access to a parkade from Mission Road. With a future development permit application, further evaluation of any proposed access to Mission Road SW will be required in support of the proposal.

Environmental Site Considerations
Phase I and II Environmental Site Assessment reports have been reviewed and approved. Prior to the approval of any future development permit, the recommendations of these reports will need to be addressed.

Utilities and Servicing
Water, storm and sanitary services are available to the subject site. Servicing requirements will be further determined at the time of development permit.

City-Led Outreach Summary
Administration received seven responses in support, two responses of neutrality and 206 responses in opposition to the proposed development from the public.

The comments received in favour of the application noted the following:

- the Erlton community and the Mission Road SW corridor in particular, is a perfect location for affordable housing;
- the proposal is in accordance with the West Elbow Communities Local Area Plan;
- there will be adequate distance to neighbouring properties;
- this will increase the vibrancy of the area, and
- there is no reason why traffic conditions would worsen.

The comments received in opposition cited the following areas of concern:

- building height, massing and density proposed would be incompatible with surrounding built form and character of the area;
- the site currently allows a maximum of 12 units, which should be maintained;
- insufficient transition between the proposed development and adjacent homes;
- increased traffic and parking issues, including lack of parking spaces for future residents;
- the existing lack of parking spaces on surrounding streets will be worsened by overspill parking from this development;
- increased vehicular and pedestrian safety concerns, especially at junctions;
- not near the Primary Transit network;
- existing bus routes are insufficient to cater to this development;
- the irregular site geometry, curvature of Mission Road, limited access points and narrow surrounding road network raises concerns about traffic flow, safety, servicing and emergency access;
- greater conflict between vehicles, cyclists, pedestrians, service traffic, and emergency vehicles within an already restricted transportation network;
- increased congestion and operational pressure on surrounding road infrastructure;

- loss of the green space and lack of amenity space for future residents;
- increased noise, general disturbance and garbage;
- infrastructure cannot support the additional density proposed, including drainage systems, sewers, local schools and parks;
- shadowing impacts, loss of sunlight, overlooking and privacy concerns;
- commercial units should be provided;
- decrease in property values;
- the detrimental impact caused by the cumulative effects of recent development and other proposed development along Mission Road will worsen;
- wildlife and environmental impacts due to the proximity of open spaces and natural corridors;
- existing trees on the east side of the parcel must be retained as a privacy screen;
- concerns about how the development will be managed during construction and once residents occupy the building;
- liveability will decrease for existing residents;
- the Enmax building should not be demolished due to its architectural significance to the community;
- conflicts with local area policy;
- use of a DC District will limit items that can be appealed at the development permit stage; and
- a concurrent development permit should be submitted to show residents the intended built form.

The Erlton Community Association provided an email with the following areas of concern:

- massing (six storey slab with no ability to provide softened edges);
- mature spruce trees on east side of parcel should be maintained;
- building should be stepped lower to north and east;
- main entrance should be from Mission Road, with secondary access from Erlton Terrace SW;
- unit density proposed is much greater than nearby developments; and
- no outreach undertaken prior to purchase of the site.

Parkhill Community Association's two letters of objection identify the following areas of concern:

- size and scale – 22 metres is too high, conflicts with LAP (16 metre height agreed for 'low' building scale), will place unfair burden on residents of Erlton Terrace and 1 Street SW;
- parking – enough parking should be provided regardless of cost or zoning;
- traffic and safety – narrow streets, traffic congestion, lack of parking spaces, pedestrian safety implications; and
- privacy and shadowing concerns.

Following full consideration of all applicable planning considerations, the public concerns raised, the applicant's responses and changes made to the application during its review, Administration has determined the proposal to be appropriate. The proposed land use district would provide flexibility for a multi-residential development that is compatible with the adjacent area and in alignment with the *West Elbow Communities Local Area Plan* (LAP). The building and site

design, number of units, site access and on-site parking will be reviewed and determined 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 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 in a form and nature consistent and compatible with the existing character of the neighbourhood.

The MDP's City-wide policies, Section 2.2: Shaping a More Compact Urban Form, provides direction to encourage development that makes optimal use of transit infrastructure and improves the quality of the environment in communities. The intent of these policies is to direct future population growth and density in the city in a way that fosters a more compact and efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods.

According to Section 2.3.1 (f) Housing – Housing Diversity and Choice, increased opportunities for affordable housing is encouraged in all areas of city, with a focus on locations served by the Primary Transit Network and locations close to parks, schools, recreation facilities and commercial nodes.

Overall, the proposed land use amendment meets 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 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 for development up to six storeys. The LAP speaks to development in Neighbourhood Connector areas as being primarily residential uses and supports a broad range and mix of housing types, unit structures, and forms. The Plan also encourages the provision of non-market housing and mixed-market housing that meets the diverse and changing needs, life stages, and financial abilities of individuals, as well as the provision of inclusive, diverse and equitable housing options across the Plan area.
The proposed land use is in alignment with applicable policies of the LAP.

PROPOSED

CPC2026-0510
ATTACHMENT 2

BYLAW NUMBER 87D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2025-0061/CPC2026-0510)

*** ***

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 _____

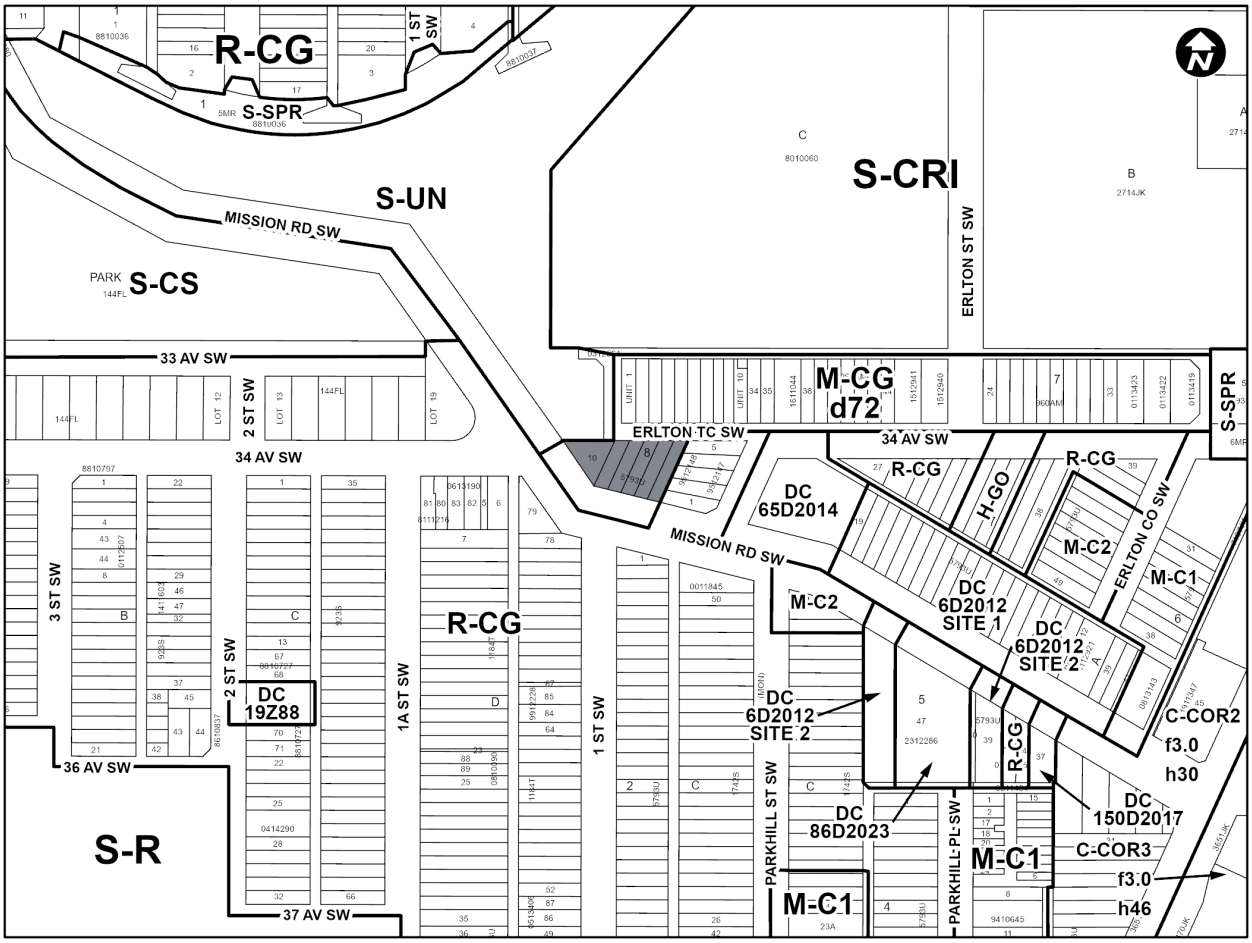
_____
MAYOR
SIGNED ON MM DD YYYY

_____
CITY CLERK
SIGNED ON MM DD YYYY

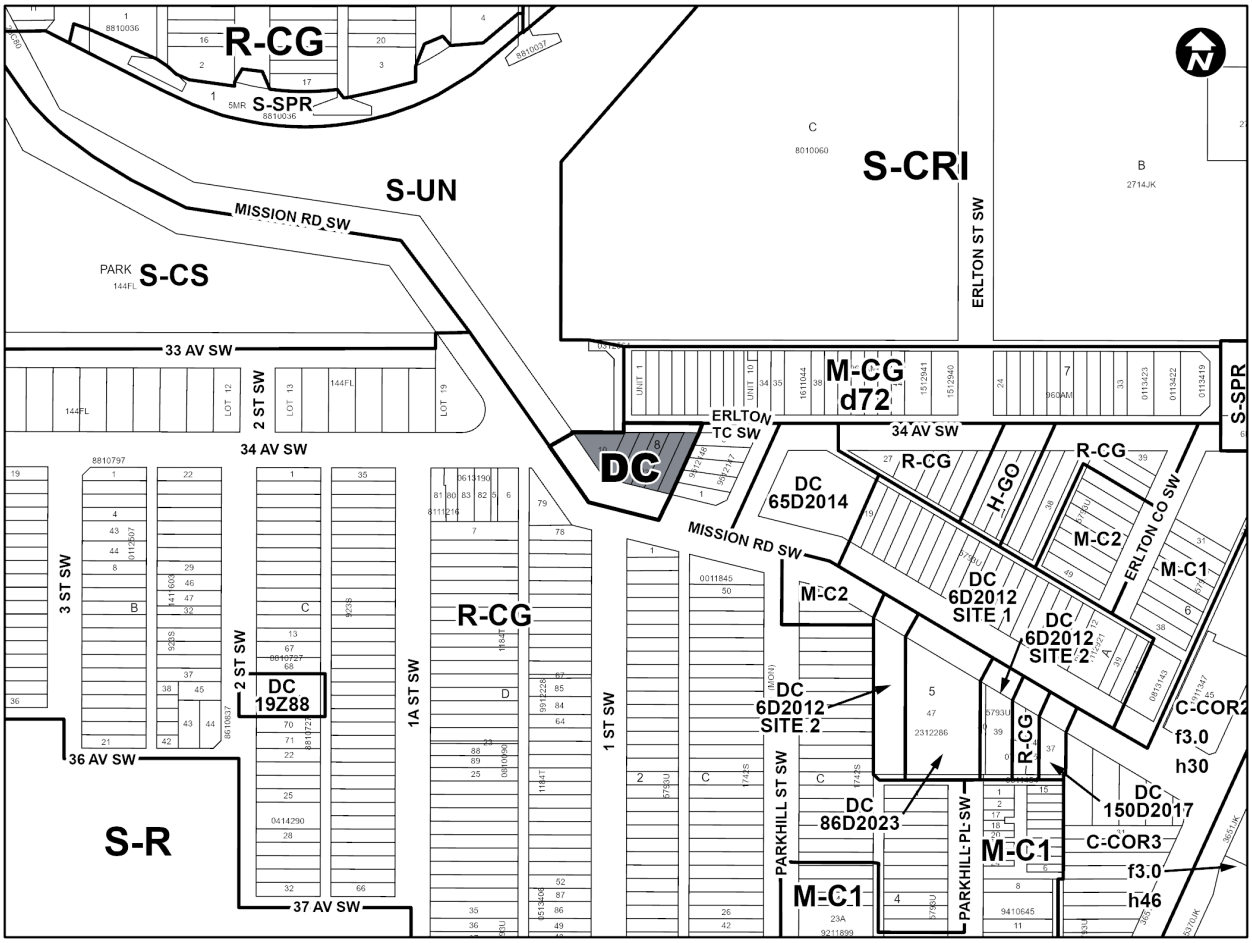
PROPOSED

AMENDMENT LOC2025-0061/CPC2026-0510
BYLAW NUMBER 87D2026

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

(a) provide an increase in building height along with specific massing transitions; and

(b) allow motor vehicle parking reductions with the provision of transportation demand management measures.

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.

General Definitions

4 In this Direct Control District:

(a) "***bicycle repair facility***" means a secure indoor space within the ***development***, made available to all tenants of that ***development***, that provides basic equipment for the maintenance of bicycles.

Permitted Uses

5 The ***permitted uses*** of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

6 The ***discretionary uses*** of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District.

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply in this Direct Control District.

Setback Area

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

Building Setbacks

9 **(1)** The minimum ***building setback*** from the east ***property line*** is 6.0 metres.

(2) The minimum ***building setback*** from a ***property line*** shared with Erlton Terrace SW is 4.0 metres.

(3) The minimum ***building setback*** from a ***property line*** shared with Mission Road SW is 3.0 metres.

(4) The minimum ***building setback*** from a ***property line*** shared with a ***parcel*** designated as a ***special purpose district*** is 1.2 metres.

Building Height and Cross Section

10 **(1)** Unless otherwise referenced in subsections (2) and (3), the maximum ***building height*** is 22.0 metres.

(2) Where a ***parcel*** shares a ***property line*** with Erlton Terrace SW, the maximum ***building height***:

(a) is 20.0 metres measured from ***grade*** at a distance of 4.0 metres from the shared ***property line***; and

(b) increases proportionately to a maximum of 22.0 metres measured from ***grade*** at a distance of 10.0 metres from the shared ***property line***.

(3) Where a ***parcel*** shares a ***property line*** with a ***parcel*** designated as a ***special purpose district***, the maximum ***building height***:

(a) is 20.0 metres measured from ***grade*** at a distance of 1.2 metres from the shared ***property line***; and

(b) increases proportionately to a maximum of 22.0 metres measured from ***grade*** at a distance of 10.0 metres from the shared ***property line***.

Motor Vehicle Parking Stall Reduction

11 The required number of ***motor vehicle parking stalls*** is reduced to 0.30 stalls per **Dwelling Unit** where the following transportation demand management measures are provided:

(a) a ***bicycle repair facility***;

(b) a minimum of 1.0 ***bicycle parking stalls – class 1*** per ***unit***;

(c) a minimum of 0.2 ***bicycle parking stalls – class 2*** per ***unit***; and

(d) a minimum of 50 per cent of the total ***bicycle parking stalls – class 1*** provided are accessed directly from ***grade*** and provided in a horizontal format.

Relaxations

12 The ***Development Authority*** may relax the rules contained in Sections 7 to 10 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Applicant Submission

JACK MODDLE
Associate - B&A
jmoddley@bastudios.ca
403 554 9707

APPLICANT SUBMISSION: ERLTON ONWARD HOMES LAND USE AMENDMENT

Company: B&A
Developer: Onward Homes Calgary
Applicant's Name: Jack Moddle
Date: May 25, 2026

On behalf of Onward Homes, B&A is submitting this application for a Land Use Redesignation at 108 Mission Road SW in the community of Erlton. This application will redesignate the site to a Direct Control (DC) District based on Multi Residential – Contextual Medium Profile (M-C2) for the development of 61 affordable housing units. A pre-application assessment was received for this site in January 2025 under PE2024-02105. The proposed development is for 5-storey multi-residential building and will be enacted through a Development Permit in the summer of 2026.

This site is part of the City-led 2025 Non-Marking Housing Land Sale program. This site was sold to Onward Homes for the express purpose of developing affordable housing. This program is accompanied by requirements for the delivery of affordable housing within a set timeframe, and as such an expedited approvals process is necessary in order to meet these timing conditions.

Site Context

The site is a +/- 0.41-acre parcel located on Mission Road SW at the west end of Erlton Terrace. The site is currently occupied by a decommissioned Enmax substation facility. The surrounding community is characterized by low-density residential development in the form of single detached and semi-detached homes. Along Mission Road and Macleod Trail to the southwest, multi-residential and mixed-use development between 4-6 storeys has recently been approved and constructed.

The subject site is currently zoned M-CG d72 (Multi Residential – Contextual Grade Oriented) and is within the West Elbow Local Area Plan (LAP). LAP policy identifies the site as Neighbourhood Connector, up to 6 storeys. The proposed building provides 5 storeys of multi-residential above a parkade level, which aligns with the policies of the LAP. A Direct Control (DC) District is required to accommodate parking reductions and site-specific design solutions that arise as a result of grade on the site.

FIG 1 – SITE CONTEXT

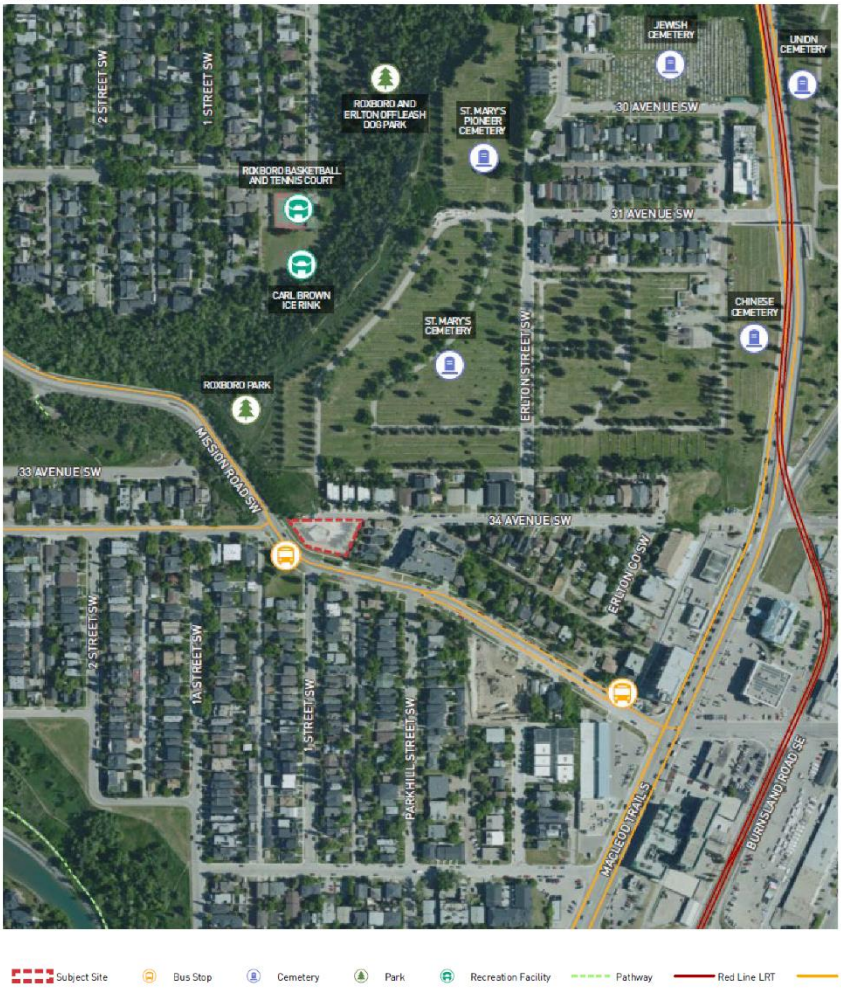


FIG 2 – POLICY CONTEXT

DIRECT CONTROL (DC) RATIONALE & BYLAW REVIEW

A DC District is proposed for this site. Section 20 (1) of the Land Use Bylaw 2P2007 indicates:

Direct Control Districts must only be used for the purpose of providing for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.

The proposed base land use on this site is M-C2 (Multi Residential – Contextual Medium Profile), which includes Multi-Residential as a Discretionary Use. Based on a comprehensive bylaw review, the M-C2 land use is considered to be the most appropriate base district for the proposed use and built form. M-C2 allows for the intended use, which is a multi-residential with contextual setbacks from surrounding low-density residential. However, a DC is required for the following reasons:

- A reduction in motor vehicle parking stalls in exchange from Transportation Demand Management (TDM) measures
- An increase in height to accommodate 5 storeys of residential above a partially underground parkade, on a site with significant grade change
- Increased setbacks from adjacent low-density residential

The DC will also address site-specific design issues that arise from grade on site and specifically the way that height is measured from grade. A maximum height of 22m will be required to accommodate the 5-storey building, stepping down to 20m adjacent to Erlton Terrace. The increased height is necessitated by the significant grade differential between the Mission Road access to the parkade and the Erlton Terrace access at the ground floor. The maximum height under M-C2 is 16m, which is not sufficient to accommodate the proposed 5-storey building. The proposed increase to 22m is beyond what would be considered relaxable under the bylaw, therefore a DC is needed.

The proposed development is for affordable housing in close proximity to primary transit, and as a result the applicant is seeking a reduction to 0.3 stalls per Dwelling Unit in exchange for increased cycling and powered mobility vehicle facilities on-site.

SUMMARY

In conclusion, the proposed application allows for the development of a specific site outcome which is approximately 61 Affordable Housing units. The proposed built form of 5-storey multi-residential aligns with the policies of the draft Local Area Plan. The primary intent of this application is to allow for adjustments to bylaw rules to accommodate the proposed use, where these adjustments cannot be accommodated through any existing district. The proposed DC will also give additional certain of the final proposed use on site. Thank you for your consideration. Please do not hesitate to reach out with any questions or concerns. We look forward to Administration's support of this application.

JACK MODDLE, MPlan, RPP, MCIP
Associate – B&A
e: jmoddle@bastudios.ca
p: 403-554-9707

Applicant Outreach Summary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission

Project name: 108 Mission Road 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)

Outreach for this site includes:

-Presentation and engagement with Erlton CA (May 2025 & May 2026) and Parkhill CA (May 2025)
-Engagement with local area Councillor
-Public information sessions (May 2025 & May 2026)
-on-site signage and advertisement for engagement
-Individual email correspondence with members of the public

Affected Parties

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

-Adjacent residents and community members
-Community Associations
-Councillor

calgary.ca/planningoutreach

Community Outreach on Planning & Development
Applicant-led Outreach Summary

What did you hear?

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

Key themes and comments heard through engagement have included:

1. Servicing and Utilities
   - Questions about garbage collection and utility servicing.
   - Concern that existing water and utility systems were not built for additional density.

2. Density and Housing Mix
   - Some attendees felt the proposed unit count of 63 units was too high.
   - Clarification about the “mixed income” housing model and future residents.

3. Building Height, Setbacks, Shadowing and Privacy
   - Requests to increase setbacks from adjacent residents to the north and east.
   - Requests to reduce the height of the building.
   - Concerns about overlook from balconies on the east side of the building.

4. Trees, Greenspace and Site Design
   - Questions about preservation of existing trees and greenspace.
   - Concerns about additional shadow impacts on Erlton Terrace during winter conditions.

5. Access, Traffic and Road Safety
   - Concern was raised about proposed vehicular access from Erlton Terrace.
   - Residents noted challenging winter conditions on Erlton Terrace, including frequent ice buildup and slip hazards.
   - Pedestrian access and general walkability in the area.
   - Questions about overall vehicle circulation and limited site access points.

6. Parking
   - Questions about the number of parking stalls proposed.
   - Some attendees felt more parking was needed. Others felt too much parking was being provided.

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.

1. Servicing and Utilities
   - The applicant confirmed that through Development Permit, the City will require the applicant to pay the cost of any necessary utility servicing upgrades to serve the site.
   - DP drawings show details of garbage collection, which is to be done from Erlton Terrace.

2. Density and Housing Mix
   - Applicant provided clarification about the non-market land sale program which requires Onward to provide 63 affordable housing units per their contract with the City. Additional information about Onward's housing model was provided.

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Community Outreach on Planning & Development
Applicant-led Outreach Summary

3. Building Height, Setbacks, Shadowing and Privacy
   - Decreased building height to 5 storeys (down from 6) and decreased maximum height from 24m, with rules for stepping down heights next to Erlton Terrace
   - Significantly increased setbacks from Erlton Terrace (previously 3m) and homes to the east (previously 1.2m), reducing the impact of massing on adjacent residents
   - Setting the building back further away from adjacent properties will decrease shadowing impacts.
   - Removing balconies on the east side of the building (at DP plan stage) addresses concerns about privacy & overlook to adjacent yards.

4. Trees and Landscaping
   - It was confirmed that the majority of existing trees on the east side are outside the utility ROW and cannot be retained. The team looked at multiple options but weren't able to avoid this outcome. Instead, the Development Permit will include details of proposed landscaping including the addition of trees for buffering.

5. Access, Traffic and Road Safety
   - Confirmed no parkade access from Erlton Terrace. Vehicle traffic limited to visitor parking and waste & recycling.
   - Applicant is working with the City on Development Permit level details to address sightlines from the parkade and intersection to the top of the hill, and traffic calming opportunities to slow vehicles around the crosswalks and bus stop area.

6. Parking
   - Increased minimum parking ratio to 0.3 stalls/unit. Through DP plans the applicant is currently planning to exceed this amount with 28 stalls proposed (0.44/unit).

How did you close the loop?

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

The May 20, 2026 open house was an opportunity to close the loop on the Land Use application by demonstrating how the applicant has responded to comments heard through 2025-2026, and showing details of the upcoming Development Permit. A subsequent engagement summary will be provided to all attendees of the open house.

calgary.ca/planningoutreach

Erlton Community Association Response

From:	Erlton Planning Chair
To:	Jack Moddle
Cc:	Erlton President; Bev Jarvis; Ian Nash; Jane Geller; Horkan, Melanie; CLWARD8 - Sarah Ferguson
Subject:	[External] Re: LOC2025-0061 - 108 Mission Road SW
Date:	Tuesday, April 21, 2026 11:13:28 AM
Attachments:	image001.png

Hello,

Thank you for attending the meeting last Tuesday and presenting the preliminary design and massing of the project. After hearing the comments from the neighbours and my subsequent discussion with you at the meeting, the Erlton Community Association's Planning Committee would like to offer the following comments.

As stated to you previously, we support affordable housing in our community; however, we believe there can be modifications to the design to allow for community support for your specific project. Specifically, the massing shown in the presentation is of concern. It appears to be a six story slab with no ability to provide softened interfaces. Some observations were previously provided, such as how it would be beneficial to preserve the mature spruce trees along the east side and to step the building height to the north and east to allow greater compatibility with the much lower density interface.

Additionally, after reviewing the presentation, it appears that the main entrance is intended to be from Erlton Terrace instead of Mission Road. We strongly believe that a lay-by and main entrance from Mission Road is preferable, with Erlton Terrace as a secondary entrance. If the main entrance is on Erlton Terrace, there would be a great deal of additional traffic from deliveries and pedestrian pick-up/drop-off on this narrow, unimproved and little-used roadway.

With respect to the massing, the application is for 62 units on a 0.41 acre site with unit density much greater than the neighbouring developments. There was no outreach prior to Onward submitting their application to purchase the land and there was no opportunity to discuss what would be a reasonable increased level of building mass and density. We note that the affordable housing development at the former Erlton School is approved for 60 units on a site that is twice as large as the subject, and the Mission 34 development east of the subject has unit density that would be equivalent to 35 units on your site. While it is clear that the number of units proposed were part of your application to purchase the site, we believe it is necessary to provide a reasonably compatible building envelope.

We recognize there is a great need for affordable housing, and we would encourage you to modify the design to arrive at a building form and community interface that can be supported.

Regards,
Heesung Kim, Chair
Erlton Community Association Planning Committee

Parkhill Community Association Response

Parkhill
COMMUNITY ASSOCIATION

Date: April 3, 2026

To: Bev Jarvis, Onward Homes

Cc: Jack Moddle, Heesung Kim (Erlton Planning Chair, Melanie Horkan (City of Calgary)

Re: Revised Land Use Application - LOC2025-0061, 108 Mission Rd

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Bev:

Thank you for your message. Let us start by saying that we are happy to see below market housing being built as what has been approved since the blanket rezoning decision of 2024, is anything but affordable. Unfortunately, we are disappointed with the application that was shared with us last week by the Erlton Community Association.

At our meeting last year, we expressed concerns about the proposed lack of parking given the building's entrance relocation to 1st St. At the time, your plan was to reduce the proposed amount of parking from 0.5 spots / unit (31) to "27 or so" as you could not afford to build a second level of underground parking and stay within your budget. Providing 0.25 or 16 spots is, in our view, unacceptable if we consider visitors, contractors and residents of this property. The reality is this particular decision will directly impact our community. The parking challenge is exacerbated by the proposed Row House development at 121 and 127 Mission Rd, which is located directly across the street from 108 Mission Rd. They are proposing 0.5 spots / unit and Parkhill residents are already preparing for overflow vehicles on 34th Ave and 1st Street.

We have additional concerns related to pedestrian safety. I recall Jack's description of single mom's walking their kids to school at Rideau Park Elementary and Junior High. As I indicated at the time, the school is over capacity and kids are being bussed to Chinook Park Elementary and Woodman Junior High. The increased volume of vehicle traffic that we are seeing from 8 Mission Rd, the anticipated volumes from 69 Mission Rd and ongoing construction traffic is posing a real risk to pedestrians. We are in traffic calming discussions with the City and CPS as we have significant concerns about the volume and speed of cut through vehicle traffic on our streets. We'd like to understand what measures you are proposing to ensure that pedestrians are safe along this stretch of Mission road.

We are also unhappy with the application for Direct Control. We find it interesting that arguments against Restrictive Covenants are noticeably absent when applying for DC, as the process also circumvents the land use bylaw and can provide developers with additional relaxations and allowances without the need for City approvals. Initially DC was proposed as the Local Area Plans limited building height to 16m for MC-2, 6 storey developments on Mission Rd and you were requesting 22m. Within weeks of both the Chinook and West Elbow LAP approvals, the City's planning department swiftly moved on from our agreed upon height restrictions on MC-2; proposed a 50% increase to 24m and as

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a result, you're getting an additional 2m in building height without a need for additional relaxations. Your neighbours on Erlton Terrace are understandably enraged as their privacy and sunlight will be directly impacted. And we are left wondering why you feel a DC designation is still required.

We've already heard from residents of 1st Street that the proposed changes are unacceptable. They are also concerned about privacy and shading as well as increased traffic. In advance of seeing a DP, we will advise you that we will want to see appropriate setbacks and ingress / egress to ensure that vehicles can enter and exit your property safely. As you know this location is on a curved section of Mission Rd and we are very concerned about how this development might negatively impact pedestrian and driver safety.

We'd be happy to meet in coordination with Erlton and have copied their Planning Chair, Heesung Kim on this letter.

Sincerely,

Parkhill Community Association

Parkhill
COMMUNITY ASSOCIATION

Date: May 14, 2025

To: Melanie Horkan

Re: 108 Mission Rd, LOC 2025 – 0061

Dear Ms. Horkan:

I am writing on behalf of the Parkhill Community Association to share some of our Community's concerns about the current land use redesignation application for 108 Mission Rd. Although the Community Association is supportive of below market housing projects, this particular project on this particular piece of land along this stretch of Mission Rd is troubling for several reasons. We are not the CA of record, but this development will impact Parkhill as much as it impacts Erlton.

1) **SIZE AND SCALE**: MC2 would allow a building of up to 6 storeys or 16m in height and although that would be a significant increase in size and scale from the current ENMAX substation, it is preferable to the 22m that Onward and B&A are presenting as part of their Direct Control (DC) application. We are not supportive of a 22m building for this project given its location on a blind curve along Mission Rd. There is another application before the CPC for the "Mission Towers", which is just east of this location. That application has requested a height relaxation from 16m to "up to 31m" and proposed 197 units.
    a. Both of these applications seem to reflect egregious relaxations to the recently approved Chinook Communities and West Elbow Local Area Plans. **During the LAP hearings communities were repeatedly told by the IPC, Council and the Planning teams that the LAP would provide communities with certainty about what could be built.** That certainty is a map that shows "Building Context Low - up to 6 storeys" or 16m, and this application exceeds that.
    b. Additionally, we were told by B&A that the sale purchase agreement with the City requires Onward build at least 61 units. This has led to their plan for 62 units, which is a massive increase from prior zoning, and we believe an unfair burden on the residents of Erlton Terrace and 1st Street.

We request that a relaxation to the LAP is not granted.

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2) **PARKING:** As per the **current land use** guidelines, this building must provide 0.5 parking stalls per unit. The developer has informed us that adding a second level of parking is cost prohibitive, so they are proposing a further reduction of parking as per their DC application. Given their projected tenant mix, they need to provide a number of wheelchair accessible parking spots, so could only provide a range of how many parking spots would be on that one level. It will be below 31, which begs the question, "where will the overflow cars park"? There is no parking allowed on that narrow stretch of Mission Rd and there is limited parking available on Erlton Terrace, which is the other access point. As the proposed plan moves the access point to 1st Street, we believe that cars will end up parking on a busy Parkhill street, that is currently quite full of residents and construction workers. If the developer pursues the path of not providing sufficient parking for their tenants, we will have no choice but to apply to turn 1st Street and Parkhill St into "permit required" parking zones.

We request that the developer provide enough parking for this building regardless of cost or zoning.

3) **TRAFFIC AND SAFETY:** The current development at 69 Mission Rd has turned our community into a hazardous place to walk and drive. The Mission Bridge closure exacerbated the issue, but now that it has reopened, trucks are not allowed to travel east along 4th Street across the bridge.
   - **a.** We are currently dealing with the construction company and developer building 69 Mission Rd to try to decrease the number of large trucks / construction trailers that are speeding through our neighbourhood. A few weeks ago I watched a double length trailer turn south onto Parkhill St. only to realize it wouldn't make it up the hill, so it backed down onto Mission Rd. We have trucks get stuck on 38A Avenue and Stanley Rd as they are unable to navigate our narrow streets and hills. We also have a high volume of cars cutting through our neighbourhood trying to avoid the construction projects and Macleod Tr. As you can imagine, residents with children have serious concerns about their safety.
   - **b.** Pedestrians have a challenging time navigating this section of Mission Rd in winter. **What is the plan for controlled and well-lit pedestrian crossings?**
   - **c.** Based upon past projects, I suspect that any Transportation Impact Assessment will show that there will be no impact to

the community. That is not the reality we are living with on the ground. **Will there be additional traffic lights added to Mission Rd?** There are potentially 159 additional units proposed for the north side of Mission Rd., with another 100 under construction on the south side. #8 Mission Rd, located at the corner of Macleod Tr and Mission, is now compete and people are starting to occupy the building. **What is the traffic plan associated with this development and more broadly Mission Rd?**

I have reviewed the new Zoning Bylaw draft and recognize that the simplified zoning proposal will allow the developer to do what they wish in the future, with or without the DC designation. The H-4 permitted use allows for 24m in height and the Parking Requirements Draft recommended "Open Option" would allow Onward to provide zero parking spots. What is troubling for residents is we worked through a Local Area Plan process in good faith, and it was approved in April (Chinook) and May (West Elbow) of 2025. If this draft Zoning Bylaw is passed in early 2026, the certainty of up to 6 storeys at a maximum height of 16m, that we believed was established, will be modified and what we view as relaxations today, will be automatically permitted without a neighbour's ability to provide input.

Respectfully, it feels like the entire planning process with the City is flawed, which is disheartening for those of us who would like to see sensible densification in our community. Developers will be approved to do whatever they want without any respect for their neighbours. And that does not seem like an equitable outcome for existing or new residents.

Sincerely,

Ruth Melchior
Director, Development
Parkhill Community Association

Calgary Planning Commission Member Comments

For CPC2026-0510 / LOC2025-0061
heard at Calgary Planning Commission
Meeting 2026 June 11

Member	Reasons for Decision or Comments
Commissioner Hawryluk	Reasons for Approval • The proposed Direct Control District, which is based on the Multi-Residential – Contextual Medium Profile (M-C2) District, complies with the West Elbow Local Area Plan: - Neighbourhood Connector Urban Form Category, and - Low (up to 6 storeys) Building Scale Modifier. This parcel slopes 4.5m from Erlton Terrace SW to Mission Road SW and has a 6m utility right-of-way along its east side. The Direct Control responds to those constraints and residents' concerns. Custom setbacks provide certainty to adjacent residents. The height has been lowered from 24m to 22m (about 6 storeys to 5 storeys). This pushes the building to the southwest (away from residents to the north and east). During Commission's review, Administration reported that the driveway access would come from Mission Road. The exact location and whether it would be a right-in, right-out arrangement would be determined during the development permit process. Administration reported that the utilities can support this application and that traffic volumes are not a concern because this application is unlikely to add 100 trips/day, which would be required for a traffic study. It looks like people use part of the site to turn around on Erlton Terrace; Administration also told Commission that they would make sure that Erlton Terrace would work for those who currently turn around on Erlton Terrace. The Applicant reported that about 30% of the Operator's parking stalls are used at their other sites. Reducing the minimum parking requirement at this location avoids building more parking than is needed. One of the Community Association letters asserts that they were under the impression during the Local Area Plan process that a 6-storey building would be 16m tall. With 14" floor joists, a 16m tall 6-storey building would have 7' 7" floor-to-ceiling heights. Most people would find that uncomfortable.

Calgary

Public Submission

CC 968 (R2026-04)

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I have read and understand the above statement.

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First name [required]	Bill
Last name [required]	Fischer
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 21, 2026

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

[required] - max 75 characters	Land Use Re-designation (LOC2025-0061) for 108 Mission Road S.W.

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Public Submission

CC 968 (R2026-04)

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

June 30, 2026

Mayor and Council,

I'm writing as a resident of Erlton in opposition to a Land Use Re-designation (LOC2025-0061) for 108 Mission Road S.W. to be heard at a public hearing on July 21st, 2026.

In addition, the undue haste to approve the development permit (DP2026-03372) in advance of the public hearing is troublesome. This is a prime example of the cart-before-the-horse.

While there are a myriad of issues surrounding this LOC and DP, the key issues that negatively impact the adjacent neighbours and the surrounding community are:

the excessive height above grade;
the narrow lane-way of Erlton Terrace (described as a road);
the lack of required parking;
and the privacy issues due to overlooking.

Approval of all these items requires gross relaxations of the rules of the Land Use Bylaw.

Please look at these items through a critical lens and do not rubber-stamp this flawed design that will negatively impact the adjacent neighbours for decades.

A building of lower height, with required parking, and a relaxation-free design would easily meet the goal of providing affordable housing without negatively impacting the adjacent neighbours and our community.

Thank you,

William Fischer
65 - 31 Avenue SW
Calgary, AB T2S 2Y7
[redacted]

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CC 968 (R2026-04)

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First name [required]	Gilles
Last name [required]	Corpart
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 21, 2026

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

[required] - max 75 characters	LOC 2025-0061 and DP 2026-03372

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Public Submission

CC 968 (R2026-04)

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

- Petition of 300+ signatures
- Hundreds of opposition letters
- 9 out of 10 residents opposed to the size of the project
- Hundreds of upset taxpayers
- Community involvement ignored
- Concerns not taken into consideration
- Information distorted by the applicant & City Administration
- Neighbour concerns not addressed at CPC meeting
- No noise study
- No traffic impact study

Erlton Terrace
LANE
MAIN ENTRY
EXIT
LOADING
URW
CIRCULATION
Revised (2026)

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Julie
Last name [required]	Larsen
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	No
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 21, 2026

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

[required] - max 75 characters	108 Mission Road

Calgary

Public Submission

CC 968 (R2026-04)

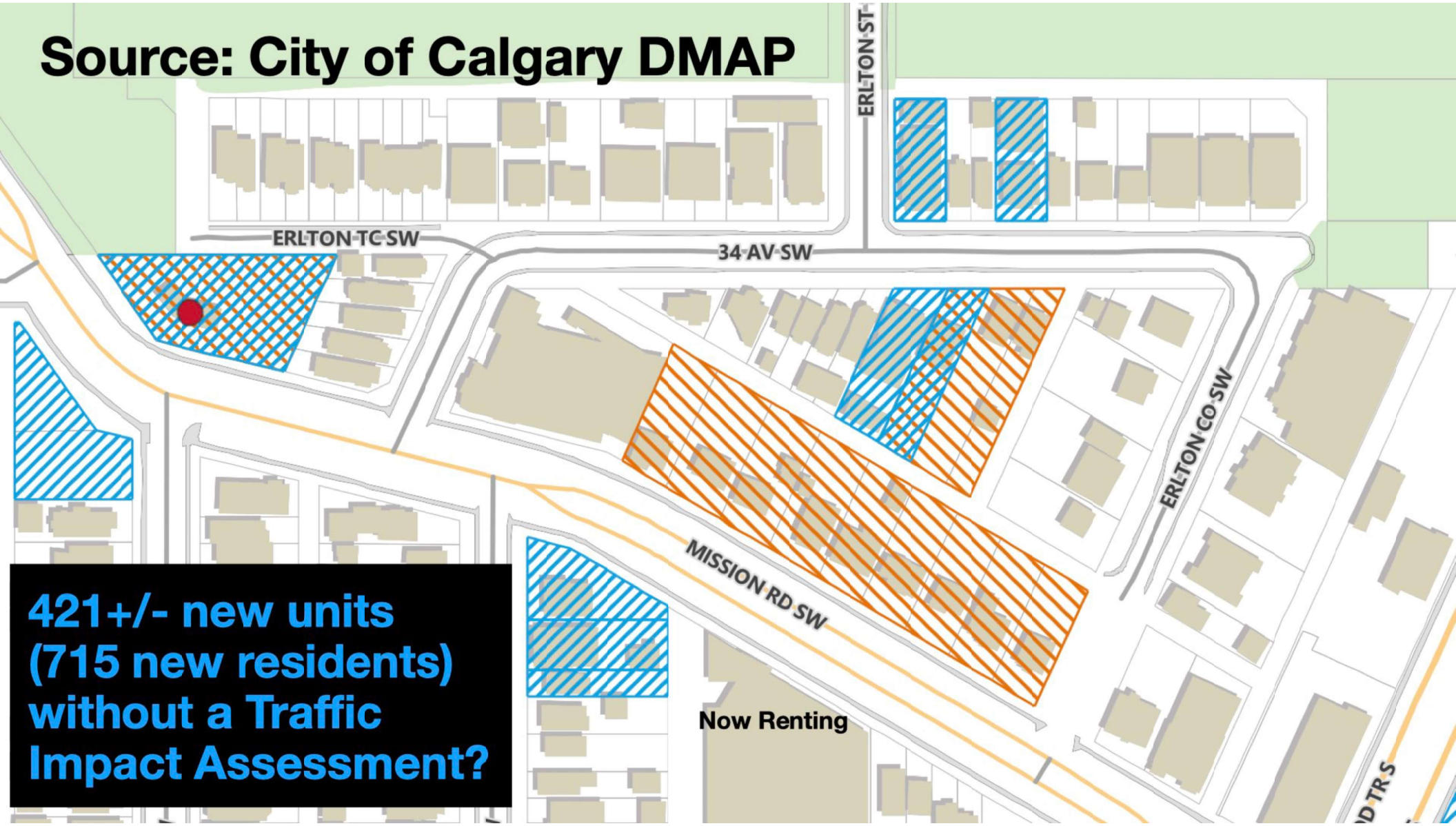
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	Julie Larsen - 108 Mission.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

The proposal includes only three visitor parking stalls on Erlton Terrace.
Whether there are three stalls or even six, it is simply not enough.
Where will visitors park?
Existing 34th Avenue Congestion

Source: City of Calgary DMAP

• Land Use Redesignation - LOC2025-0061	61 units
• Development Permit - DP2019-6579	10 units
• Land Use Redesignation - LOC2026-0061	40 units (guesstimate)
• Land use Redesignation - LOC2024-0298	197 units
• Mission Landing (now renting)	113 units
TOTAL	**421 units**

421+/- new units (715+/- new residents) without a Traffic Impact Assessment?


Source: City of Calgary DMAP
ERLTON ST
ERLTON TC SW
34 AV SW
ERLTON CO SW
MISSION RD SW
421+/- new units
(715 new residents)
without a Traffic
Impact Assessment?
Now Renting

Calgary

Public Submission

CC 968 (R2026-04)

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I have read and understand the above statement.

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First name [required]	Pamela
Last name [required]	Tchida Kupidy
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	no
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 21, 2026

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

[required] - max 75 characters	108 Mission Road S.W. land use change

Calgary

Public Submission

CC 968 (R2026-04)

Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	Pamela Tchida Kupidy July 21.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

OSED LAND
HANGE
PUBLIC HEARING
July 21, 2026 9:30 AM
A change is proposed at 108 MISSION RD SW to allow for:
▪ Direct Control (DC) District to accommodate multi-residential development - primarily apartment buildings [Multi-Residential - Contextual Medium Profile (M-C2)];
▪ a maximum building height of 22 metres (about 5-6 storeys) (an increase from the current maximum of 12 metres); and
▪ a maximum building area of 4182 square metres.
about 5-6 stories?

QUOTES FROM THE JUNE 11 CPC MEETING (VIDEO)

"…but I believe we did do above and beyond in due-diligence in engaging. -Jack Moddle, Applicant

"I do have a supplementary slide (on shadowing). I don't know how much you will see…" -Melanie Horkin, Planning & Development

"… the back alley lane (Erlton Terrace) provides access to the properties." -City Mobility

PRIOR TO A DECISION BEING MADE WE RESPECTFULLY REQUEST:

- meaningful dialogue, clarity, and fair engagement
- a comprehensive Traffic Impact Assessment
- a revised design with lower density that better reflects a neighbourhood-friendly design and reduces overall intensity

As taxpayers, neighbours, and families who love our communities and will live with the impacts of this decision every day we ask to be heard.

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Nicole
Last name [required]	Bakker Hislop
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 21, 2026

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

[required] - max 75 characters	108 Mission Road - LOC2025-0061

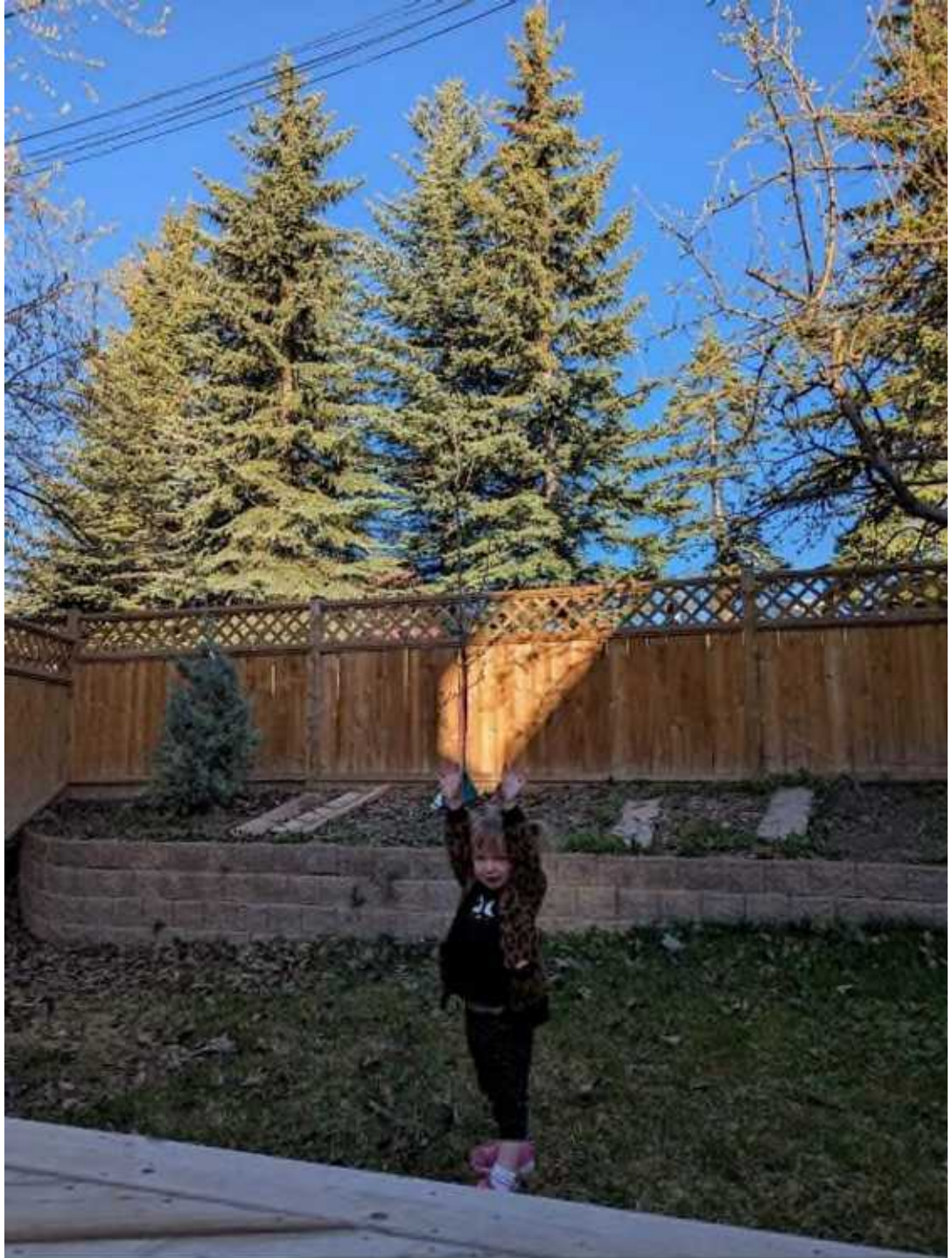
Calgary

Public Submission

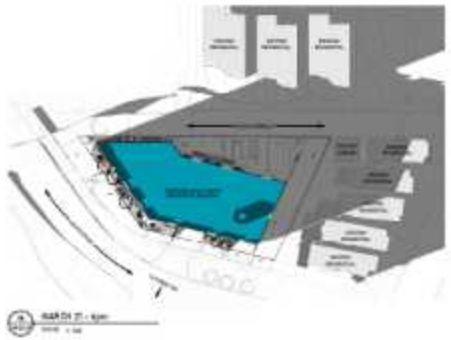
CC 968 (R2026-04)

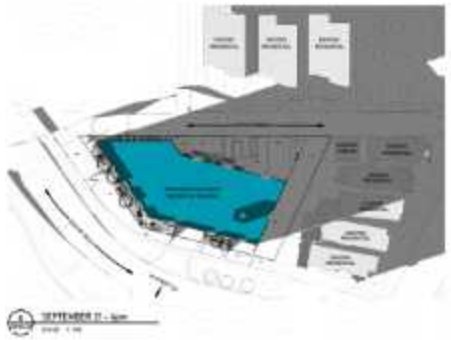
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME	NBH - Presentation for June 21 Council Meeting (LOC2025-0061)..pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I plan to provide comments in relation to the attached presentation in person. Thank you.

Erlton Terrace SW
Erlton Terrace SW
88
90
92
94
96
108
34 Ave SW
34 Ave SW
My Haven Laser & Spa
Mission Rd SW
Mission Rd SW
Mission Rd SW

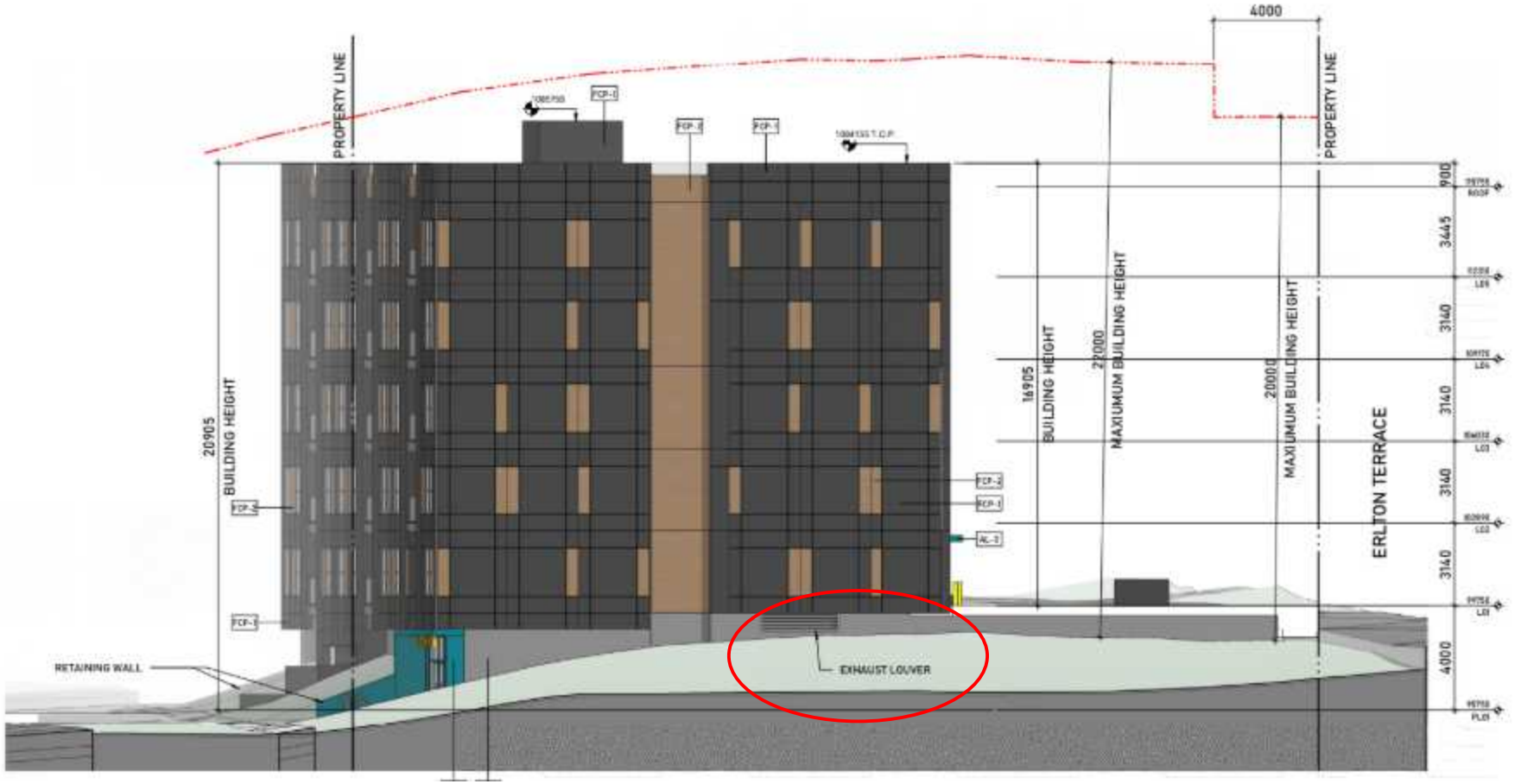


MISSION ROAD SW





Onward - Erlton


4000
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BUILDING HEIGHT
14905
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22000
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20000
MAXIMUM BUILDING HEIGHT
ERLTON TERRACE
RETAINING WALL
EXHAUST LOUVER
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3445
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3140
3140
3140
4000

Erlton Terrace SW
Erlton Terrace SW
34 Ave SW
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34 Ave SW
108
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90
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76
81
67
Mission Rd SW
Mission Rd SW
My Haven Laser & Spa

Calgary

Public Submission

CC 968 (R2026-04)

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First name [required]	Angus
Last name [required]	Bain
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	No
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 21, 2026

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

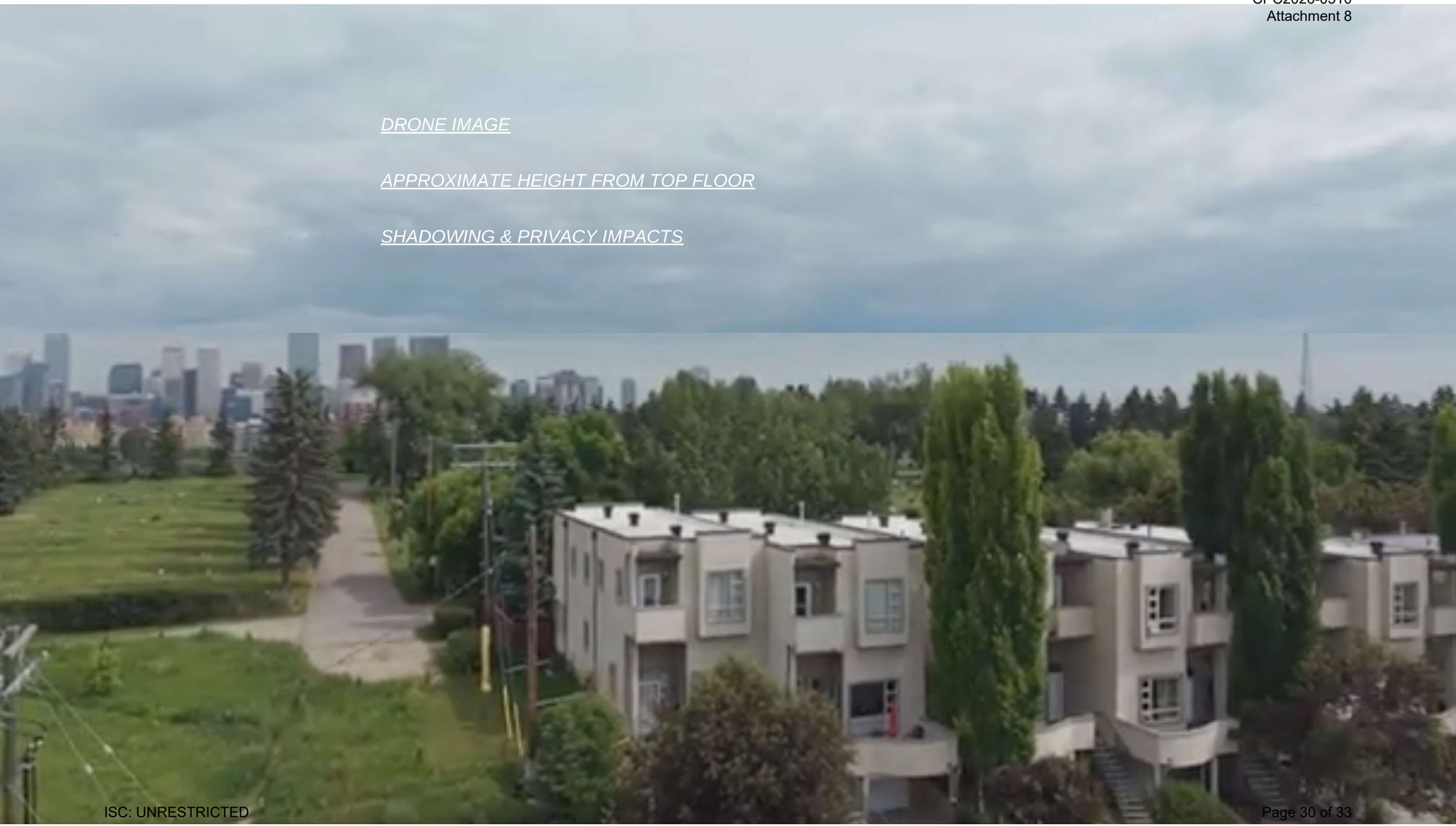
[required] - max 75 characters	108 Mission Road SW

Calgary

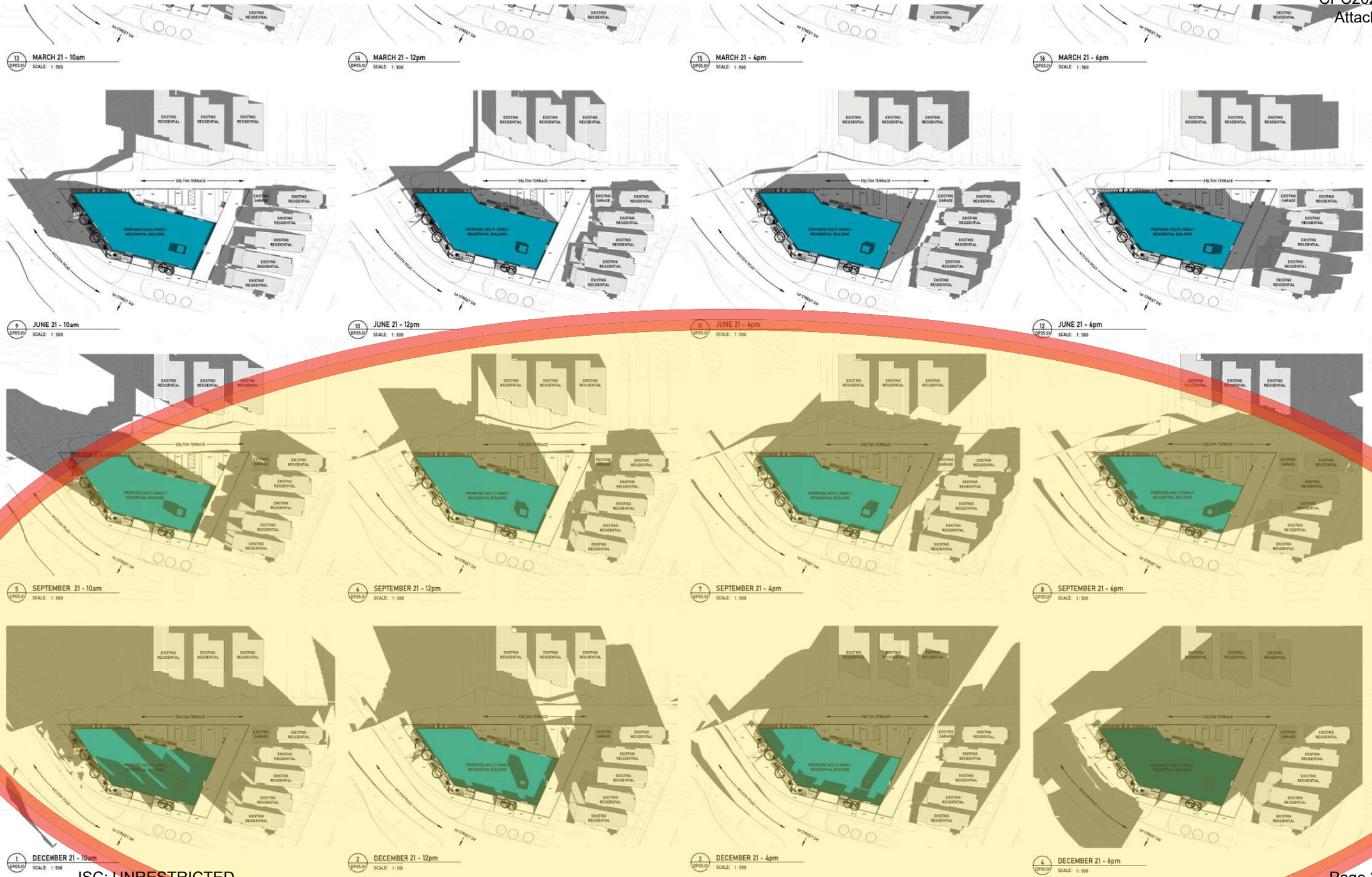
Public Submission

CC 968 (R2026-04)

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


DRONE IMAGE
APPROXIMATE HEIGHT FROM TOP FLOOR
SHADOWING & PRIVACY IMPACTS

"I do have a supplementary slide. I don't know how much you will see…"
Melanie Horkin, Planning & Development
Land Use Amendment in Erlton (Ward 8) at 108 Mission Road SW, LOC2025-0061, CPC2026-0510
7.2.2



DATE	ISSUED FOR	REV
26-06-08	DEVELOPMENT PERMIT	0

Client: Onward Homes

Project: Onward - Erlton

108 Mission Rd SW, Calgary, AB T2S 0T4

Lots 5 to 10, Block 8, Plan 5793 U

Drawing Title: SHADOW STUDIES

Project Manager: DANI LALONDE	Drawn: KT
Project Leader: KYLE THORPE	Checked: DL
Scale:	1:500
Project No.	CTZN24-0025
Drawing No.	DP05.01

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PRELIMINARY - NOT FOR CONSTRUCTION

West Elbow LAP POLICY

Section 2.2.1.4 Neighbourhood Connector and Neighbourhood Local

The policy states that development should:

“consider shadowing impacts on neighbouring properties”

Land Use Amendment in Killarney/Glengarry (Ward 8) at 3214 – 29 Street SW, LOC2026-0023

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 3214 – 29 Street SW (Plan 5661O, Block 53, Lots 33 and 34) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 JUNE 25:

That Council give three readings to **Proposed Bylaw 95D2026** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 3214 – 29 Street SW (Plan 5661O, Block 53, Lots 33 and 34) from Direct Control (DC) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This land use amendment seeks to redesignate the subject site to allow for rowhouses, townhouses and secondary suites in addition to the building types already listed in the existing district (e.g. single detached, semi-detached and duplex dwellings).
- The application aligns with *the Municipal Development Plan (MDP)* and the *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 nearby amenities.
- Why does this matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application, located in the southwest community of Killarney/Glengarry, was submitted by Sara Karimi Avval on behalf of the landowner, Atikullah Qaderi, on 2026 February 23. The existing Direct Control (DC) District (Bylaw 29Z91) is based on the Residential Low Density (R-2) District of the previous Land Use Bylaw (LUB) 2P80. The DC District limits development to a maximum of two dwelling units and no secondary suites as they were not a listed use in LUB 2P80. No development permit application has been submitted at this time.

The approximately 0.06-hectare (0.14 acre) site is located on the east side of 29 Street SW and about 64 metres (a one-minute walk) north of Richmond Road SW. The proposed R-CG District would allow for rowhouses, townhouses and secondary suites in addition to the building types already listed in the existing district (e.g. single detached, semi-detached and duplex dwellings) in a building up to 11 metres (three storeys) in height.

Land Use Amendment in Killarney/Glengarry (Ward 8) at 3214 – 29 Street SW, LOC2026-0023

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach
As part of the review of the proposed land use amendment application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant emailed the Killarney-Glengarry Community Association and visited approximately 17 homes within a 60-metre radius to discuss the initial H-GO District application with residents. Approximately 17 letters were also delivered to neighbours. In response to community feedback on the H-GO District proposal, the applicant revised their proposal to the R-CG District and conducted additional community outreach, which involved emailing the Killarney-Glengarry Community Association and visiting approximately 10 neighbouring homes of neighbours who had previously provided feedback. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach
In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on site and published online. Notification letters were also sent to adjacent landowners. In addition, the revised application to the R-CG District was notice posted again and re-published online.

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

- increased traffic and parking issues;
- multi-unit residential buildings do not fit the character of the community; and
- public infrastructure may not be able to accommodate an increase in users.

No comments from the Killarney-Glengarry Community Association were received.

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

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

Land Use Amendment in Killarney/Glengarry (Ward 8) at 3214 – 29 Street SW, LOC2026-0023

IMPLICATIONS

Social
The proposed application would enable a range of housing types that can accommodate different age groups, lifestyles and demographics. The site and building design would be 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*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

Economic
This land use amendment would allow for more efficient use of land, existing infrastructure and services in the community.

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with this proposal.

ATTACHMENTS
1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 95D2026**

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 29 Street SW and about 64 metres (a one-minute walk) north of Richmond Road SW. The site is approximately 0.06 hectares in size (0.14 acres) and is approximately 15 metres wide by 76 metres deep. The site is accessed from the rear via a lane to the east and is currently developed with a single detached dwelling and a rear detached garage.

Surrounding development is predominately low-density residential mixed with school and park sites. Nearby parks include Richmond Green Park, which contain tennis courts, baseball diamonds and a toboggan hill, and the Currie Reservoir disc-golf course, which are both located approximately 200 metres (a three-minute walk) southwest of the site. The Killarney-Glengarry Community Association building, greenspace, playground and tennis courts are located approximately 400 metres (a five-minute walk) northeast of the site. Killarney Elementary School and Gladmere baseball diamond are located approximately 600 metres (a nine-minute walk) northwest of the site. Commercial development is located about 110 metres (a two-minute walk) south of the site on the north side of Richmond Road SW.

Community Peak Population Table

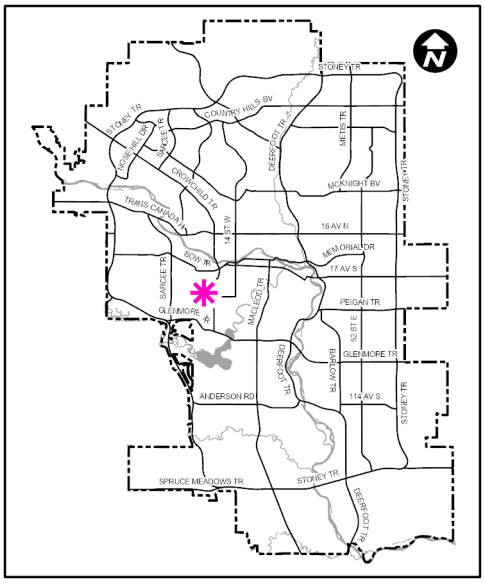
As identified below, the community of Killarney/Glengarry reached its peak population in 2019.

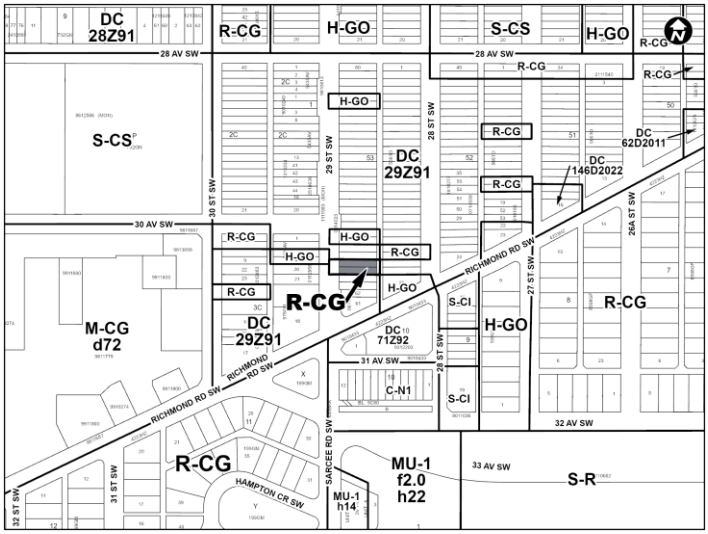
Killarney/Glengarry	
Peak Population Year	2019
Peak Population	7,685
2019 Current Population	7,685
Difference in Population (Number)	0
Difference in Population (Percent)	0%

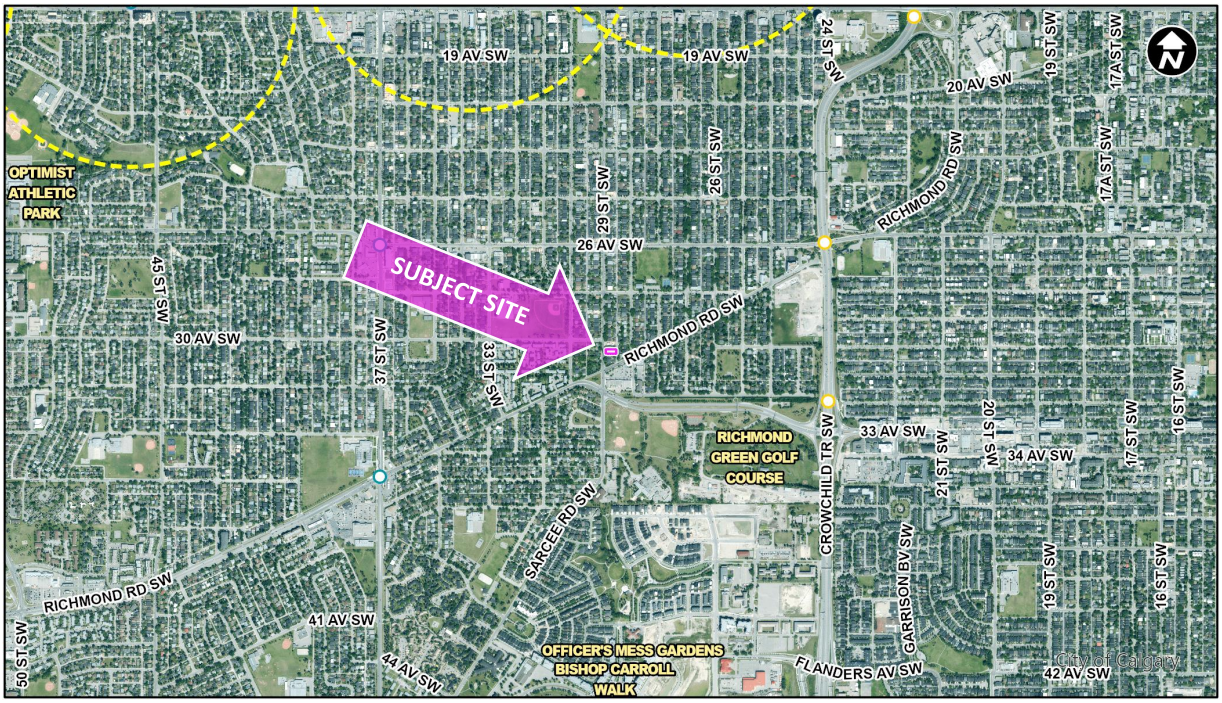
Source: *The City of Calgary 2019 Civic Census*

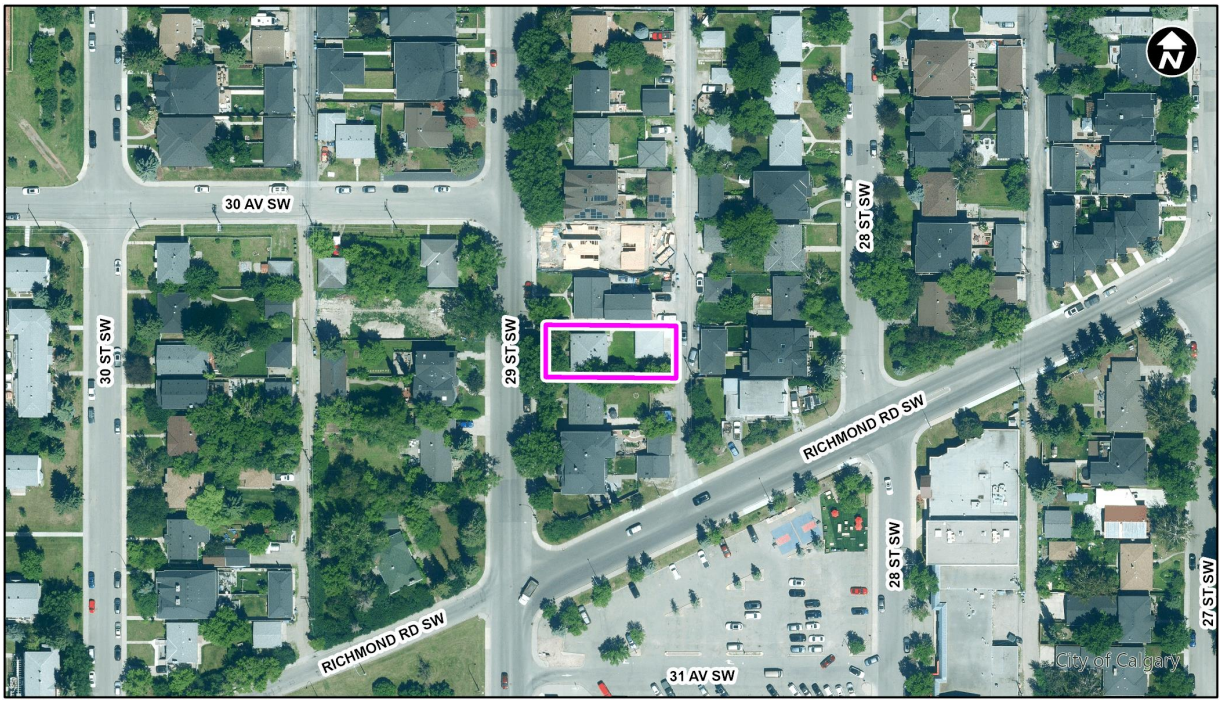
Additional demographic and socio-economic information may be obtained online through the Killarney/Glengarry Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing Direct Control (DC) District (Bylaw 29Z91) is based on the Residential Low Density (R-2) District of previous Land Use Bylaw 2P80. This DC District allows low-density residential development in the form of single-detached, semi-detached and duplex dwellings with specific lot width and area requirements for single detached dwellings. The applicant is interested in developing more than two units and secondary suites on the site, the latter of which are not a listed use in Bylaw 2P80.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres, a maximum lot coverage of 60 percent and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to four dwelling units.

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

Development and Site Design
The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking.

Transportation
Pedestrian access to the site is available via existing sidewalks on 29 Street SW, which is designated as a collector road. The street is also a designated on-street bicycle route that connects directly to the 26 Avenue SE on-street bicycle lanes, providing a connection to the broader Always Available for All Ages and Abilities (5A) Network and the Centre City bicycle network. 26 Avenue SW is undergoing an improvement project to provide a safe street for everyone including those walking, wheeling, driving and taking transit. The site is located near the recently constructed 37 Street SW Main Street project, which includes a multi-use pathway.

Transit service is available along Richmond Road SW and along 26 Avenue SW. Service on Richmond Road is available approximately 300 metres (a five-minute walk) south of the site. Route 22 (Richmond Road SW) provides bus service to downtown and points west along Richmond Road at 28-minute intervals during peak periods. Route 66 (Lakeview) provides bus service at 23-minute intervals during peak periods to downtown and south the Lakeview neighbourhood and North Glenmore Park. Service along 26 Avenue SW is located 350 metres north of the site. Route 6 (Killarney/26 Avenue) provides services at 23-minute intervals during peak periods. The subject site is within Residential Parking Zone “T”.

Direct vehicular access to future development will be provided from the rear lane.

Environmental Site Considerations
At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing
Water, sanitary, and storm utilities exist adjacent to the site within public road rights-of-way. Servicing requirements will be determined at the time of development permit application.

Legislation and Policy

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

Municipal Development Plan (Statutory – 2009)
The subject site is located within the Developed Residential – Inner City area in Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage the redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. These policies also deliver small and incremental benefits to climate resilience. The proposed R-CG District aligns with the relevant MDP policy direction.

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

Westbrook Communities Local Area Plan (Statutory – 2025)
The *Westbrook Communities Local Area Plan* (LAP) identifies the subject site as being part of the 'Neighbourhood Flex' urban form category (Map 3: Urban Form) with a Low - Modified building scale modifier (Map 4: Building Scale), which allows for up to four storeys in height. Neighbourhood Flex areas are characterized by a mix of commercial and residential units with units that are oriented towards the street. The proposed redesignation to the R-CG District aligns with these policies by allowing flexible grade-oriented housing forms that fit within the intended scale and character of the area.

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

Applicant Submission

Company Name (if applicable):
N/A

LOC Number (office use only):

Applicant's Name:
Atik Qaderi

Date:
27-05-2026

RE: Proposed Land Use Redesignation - 3214 29 Street SW

We are submitting this application in conjunction with a proposed land use redesignation for 3214 29 Street SW that is proceeding before CPC and Council within the City of Calgary.

The original application proposed redesignation from DC 29Z91 to H-GO. Following community outreach and discussions with surrounding residents and stakeholders, the application has been revised from H-GO to R-CG in response to concerns related to parking, traffic, development intensity, and neighbourhood compatibility.

This submission is intended for informational purposes regarding the proposed land use redesignation only and does not represent a final development design or future development permit approval.

Established communities throughout Calgary continue to evolve in response to population growth, changing housing needs, and long-range municipal planning objectives. Communities such as Killarney/Glengarry are experiencing gradual residential transition and reinvestment, which supports the long-term sustainability and vitality of inner-city neighbourhoods.

One of the important long-range goals of The City of Calgary, as outlined in the Municipal Development Plan (MDP), is to encourage moderate residential growth within existing serviced communities while reducing urban sprawl and making efficient use of existing municipal infrastructure, schools, parks, businesses, transit, and community amenities.

The revised R-CG application represents a lower-intensity and more context-sensitive residential district than the originally proposed H-GO designation. The revised proposal better reflects surrounding development patterns while still supporting City objectives related to housing choice, affordability, and gradual residential intensification.

Applicant Outreach Summary

Calgary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Change Of Zoning 3214 29th St SW, Calgary AB, T3E-2L1

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)

Community outreach was conducted with nearby residents and affected parties regarding the proposed redesignation from H-GO to R-CGr. Outreach activities included informal discussions with neighbouring residents, review of community feedback, and explanation of the revised proposal and its intended scale. Outreach was conducted during May 2026 through direct communication with nearby residents surrounding the subject property. Approximately 6-10 neighbouring households were contacted land use redesignation. The outreach focused on explaining the revised application from H-GO to R-CGr and gathering feed back related to neighbourhood compatibility, parking, traffic, density and built form. participants were informed that the revised R-CGr proposal represents a low intensity and more context sensitive form of residential development consistent with City Planning policies.

(continued on separate page see attached)

Stakeholders

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

The outreach program included communication with:

- Adjacent and nearby residents
- Surround property owners
- Emails to members of the local community

calgary.ca/planningoutreach

Calgary

Community Outreach for Planning & Development
Applicant-led Outreach Summary

What did you hear?
Provide a summary of main issues and ideas that were raised by participants in your outreach.

the primary concerns raised during outreach related to:
- On street parking availability
- Increased vehicale traffic
- Density and neighbourhood character
- Compatibility with surrounding residential properties
(continued on separate page see attached)

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.

Community Feedback directly influenced the decision to revise the application from H-GO to R-CG. In response to concerns regarding parking, traffic, density, and overall development scale, the proposed land use was reduced to a lower intensity residential district that better reflects the surrounding neighbourhood context while still supporting calgary's housing objectives.
(continued on separate page see attached)

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) participants who provided feedback were informed that the application had been revised from H-GO to R-CG in response to community concerns and input received during the outreach process. The revised proposal follow up discussions and direct communication with affected residents. Participants were advised that the updated application reflects a lower intensity and more context-sensitive form of develop intended to better align with neighbourhood expectations while remaining consistent with city of calgary planning policies and housing objectives. The outreach process helped improve communication, clarify the revised proposal, and demonstrate responsiveness to community feedback.

calgary.ca/planningoutreach

Outreach Strategy

The outreach process was intended to better understand community concerns while ensuring the proposal aligns with Calgary's housing and growth objectives under existing municipal planing policies.

What did you hear?

some participants expressed concern that the original H-GO designation could result in higher development intensity than what they felt was appropriate for the imediat area. other participants acknowledged the need for additional housing options within established communities but preferred a lower-density approach that would maintain a ground oriented residential form more consistent with the surrounding neighbourhood context.
overall, feedback indicated Stroger support for a moderate and contextual residential district rather than a higher intensity land use designation.

How did stakeholder input influence decisions?

The revised R-CG application represents a more balanced and context sensitive approach that aligns with city planning policies encouraging gradual residential intensification and "missing middle" housing within established communities.

The revised proposal maintains low rise, ground oriented housing forms and addresses many of the concerns identified during outreach while continuing to support efficient use of existing municipal infrastructure and services.

PROPOSED

CPC2026-0460
ATTACHMENT 4

BYLAW NUMBER 95D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2026-0023/CPC2026-0460)

* *

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

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

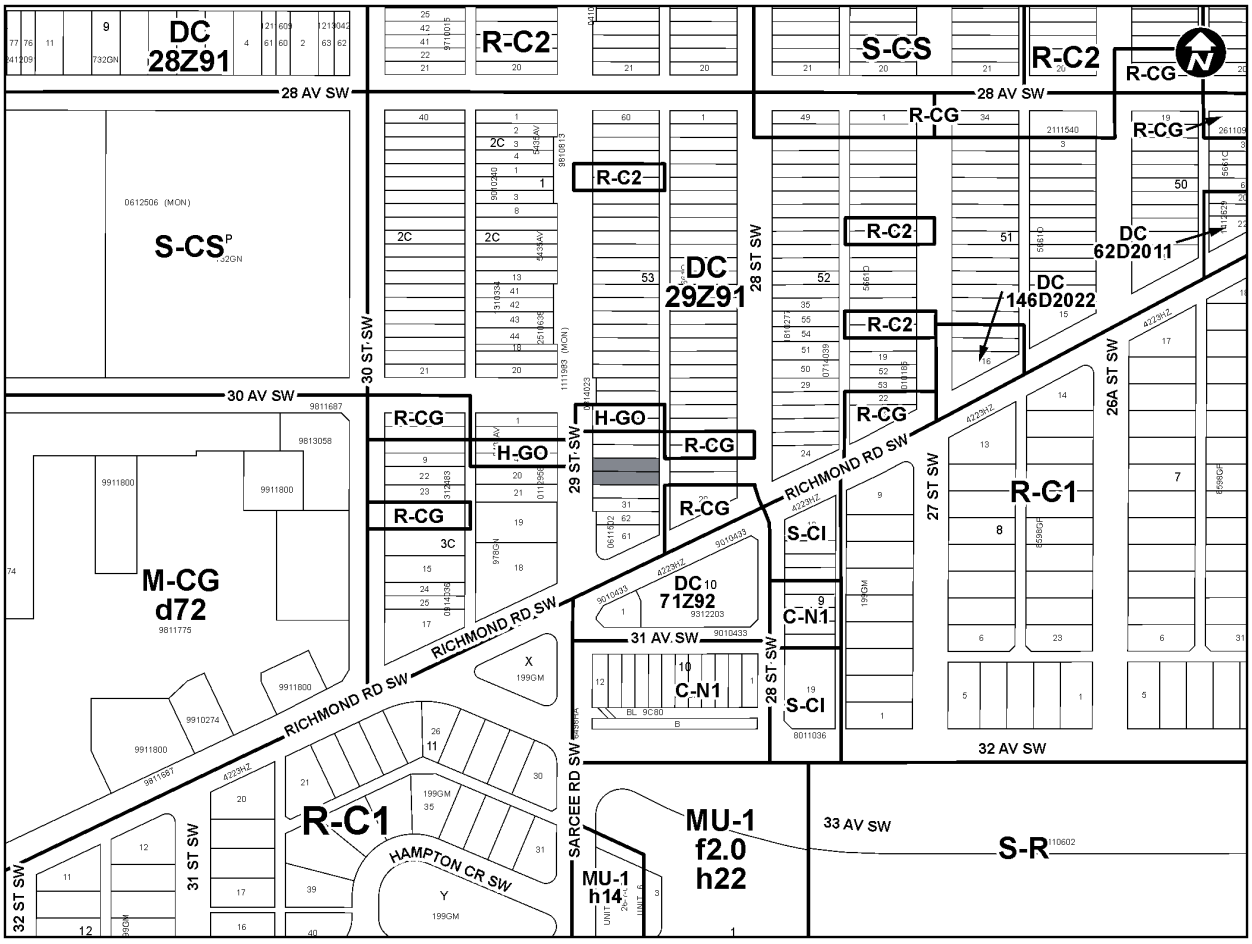
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0023/CPC2026-0460
BYLAW NUMBER 95D2026

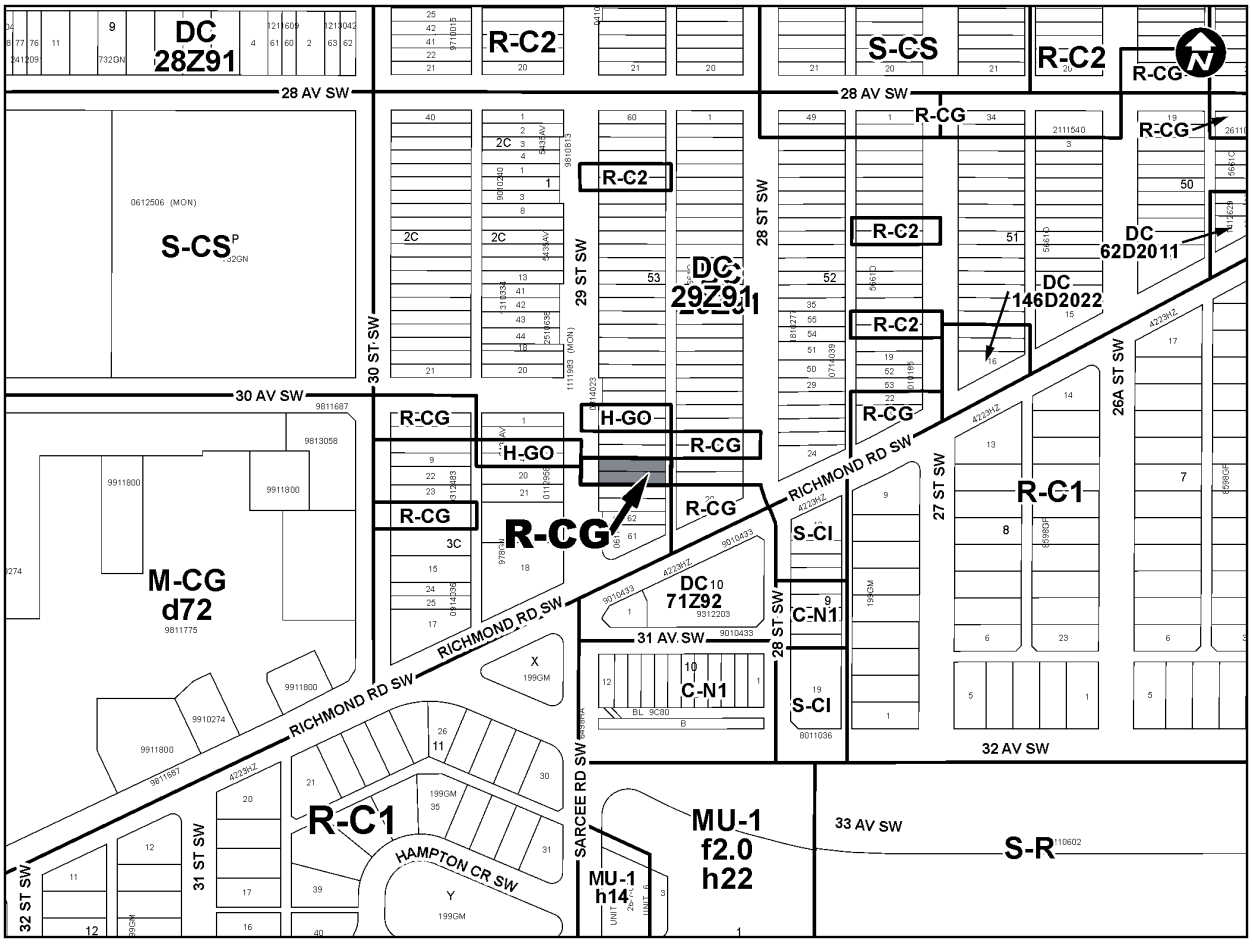
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0023/CPC2026-0460
BYLAW NUMBER 95D2026

SCHEDULE B



Land Use Amendment in Currie Barracks (Ward 8) at 220 Dieppe Drive SW, LOC2026-0043

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.73 hectares ± (1.8 acres ±) located at 220 Dieppe Drive SW (Plan 2311868, Block 12, Lot 1) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 JULY 9:

That Council give three readings to **Proposed Bylaw 98D2026** for the redesignation of 0.73 hectares ± (1.8 acres ±) located at 220 Dieppe Drive SW (Plan 2311868, Block 12, Lot 1) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed use development, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject site to a new Direct Control (DC) District, which is similar to the existing DC District, to allow for mixed use development with some projections within the setback areas.
- The proposed application aligns with the applicable policies of the *Municipal Development Plan* (MDP) and the *Revised Currie Barracks CFB West Master Plan* (the Master Plan).
- What does this mean to Calgarians? The proposal will provide land use rules that better support additional housing options and contribute to the approved development framework of the Master Plan.
- Why does this matter? Redevelopment of the subject site near amenities and infrastructure in the established area of the city will optimize existing infrastructure and contribute to Calgary's overall economic health.
- A development permit application (DP2025-07077) for a 235 unit multi-residential building was submitted on 2025 December 22 and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the southwest community of Currie Barracks, was submitted by O2 Planning and Design on behalf of the landowner, Gryphon Currie Lands Inc., on 2026 April 6. The approximately 0.73 hectare (1.8 acre) lot is located on the southeast corner of Dieppe Drive SW and Currie Lane SW. The site is currently vacant.

As noted in the Applicant Submission (Attachment 3), the intent of the application is to allow for similar development as the current DC District and to allow projections into the setback area below grade and some projections above grade with limits. Under the current district, below-grade elements such as underground parking and utility infrastructure (Enmax vault) are not

allowed within setback areas. In addition, the proposed DC District removes rules affecting the height of the floors closest to grade, as these rules limited building design and site efficiency.

The maximum building height has also been lowered to a maximum of eight storeys as indicated in the Master Plan. No changes are proposed to the permitted uses, density, parking, or other requirements set out in the existing DC District.

The proposal is in alignment with the policies of the MDP and the Master Plan, which supports increased housing diversity and a mix of uses in an area that is well served by services, amenities and transit.

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 chose to undertake a limited public outreach and met with the Rutland Park Community Association (CA) as the land use amendment proposes only minor changes to the existing DC District. Refer to the Applicant Outreach Summary, Attachment 4, for details on who and what was said, heard and what response or changes were made to the application.

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 to this application from the public. The letters of opposition included the following areas of concern:

- building height;
- scale / massing; and
- shadow impact.

The Rutland Park CA provided an email of conditional support (Attachment 5) indicating support for the intended development below grade in the setback area and removal of some building design rules. It also indicated non-support if changes to the permitted uses, building heights, density and parking were contemplated.

Administration considered the relevant planning issues specific to the application and in consultation with the applicant, reduced the maximum building height allowed and included a step back rule that is sensitive to adjacent development. The changes proposed to the DC District are appropriate based on the intent for a street-oriented multi-residential development that considers the existing context of the area. The DC District would also provide flexibility in

the built form that is compatible with the adjacent area. The detailed design of the development is being reviewed and determined with the development permit application.

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

IMPLICATIONS

Social
The proposal would allow for additional housing choices for Calgarians within an established neighbourhood that already offers a wide range of services, community amenities and convenient access to transit.

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

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

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with this proposal.

ATTACHMENTS
1. Background and Planning Evaluation
2. Proposed Bylaw 98D2026
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Currie Barracks on the southeast corner of Dieppe Drive SW and Currie Lane SW. The site is approximately 0.73 hectares (1.8 acres) in size and is approximately 87 metres wide by 74 metres deep. The site is currently vacant.

The Currie Barracks community is home to remnants of a former Canadian Forces military base that closed in 1998. The community is in the process of redeveloping with a mix of residential and commercial uses. Nearby amenities within walking distance of the subject site include Alexandria Park and Clear Water Academy. Further south of the site is Bishop Carroll High School and Mount Royal University. Various retail and commercial uses are also available within the adjacent communities of Rutland Park, Killarney/Glengarry, South Calgary, Lincoln Park, Glamorgan and Glenbrook.

Community Peak Population Table

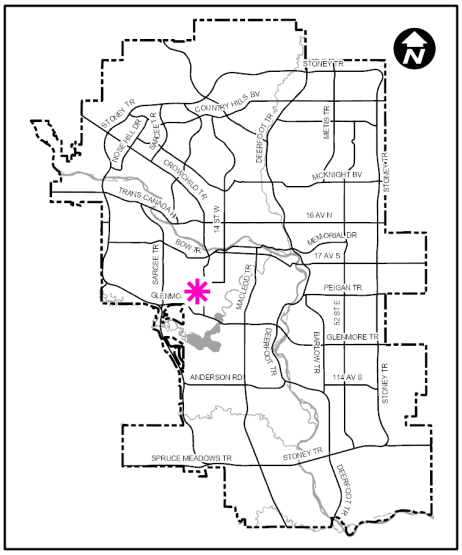
As identified below, the community of Currie Barracks reached its peak population in 2019.

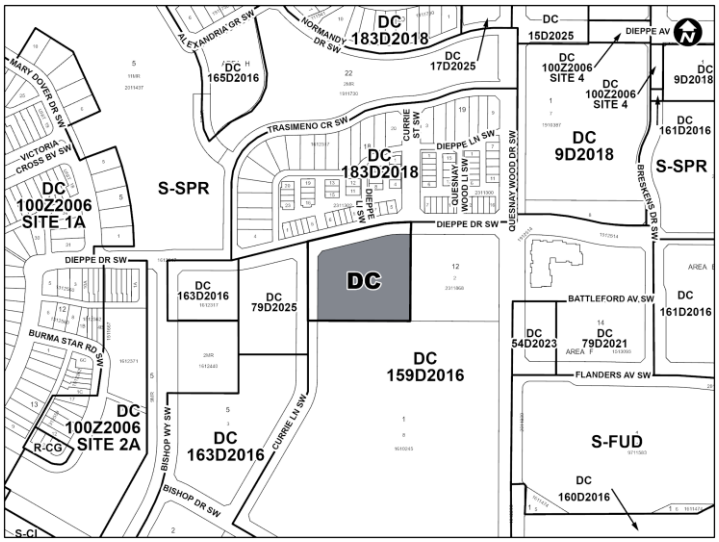
Currie Barracks	
Peak Population Year	2019
Peak Population	1,262
2019 Current Population	1,262
Difference in Population (Number)	± 0
Difference in Population (Percent)	0%

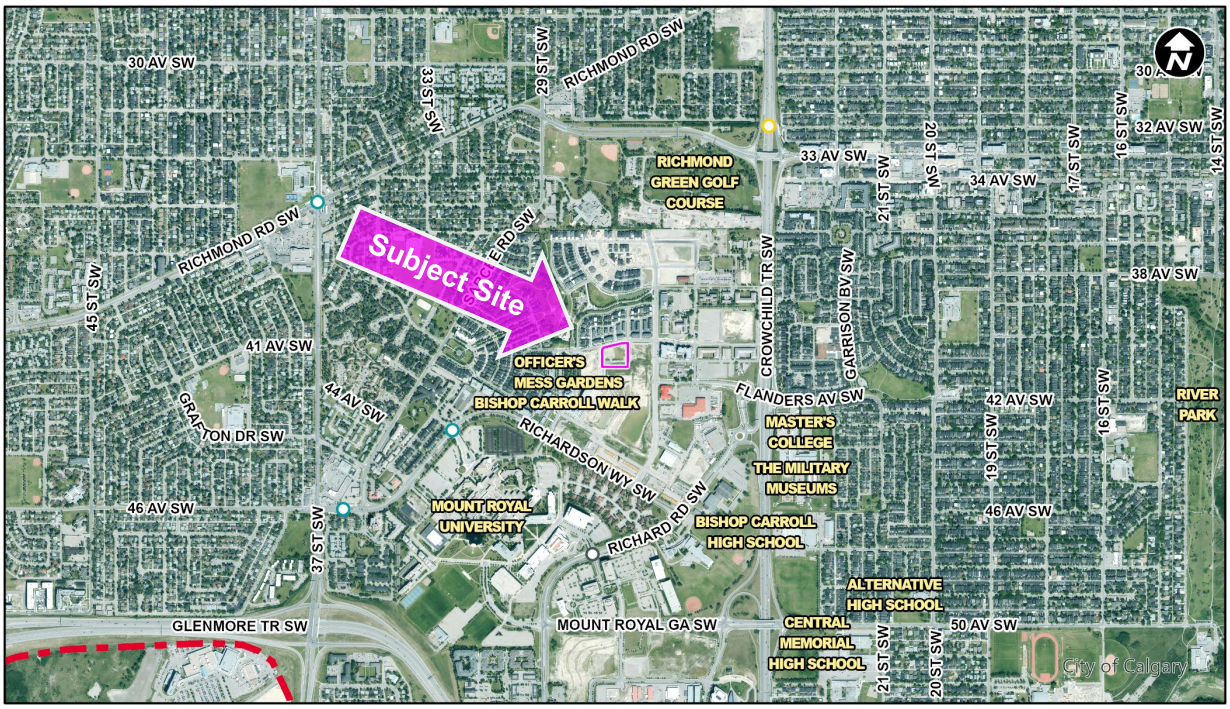
Source: *The City of Calgary 2019 Civic Census*

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

Location Maps







Previous Council Direction

None.

Planning Evaluation

Land Use
The existing DC District (Bylaw 159D2016) was designed to facilitate the development of Flanders Point Centre, a mixed-use area designed to be a hub for the Currie Barracks community. The existing DC District is not based on any standard district under Land Use Bylaw 1P2007 but is instead a stand-alone district designed to maximize development flexibility. Under the current DC District, below-grade elements such as underground parking and utility infrastructure are not permitted within setback areas. This limits building design and site efficiency.

A new DC District is being proposed to amend the existing rules while maintaining the intent and the allowable uses of the original DC District. Specifically, an additional projection rule is proposed that would allow development below grade within setback areas. The proposed change will also provide rules for all above-grade projections into the setback area. These proposed changes are consistent with the Land Use Bylaw 1P2007, under Part 14 Mixed Use Districts, Division 1 General Rules for Mixed Use Land Use Districts, section 1334 Projections into Setback Areas.

As part of the proposed DC District, the uses listed in the district have been updated to reflect the current uses in Land Use Bylaw 1P2007 and sections that do not apply to this specific site have been removed, as the original DC District applied to a wider geographic area.

The *Revised Currie Barracks CFB West Master Plan*, specifically Figure 16 Building Height & Tower Location, indicate that this site is within the "3-8 Mid-Range Height Allowance Zone." The maximum building height in the DC has been reduced to 30 metres to align with this building height policy. No other changes to the existing DC District are proposed.

Development and Site Design
If approved by Council, the rules of the proposed DC District would provide guidance for development of the site including appropriate uses, building height, landscaping, parcel coverage and parking.

Transportation
The subject site is bound by Dieppe Drive SW, Currie Street SW, and Currie Lane SW, which are classified as residential streets. There will be a private mews, to be constructed by the area developer, located on the southern boundary of the site. Vehicle access to the site will be from this mews, whereas pedestrian access will occur from the existing sidewalks on Dieppe Drive SW and Currie Lane SW, and the future sidewalk on Currie Street SW. The parcel is served by nearby Always Available for All Ages and Abilities (5A) Network cycling infrastructure with an existing on-street bikeway on Quesnay Wood Drive SW, which ties into the greater 5A Network.

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 through the development permit.

Legislation and Policy

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

Municipal Development Plan (Statutory – 2009)
The subject site is located within the Developed Residential – Established Area land use typology as identified on Map 1 (Urban Structure) of the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established areas to make more efficient use of existing infrastructure, public amenities and transit and deliver small and incremental benefits to climate resilience. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposed land use amendment aligns with the relevant 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 through the development permit.

Revised Currie Barracks CFB West Master Plan (Non-Statutory – 2001)
The *Revised Currie Barracks CFB West Master Plan* identifies the subject site as part of Flanders Point Centre - a Mixed Use Commercial area (Figure 4: General Development concept). The purpose of the Mixed Use Commercial area is to provide opportunities within the community for a fine-grained mix of residential, retail, office, institutional and other services. This proposal is in keeping with the intent of the plan and enables uses that will contribute to the vibrancy of this area.

PROPOSED

CPC2026-0600
ATTACHMENT 2

BYLAW NUMBER 98D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2026-0043/CPC2026-0600)

* *

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

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

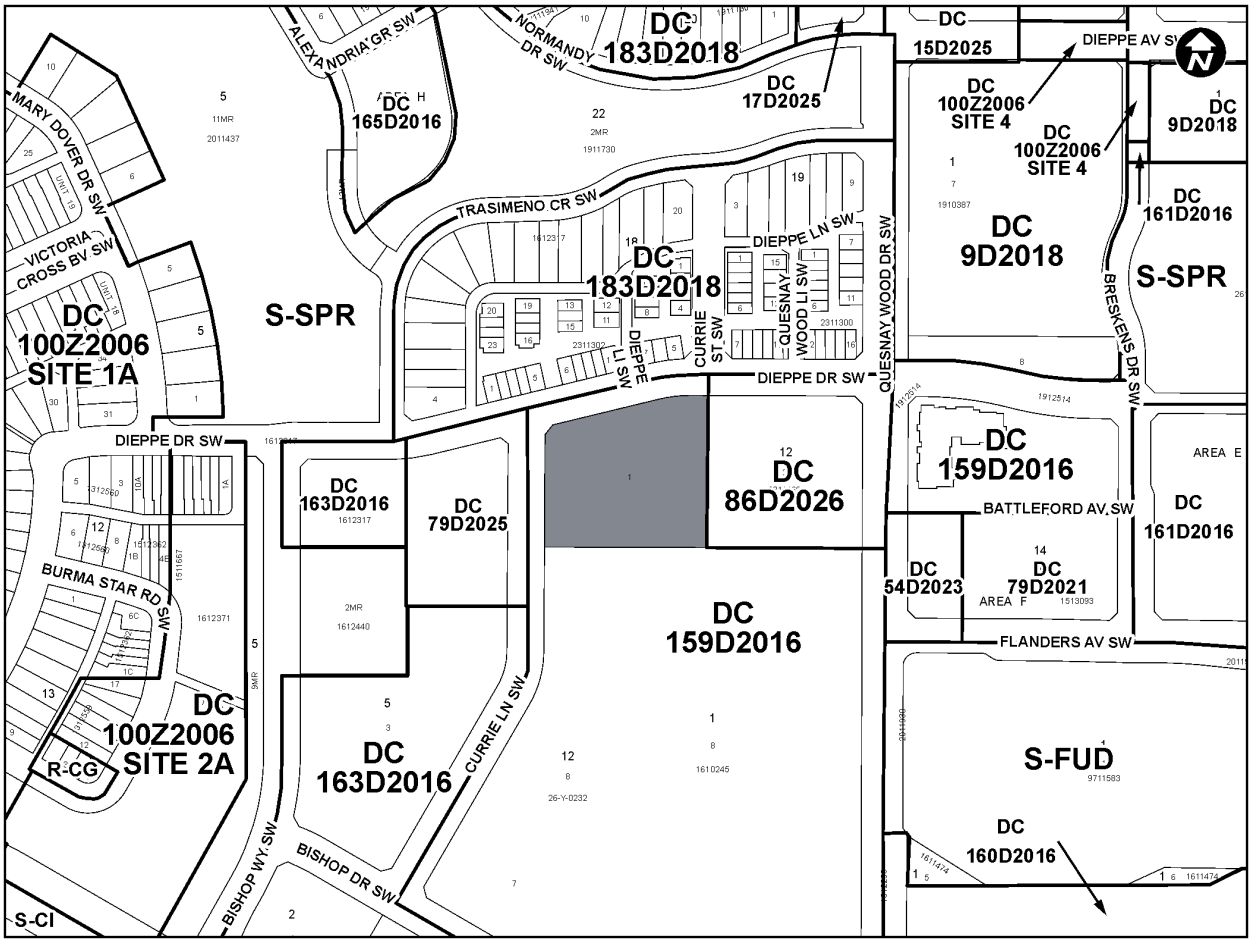
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

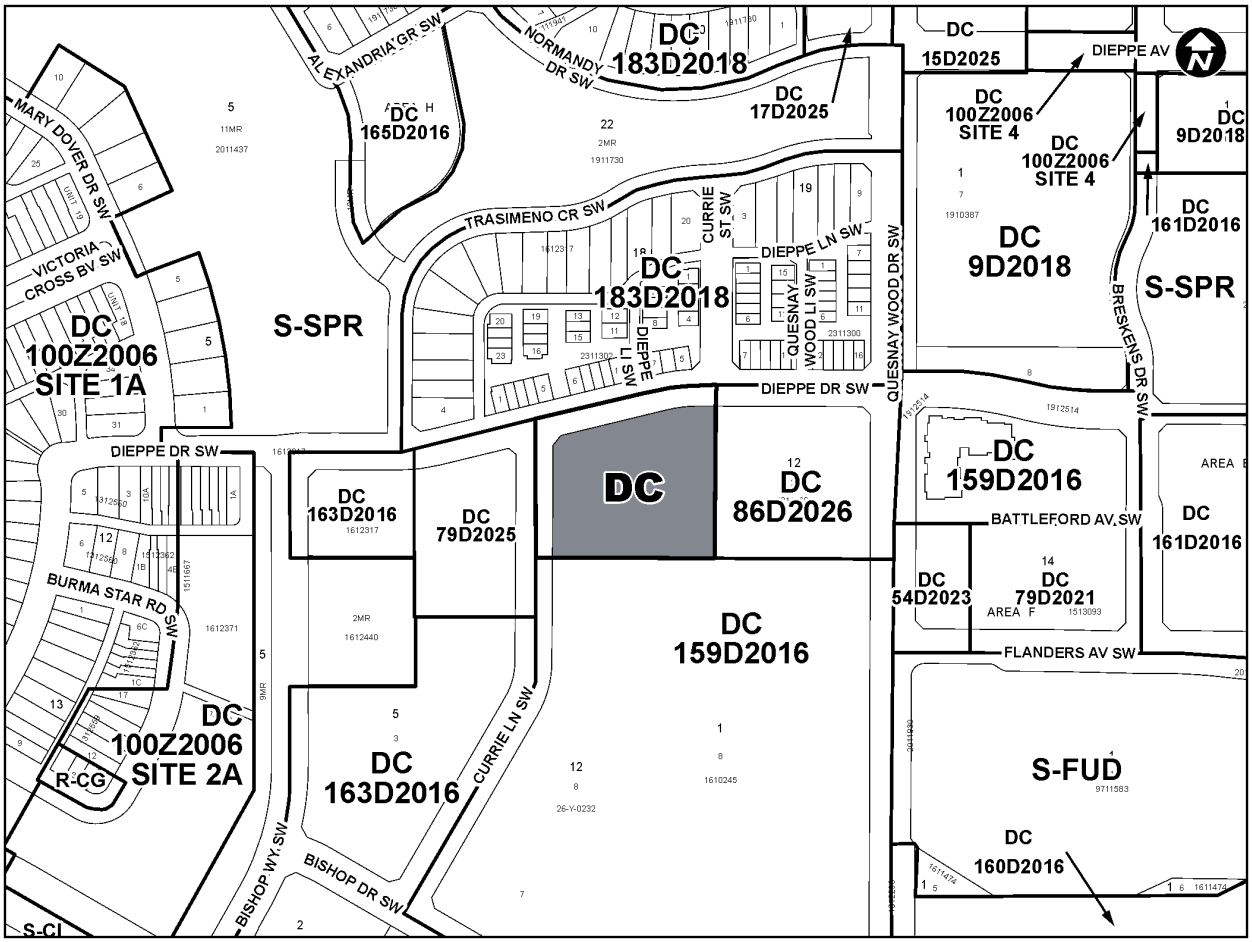
PROPOSED

AMENDMENT LOC2026-0043/CPC2026-0600
BYLAW NUMBER 98D2026

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

(a) allow for the redevelopment of the site in accordance with the aims of the CFB West Master Plan; and

(b) allow for street oriented mixed-use or multi-residential development that is sensitive to adjacent areas.

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.

Reference to Bylaw 1P2007

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

General Definitions

4 In this Direct Control District:

(a) "***mews***" means a narrow, private walkway that is used by pedestrians and in some cases vehicles and contains ***building*** frontages that face onto the mews.

Permitted Uses

5 **(1)** The following ***uses*** are ***permitted uses*** in this Direct Control District:

(a) **Park**;
(b) **Sign – Class A**;
(c) **Sign – Class B**;
(d) **Sign – Class D**; and
(e) **Utilities**.

(2) The following ***uses*** are ***permitted uses*** in this Direct Control District if they are located within an existing approved ***building***:

(a) **Catering Service – Minor**;
(b) **Convenience Food Store**;
(c) **Financial Institution**;
(d) **Fitness Centre**;
(e) **Health Care Service**;
(f) **Home Based Child Care – Class 1**;
(g) **Home Occupation – Class 1**;
(h) **Information and Service Provider**;
(i) **Library**;
(j) **Museum**;
(k) **Office**;
(l) **Pet Care Service**;
(m) **Power Generation Facility – Small**;
(n) **Print Centre**;
(o) **Protective and Emergency Service**;
(p) **Radio and Television Studio**;
(q) **Restaurant: Food Service Only**;
(r) **Restaurant: Licensed**;
(s) **Retail and Consumer Service**;
(t) **Service Organization**;
(u) **Specialty Food Store**; and
(v) **Veterinary Clinic**.

Discretionary Uses

6 **(1)** ***Uses*** listed in subsection 5(2) are ***discretionary uses*** if they are located in proposed ***buildings*** or proposed additions to existing ***buildings*** in this Direct Control District.

(2) The following ***uses*** are ***discretionary uses*** in this Direct Control District:

(a) **Addiction Treatment**;
(b) **Artist's Studio**;
(c) **Assisted Living**;
(d) **Billiard Parlour**;
(e) **Brewery, Winery and Distillery**;
(f) **Child Care Service**;
(g) **Cinema**;
(h) **Computer Games Facility**;
(i) **Conference and Event Facility**;
(j) **Custodial Care**;
(k) **Drinking Establishment – Large**;
(l) **Drinking Establishment – Medium**;
(m) **Drinking Establishment – Small**;
(n) **Food Kiosk**;
(o) **General Industrial – Light**;
(p) **Home Occupation – Class 2**;
(q) **Hotel**;
(r) **Indoor Recreation Facility**;
(s) **Instructional Facility**;
(t) **Liquor Store**;
(u) **Live Work Unit**;
(v) **Multi-Residential Development**;
(w) **Outdoor Café**;
(x) **Parking Lot – Grade (temporary)**;
(y) **Performing Arts Centre**;
(z) **Place of Worship – Small**;
(aa) **Post-secondary Learning Institution**;
(bb) **Residential Care**;
(cc) **Seasonal Sales Area**;
(dd) **Sign – Class C**;
(ee) **Sign – Class E**;
(ff) **Sign – Class F**;
(gg) **Social Organization**;
(hh) **Special Function – Class 2**;
(ii) **Supermarket**; and
(jj) **Utility Building**.

Mews Requirements

7 A ***mews*** must be provided at ***grade*** adjacent to the south boundary of this Direct Control District.

Floor Area Ratio

8 There is no maximum ***floor area ratio*** in this Direct Control District.

Building Height

9 **(1)** Unless otherwise referenced in subsection (2), the maximum ***building height*** is 30.0 metres.

(2) Where a ***parcel*** shares a ***property line*** with Dieppe Drive SW, the maximum ***building height*** is 20.0 metres within 6.0 metres of that shared ***property line***.

Building Design

10 **(1)** The ceiling height of any commercial ***use*** on the first ***storey*** must be a minimum of 4.0 metres from ***grade.***

(2) A ***unit*** with any portion of its floor area located on the floor closest to ***grade*** must have individual, separate, and direct access to ***grade.***

(3) Direct pedestrian access at or near ***grade*** must be provided to each individual commercial ***use*** which abuts the ***street*** of a ***development***.

Setback Area

11 **(1)** Unless otherwise referenced in subsection (2), the minimum depth of all ***setback areas*** is 3.0 metres.

(2) The minimum ***setback area*** from the east boundary of this Direct Control District is 12.5 metres.

Projections Into Setback Areas

12 **(1)** Unless otherwise referenced in subsections (2), (3), (4), (5), (6), (7) and (8), a ***building*** or an air conditioning unit must not be located in any ***setback area***.

(2) Portions of a ***building*** located above the surface of the ground may project into a ***setback area*** only in accordance with the rules contained in this section.

(3) Portions of a ***building*** below the surface of the ground may extend without any limits into a ***setback area***.

(4) ***Landings*** not exceeding 2.5 square metres, ramps, and unenclosed stairs may project without any limits into any ***setback area***.

(5) Landscaping walls or planters may project without any limits into any ***setback area***.

(6) Eaves may project a maximum of 0.6 metres, and window wells may project a maximum of 0.8 metres, into any ***setback area***.

(7) ***Bicycle parking stalls – class 2*** may be located in any ***setback area***, and where so located, must not impede pedestrian movement.

(8) Signs may be located in any ***setback area***, and where so located, must be in accordance with Part 3, Division 5 of Land Use Bylaw 1P2007.

Use Area

13 The maximum ***use area*** of a **Supermarket**, or a **Supermarket** combined with any other ***use*** is 5,200.0 square metres.

Location of Uses Within Buildings

14 **(1)** **"**Commercial Uses" and **Live Work Units**:

(a) may be located on the same floor as **Addiction Treatment**, **Assisted Living**, **Custodial Care**, **Dwelling Units** and **Residential Care**; and

(b) must not share an internal hallway with **Addiction Treatment**, **Assisted Living**, **Custodial Care**, **Dwelling Units** or **Residential Care**.

(2) Where this section refers to "Commercial Uses", it refers to the listed ***uses*** in Sections 5 and 6 of this Direct Control District, other than **Addiction Treatment, Assisted Living**, **Custodial Care**, **Live Work Units**, **Multi-Residential Development**, and **Residential Care**.

Ground Floor Building Façade

15 The width of individual entrance lobbies located along a commercial ***street***, whose only function is to provide access to upper or lower level ***uses***, must not exceed 12.0 metres in width.

Landscaped Area Rules

16 **(1)** ***Landscaped areas*** must be provided in accordance with a landscape plan approved by the ***Development Authority***.

(2) Where changes are proposed to a ***building*** or ***parcel***, a landscape plan must be submitted as part of each ***development permit*** application and must show at least the following:

(a) the existing and proposed topography;

(b) the existing vegetation and indicate whether it is to be retained or removed;

(c) the layout of berms, open space systems, pedestrian circulation, ***retaining walls***, ***screening***, slope of the land, ***soft surfaced landscaped areas*** and ***hard surfaced landscaped areas***;

(d) the types, species, sizes and numbers of plant material and the types of ***landscaped areas***; and

(e) details of the irrigation system.

(3) The ***landscaped areas*** shown on the landscape plan, approved by the ***Development Authority***, must be maintained on the ***parcel*** for so long as the ***development*** exists.

(4) All ***soft surfaced landscaped areas*** must be irrigated by an underground irrigation system, unless a ***low water irrigation system*** is provided.

Specific Rules for Landscaped Areas

17 **(1)** A minimum of 25.0 per cent of the area of the ***parcel*** must be a ***landscaped area***.

(2) Any part of the ***parcel*** used for motor vehicle access, ***motor vehicle parking stalls***, ***loading stalls*** and garbage or recycling facilities must not be included in the calculation of a ***landscaped area***.

(3) ***Landscaped area*** provided at ***grade*** and below 20.0 metres above ***grade*** may be credited towards the ***landscaped area*** requirement.

(4) Every ***building*** on a ***parcel*** must have at least one sidewalk connecting the ***public entrance*** to a public sidewalk, or in the case where there is no public sidewalk, to the nearest ***street***.

(5) Where a ***building*** contains more than one ***use***, every ***use*** that has an exterior ***public entrance*** must have either:

(a) a sidewalk connecting the ***public entrance*** to the sidewalk required by subsection (4); or

(b) a sidewalk connecting that ***public entrance*** to a public sidewalk.

(6) Every ***building*** on a ***parcel*** must have at least one sidewalk connecting the parking area to the ***public entrances*** of the ***building***.

(7) Where a sidewalk provided in satisfaction of this section is next to a portion of a ***building***, the sidewalk must extend along the entire length of that side of the ***building***.

Planting Requirements

18 Any trees or shrubs provided in satisfaction of the ***landscaped area*** requirement must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.

Low Water Irrigation System

19 **(1)** When a ***low water irrigation system*** is provided, only trees and shrubs must be irrigated and the extent of water delivery must be confined to the tree and shrub area.

(2) When a ***low water irrigation system*** is provided, trees and shrubs that have similar water consumption requirements must be grouped together.

Amenity Space

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

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

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

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

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

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

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

(6) ***Common amenity space***:

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

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

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

(d) may be located at or above ***grade***.

(7) A maximum of 50.0 per cent of the required ***amenity space*** may be provided as ***common amenity space – indoors***.

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

(a) must provide a ***balcony***, ***deck*** or ***patio*** and at least one of the following as permanent features:

(i) a barbeque; or
(ii) seating; and

(b) must be used in the calculation of the required ***landscaped area*** when located below 25.0 metres above ***grade***.

Mechanical Screening

21 Mechanical systems or equipment that are located outside of a ***building*** must be ***screened***.

Garbage

22 Garbage containers and waste material must be stored inside a ***building*** that contains another approved ***use***.

Recycling Facilities

23 Recycling facilities must be provided for every ***building*** containing **Dwelling Units** or an **Office**.

Motor Vehicle Parking Stall Requirements

24 **(1)** For ***development*** containing **Dwelling Units** or **Live Work Units**, the minimum ***motor vehicle parking stall*** requirement for each ***unit*** is:

(a) 0.7 stalls for resident parking; and

(b) 0.1 ***visitor parking stalls*** per ***unit***;

(2) For ***development*** containing **Dwelling Units** or **Live Work Units**, the maximum ***motor vehicle parking stall*** requirement for each ***unit***:

(a) that is less than 60 square metres is 1.0 stall per ***unit*** for resident parking;

(b) that is 60 square metres or greater is 2.0 stalls per ***unit*** for resident parking; and

(c) is 0.15 ***visitor parking stalls*** per ***unit.***

(3) The minimum number of ***motor vehicle parking stalls*** for:

(a) **Office** is 2.0 stalls per 100.0 square metres of ***gross usable floor area***;

(b) **Retail and Consumer Service** is 3.0 stalls per 100.0 square metres of ***gross usable floor area***; and

(c) **Restaurant: Food Service Only** and **Restaurant: Licensed** is 0.5 stalls per 10.0 square metres of gross ***public area***.

(4) The maximum number of ***motor vehicle parking stalls*** for:

(a) **Retail and Consumer Service** is 4.8 stalls per 100.0 square metres of total ***gross usable floor area***; and

(b) **Restaurant: Food Service Only** and **Restaurant: Licensed** is 2.85 stalls per 10.0 square metres of gross ***public area***.

Required Bicycle Parking Stalls

25 The minimum number of ***bicycle parking stalls – class 1*** for:

(a) each **Dwelling Unit** and **Live Work Unit** is:

(i) zero where the number of ***units*** is less than 20.0; and

(ii) 0.5 stalls per ***unit*** where the total number of ***units*** is 20.0 or more; and

(b) all other ***uses*** is the minimum requirement referenced in Part 4 of Bylaw 1P2007.

Relaxations

26 The ***Development Authority*** may relax the rules contained in Sections 9 through 23 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Applicant Submission

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

Applicant Submission

On behalf of Mancal Properties Inc., O2 Planning & Design is proposing to amend the land use designation for one (1) parcel of land, municipally addressed as 220 Dieppe Drive SW. The land is designated as Direct Control District (DC159D2016).

This application proposes minor changes to DC159D2016 to allow development in the setback area below grade, projections into setback areas above-grade, will remove the requirement for any unit of the floor closest to grade to have a finished floor at a maximum of 0.4 metres above grade, and remove the requirement for the ceiling height of any residential unit on the first storey to be no less than 3.0 metres from grade. No changes are proposed to the permitted uses, density, parking, or other provisions or the DC.

Projections into the setback areas above grade are required for air conditioning units, landscaping walls, bicycle parking, and signage. Projections into the setback areas below-grade are required for utility infrastructure (ENMAX vault) and underground parking structures. Due to the size of the property, built form and building orientation, and varying grades across the property, a maximum finished floor elevation of 0.4m cannot be attained. If floors are required to be a maximum of 0.4m above grade, then the lowest finished floor elevation permitted would be 0.15m above grade. This is unattainable, as it assumes that there could be no more than a 0.15m grading differential across a graded +/- 0.73-hectare site. Since the grade goes above the main floor in certain instances, there are residential units with ceiling heights that are less than 3.0m from grade.

This amendment will enable an architectural design and built form that is compatible with the existing neighbourhood, the accommodation of necessary utility infrastructure on site, and promotes high quality standards of urban design and construction.

Applicant Outreach Summary

Outreach Summary

O2 implemented an engagement strategy that shared details of the proposed Land Use Application and received feedback from interested stakeholders. Community outreach has been a continuous effort throughout the Land Use Application to ensure information was up to date and project updates were shared.

The following engagement tactics were implemented:

- Notice Posting On-Site; and
- Virtual meeting with the Rutland Park Community Association (RPCA) on May 13th, 2026, including follow-up correspondence with RPCA Board Members.

Public Notice Posting

A public notice sign was posted on the subject site in compliance with the City of Calgary notice posting standards. The posting included contact information for the project team, enabling the public to provide direct feedback on the proposed Land Use Application to the applicant. No calls or emails were received.

Virtual Meeting with the Community Association

A virtual meeting was held on May 13th, 2026, with the Rutland Park Community Association to present the proposed Land Use Application change and solicit feedback. Two (2) members of the Community Association were in attendance.

Rutland Park Community Association – What We Heard

The CA was generally supportive of the application for below ground setback relaxations, elimination of minimum ceiling height on the first storey, and accommodating a higher main floor elevation. The CA's primary concerns were related to above-ground setback relaxations. The following comments and questions were provided during our correspondence:

- No issues with the proposed reduction to below-grade setbacks to accommodate utility infrastructure and underground parking;
- Expressed concern regarding proposed above-grade setback encroachments associated with landscaping walls and amenity-related elements. No concerns with other above-grade setback encroachments;
- Concerns were raised regarding the potential visual and pedestrian impacts of landscaping walls along Dieppe Drive SW if over 600mm;
- Noted that landscaping walls and associated planting could create vegetation overhang onto the public sidewalk;
- Questions were raised regarding the proposed height of landscaping walls and whether these would be restricted through the DC amendment;
- Requested additional clarification regarding the proposed DC amendments;
- Requested confirmation that the proposed amendments would not result in changes to density, uses, or parking and requirements on-site; and
- Requested clarification of the landscaping proposed between the property line and the sidewalk along Dieppe Drive SW.

How the Application Responds to Comments

Clarification of Proposed DC Amendments – No Change to Density, Permitted Uses, or Parking Rate:

Additional clarification was provided to the Community Association regarding the scope of the proposed Direct Control amendments. The proposed revisions are minor and created to address technical constraints related to site servicing, landscaping interfaces and design constraints. The proposed Direct Control Bylaw does not change the approved density, permitted uses or parking associated with the development. The revisions are intended to support a high quality built form and present appropriate rules that align with the surrounding neighbourhood.

Utility Infrastructure and Below-Grade Setbacks:

The proposed amendments to the Direct Control District include provisions to permit development within setback areas below grade to accommodate required utility infrastructure (ENMAX Vault) and underground parking structures. These revisions respond to site servicing constraints while maintaining the overall development vision and functionality of the site.

Landscaping Walls and Public Realm Interfacing:

The proposed amendments would allow landscaping walls within setback areas above grade to support an enhanced streetscape and improved public realm interface along Dieppe Drive SW. The landscaping walls are intended to contribute to the architectural quality and pedestrian experience of the development while remaining compatible with the surrounding neighbourhood context. Planter wall heights are at or below a maximum height of 600mm, which remains significantly below the maximum height permitted of 1,200mm in the Land Use Bylaw. The proposed landscaping treatment has been designed to integrate seamlessly with site grading conditions and taper toward grade in several locations.

Concerns regarding potential vegetation overhang and impacts to the pedestrian realm were reviewed through the engagement process. In response, the landscape concept proposes small deciduous shrubs and ornamental grasses that will be regularly maintained and trimmed to prevent encroachment into the public sidewalk area.

Additionally, a separation is provided between the property line and sidewalk to help mitigate potential conflicts between landscaping and pedestrian movement. Consideration will continue to be given to material treatment and maintenance approaches through the detailed design process.

Community Association Response

From: Leanne Ellis <development@rutlandparkcommunity.com>
Sent: Thursday, May 14, 2026 4:28 PM
Subject: [External] Re: Circulation Package for LOC2026-0043 - 220 DIEPPE DR SW

Hi Ben.
We have had numerous email conversations with O2 and the developer with regards to this file. We finally had an online meeting yesterday, and the architect indicated they would be sending both you and I an email to confirm our discussions. We have been waiting on this email... In the meantime, going to DMAP, it will not let me attach comments for this file as it states it is under review.

Please make sure our comments are recorded. We do NOT support any DC site changes to permitted uses, building heights, density or parking.

We are supportive of--

- Permitting development within the setback area below grade for utility infrastructure (ENMAX Vault) and underground parking structures;
- Removing the requirement for any unit of the floor closest to grade to have a finished floor at a maximum of 0.4 metres above grade, and remove the requirement for the ceiling height of any residential unit on the first storey to be no less than 3.0 metres from grade.

We have concerns about--

Permitting development within the setback area above grade for air conditioning units, landscaping walls, bicycle parking, and signage

Our concerns are focused on how the landscaping walls (and potentially other items listed above) will impact pedestrian mobility and interaction with the space because of how close the proposed landscaping walls/planters will be to the sidewalk. (In the image they shared with us, they mislabelled the boulevard as the sidewalk, so do watch for this.) We wanted written assurances that the landscaping walls would not exceed the 60 cm height they are proposing, and that the 25 cm space between the planters and the sidewalk would actually be cement to extend the width of the sidewalk.

We are concerned that overhanging plants will impede pedestrians and force them to move over onto the boulevard if they are walking 2 abreast. The 25 cm separation would also be extremely difficult to maintain as a separate space unless it was maintained as a sidewalk area.

We have asked that these assurances be provided in writing in order to provide support for these landscaping walls along Dieppe Dr. We have yet to receive this confirmation. We focused our discussion on Dieppe Dr and not on Currie St which is intended to be a private road.

Please acknowledge receipt of our comments. Thank-you for your time.

Best wishes,

Leanne Ellis

RPCA Executive VP and Development and Traffic
e: development@rutlandparkcommunity.com
w: www.rutlandparkcommunity.com

Land Use Amendment in Cliff Bungalow (Ward 8) at 601 – 22 Avenue SW, LOC2025-0222

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.03 hectares ± (0.07 acres ±) located at 601 – 22 Avenue SW (Plan 2112AC, Block L, portion of Lots 11 and 12) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Direct Control (DC) District to accommodate low density development, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JULY 9:

That Council give three readings to **Proposed Bylaw 97D2026** for the redesignation of 0.03 hectares ± (0.07 acres ±) located at 601 – 22 Avenue SW (Plan 2112AC, Block L, portion of Lots 11 and 12) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Direct Control (DC) District to accommodate low density development, with guidelines (Attachment 2).

Opposition to Recommendation: Commissioner Wagner

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2026 July 9:

"Revised Attachment 2 was distributed with respect to Report CPC2026-0494."

HIGHLIGHTS

- This application seeks to redesignate the subject property to facilitate the retention of an existing older home as part of a new semi-detached development with site-specific setbacks and an increase in building height.
- Administration recommends approval, as the intent of the Direct Control (DC) District remains much the same as the intent within the existing district and will facilitate development that is in keeping with the context of the area. The application also 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 application accommodates more housing options within an inner-city neighbourhood.
- Why does this matter? By facilitating the development of greater housing options allows for a more diverse population to live in this amenity rich inner-city neighbourhood.
- A development permit for a semi-detached dwelling has been submitted and is currently under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application in the community of Cliff Bungalow was submitted by O2 Planning and Design on behalf of the landowners Cole Richardson and Sydney McNally on 2025 November 7.

Land Use Amendment in Cliff Bungalow (Ward 8) at 601 – 22 Avenue SW, LOC2025-0222

This 0.03 hectare (0.07 acre) corner parcel is located on 22 Avenue SW at 5 Street SW. It is currently developed with a single-detached dwelling built in 1910. According to the Applicant's Submission (Attachment 3), the intent is to accommodate an addition to the existing single-detached dwelling resulting in a new semi-detached dwelling. A land use amendment was deemed to be required, as there are site-specific rules that were needed to facilitate the proposed development that modify the rules included in the current land use district. A development permit (DP2025-06300) for a semi-detached dwelling has been submitted and is under review at this time.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach
As part of the review of the proposed land use amendment application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant has reached out to immediate neighbours along with providing information packages accessible to the public. The Applicant Outreach Summary can be found in Attachment 4.

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

Administration received six letters of opposition and two letters of support from the public. The letters of opposition include the following areas of concern:

- proposed DC District is less restrictive than the Heritage Guidelines applicable for the area;
- proposal would accommodate dwellings that dwarf existing single-detached dwellings in the area; and
- proposed DC District would accommodate semi-detached dwelling that is inconsistent with the look and feel of the neighbourhood.

The letters of support include the following comments:

- proposal accommodates more housing choices through gentle densification; and
- proposal encourages responsible growth within Cliff Bungalow.

The Cliff Bungalow and Mission Community Association (CBMCA) provided a letter of opposition on 2025 December 11 (Attachment 5) that included the following areas of concern:

Land Use Amendment in Cliff Bungalow (Ward 8) at 601 – 22 Avenue SW, LOC2025-0222

- proposed DC District conflicts with the policies of the *West Elbow Communities Local Area Plan (*LAP Heritage Guideline Implementation Guide);
- proposed DC District circumvents the Development Permit process where relaxations to the land use bylaw upon a development permit approval, could be challenged through the appeal process.

Administration considered the relevant planning issues specific to the application and determined the proposal to be in alignment with the goals and objectives of the LAP supporting redevelopment in Heritage Guideline Areas that allow for densities equal to or greater than that of existing developments and where front yard setbacks are informed by existing heritage assets on the block. Further building and site design are being reviewed and determined through the development permit application.

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
This proposal would allow for low density uses in an established community accommodating the housing needs for a wider range of age groups, lifestyles and demographics.

Environmental
This proposal 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 the development permit stage.

Economic
This proposal would allow for more efficient use of land, existing infrastructure and services, and provide more compact housing in the Cliff Bungalow community.

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with this proposal.

Land Use Amendment in Cliff Bungalow (Ward 8) at 601 – 22 Avenue SW, LOC2025-0222

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 97D2026**
3. Applicant Submission
4. Applicant Outreach Summary
5. Cliff Bungalow and Mission Community Association Letter

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is a corner parcel located on the southwest corner of 22 Avenue SW and 5 Street SW in the community of Cliff Bungalow. This rectangular parcel is approximately 0.03 hectares (0.07 acres) in size and approximately 16 metres wide and 18 metres deep. A two-storey single-detached dwelling (built in 1910) exists on the parcel.

Surrounding development includes a mix of low and medium density residential development. Two-storey single-detached dwellings adjoin the site on the west and south. A two-storey apartment building exists across 22 Avenue SW north of the site. Two-storey single-detached developments exist across 5 Street SW, east of the subject site.

The subject site is well served by local amenities. The site is 200 metres (a two-minute walk) to 4 Street SW, a Neighbourhood Main Street, and 700 metres (an eight-minute walk) to Lindsay Park and MNP Community & Sport Centre. The site is also within 500 metres (a five-minute walk) to Elbow Island Park and the Elbow River and its open spaces. The site is well served by transit where bus stops serving Routes 3,15 and 17 (Elbow Drive, Southland and Ramsay) are within 300 metres (a three-minute walk) along 4 Street SW.

Community Peak Population Table

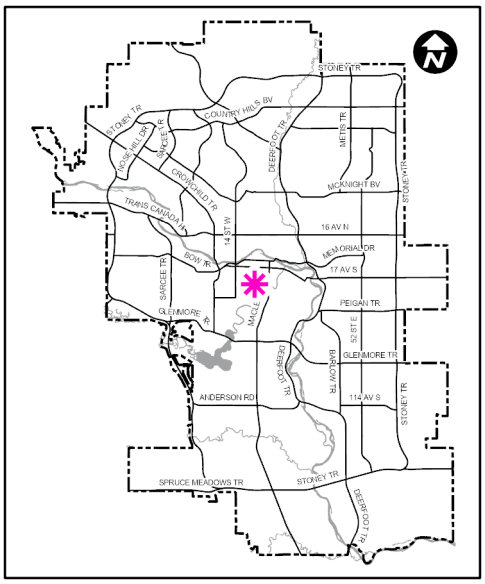
As identified below, the community of Cliff Bungalow reached its peak population in 1982.

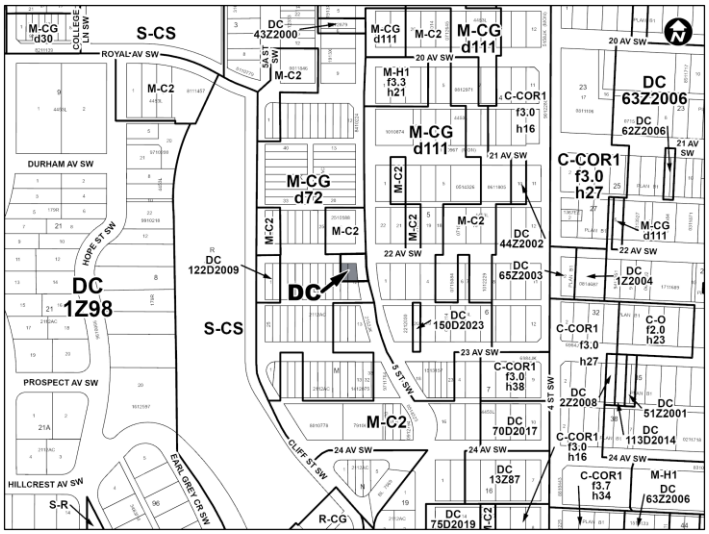
Cliff Bungalow	
Peak Population Year	1982
Peak Population	2,219
2019 Current Population	1,895
Difference in Population (Number)	-324
Difference in Population (Percent)	-14.6%

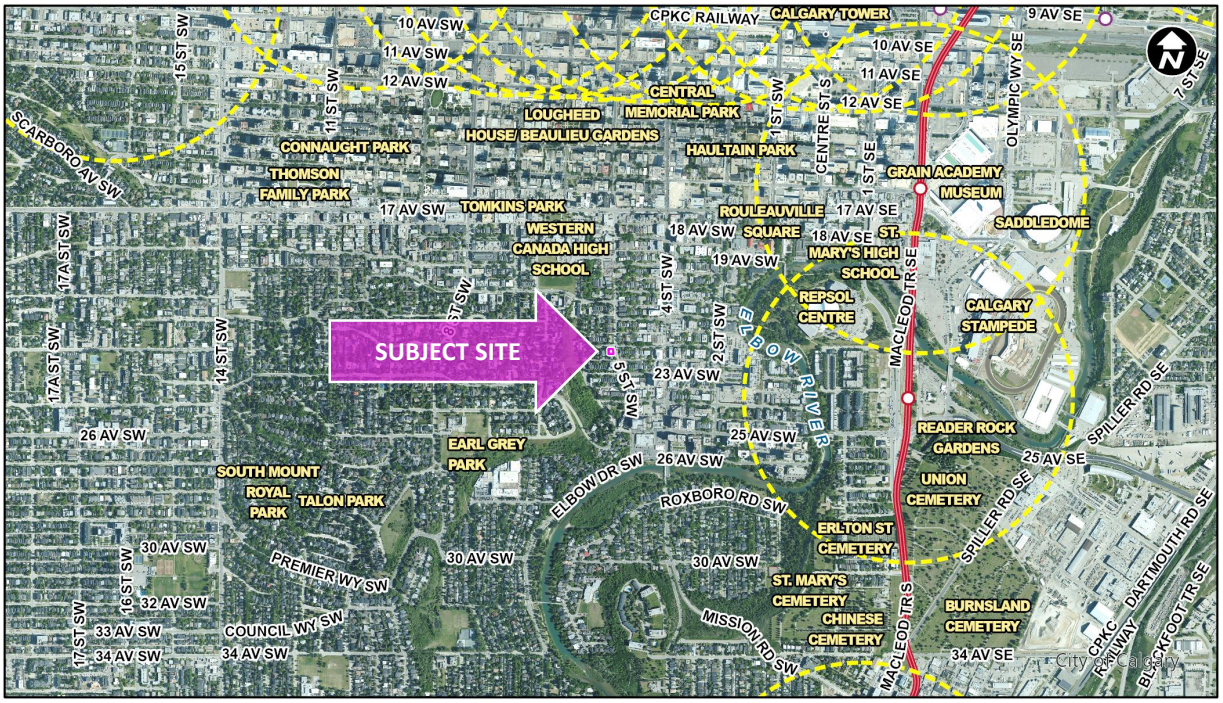
Source: *The City of Calgary 2019 Civic Census*

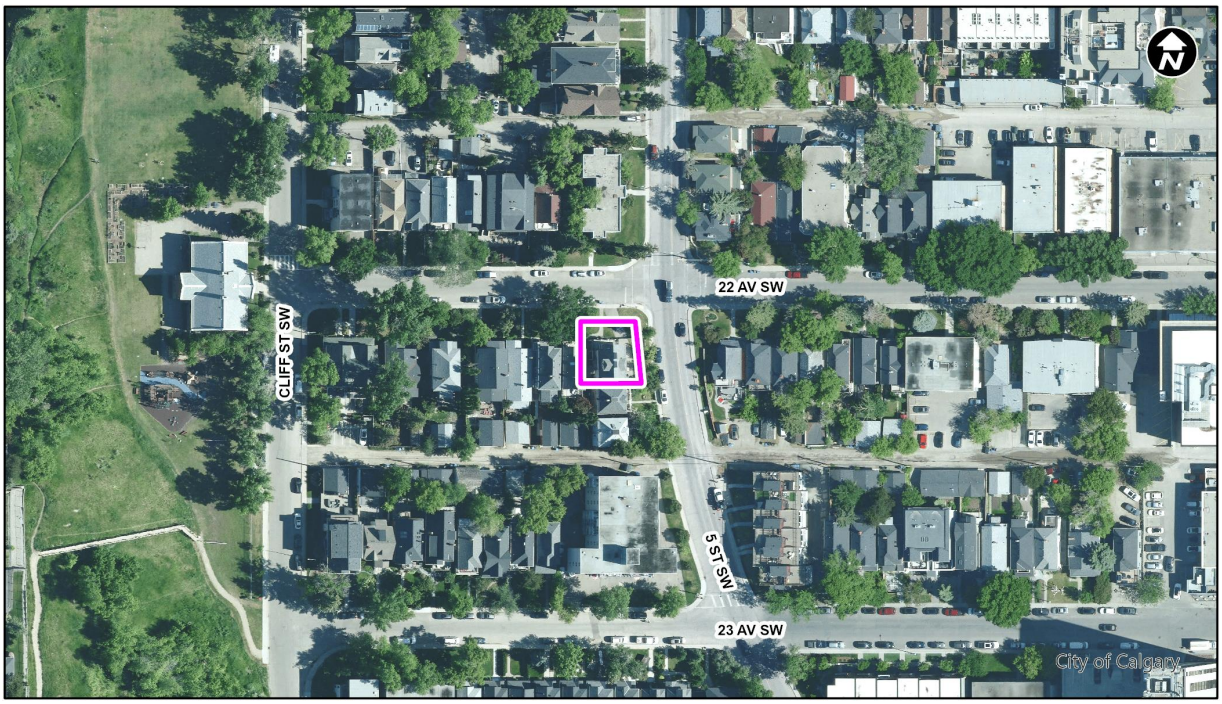
Additional demographic and socio-economic information may be obtained online through the Cliff Bungalow Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use

The current zoning for the subject site is Multi-Residential – Contextual Grade-Oriented (M-CGd72) District found within Part 6 of Bylaw 1P2007. The M-CG District typically accommodates multi-residential development in a variety of forms that allows for varied building heights and front setback areas. Development within the M-CG District is intended to be in close proximity or adjacent to low density residential development.

The proposed Direct Control (DC) District is based on the M-CG District and is intended to accommodate residential development of lower density with reduced minimum setback areas responding to the site's smaller area and dimensions relative to other parcels within the same block. Site specific rules for reduced minimum setbacks are necessary, as the site is subject to two streets where building setbacks are to be informed by heritage assets on the block. The setback rules in this DC District are structured to prioritize the front yard setback along 22 Avenue SW to be informed by heritage assets. A reduced setback along 5 Street SW is supported, as there are minimal heritage assets informing setbacks along this arterial road. The DC District also allows for an increased height and larger projections into the setback areas than normally allowed under the M-CG 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 Direct Control District is necessary due to the

site specific regulations required to allow for this development. These regulations are for building height and minimum setback requirements in response to site constraints where vehicular access is limited to 22 Avenue SW and where no access from a public lane is available. In addition, the reduction to the setback along 5 Street SW is too great of a relaxation to be considered by the Development Authority and requires specific direction from Council through a DC District.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates rules of the base district in Bylaw 1P2007 where the DC District does not provide specific regulations. 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. The DC District also highlights that Sections 7 to 12 and 14 can be relaxed, which are the site specific rules for setbacks, building heights and projections into setback areas, subject to Section 31 and 36 of the Land Use Bylaw being met to the satisfaction of the Development Authority.

Development and Site Design
The applicable land use policies and rules of the proposed DC District will provide guidance for future development of this site including appropriate uses, height, building, massing, landscaping and parking.

Additional items to be considered given the specific context of this site through the development permit process include, but are not limited to:

- design references from nearby heritage assets within the applicable Heritage Guideline Area, without directly mimicking historic styles;
- development should provide well defined and direct pathway connections from front doors to the sidewalk and public spaces;
- front yard setbacks informed by existing heritage assets on the block; and
- where existing front yard setbacks on the block face are generally consistent (where the front yard setback for development on the block is generally aligned), the front setback for new development should not be less than the smallest existing front setback of existing heritage assets on the block face.

Transportation
The site is located along 22 Avenue SW, a local street and 5 Street SW, an arterial street within a neighbourhood connector area. Pedestrian sidewalks are available from both streets, with on-street parking available for residents along 22 Avenue SW. The on-street bikeway on 5 Street SW connects to the Trans-Canada Trail 500 metres south along Elbow Drive (a two-minute bike ride). The site is also well served by transit where bus stops serving Routes 3,15 and 17 (Elbow Drive, Southland and Ramsay) are within 300 metres (a three-minute walk) along 4 Street SW.

Environmental Site Considerations
There are no known environmental concerns associated with this proposal.

Utilities and Servicing
Water, sanitary and storm services exist to the site from 5 Street SW. Servicing requirements will be further determined 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 parcel is located within the Developed Residential - Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). This area comprises of residential communities subdivided and developed prior to the 1950s. Policies for the Inner City Area support a range of intensification strategies to modestly intensify this area that include parcel-to-parcel intensification as presented in the subject proposal.

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

West Elbow Communities Local Area Plan (Statutory - 2025)
The *West Elbow Communities Local Area Plan* identifies the site being within the Neighbourhood Connector on Map 3: Urban Form. The site is also found to be one-block west of the Neighbourhood Main Street along 4 Street SW. Neighbourhood Connector areas are characterized by a broad range of housing types along higher activity streets. These areas may accommodate small-scale commercial uses to meet residents' daily needs and often provide connections to other communities. The proposed land use amendment accommodates additional housing types in a variety of forms in an area predominantly comprising of older single-detached dwellings.

The subject site is also found within the Heritage Guideline Areas – Precinct 2 where concentrated groupings of residential heritage assets have been identified. These residential heritage assets are privately owned buildings, typically constructed prior to 1945 that significantly retain their original form, scale, massing, window/door pattern and architectural details or materials. Development in this area is to draw design references from nearby heritage assets without directly mimicking historic styles. This proposal supporting low density residential building forms will continue to enable redevelopment of the subject parcel aligned with heritage assets that are predominantly of similar forms in Precinct 2 of the Heritage Guideline Areas.

PROPOSED

CPC2026-0494
ATTACHMENT 2

BYLAW NUMBER 97D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2025-0222/CPC2026-0494)

* *

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 _____

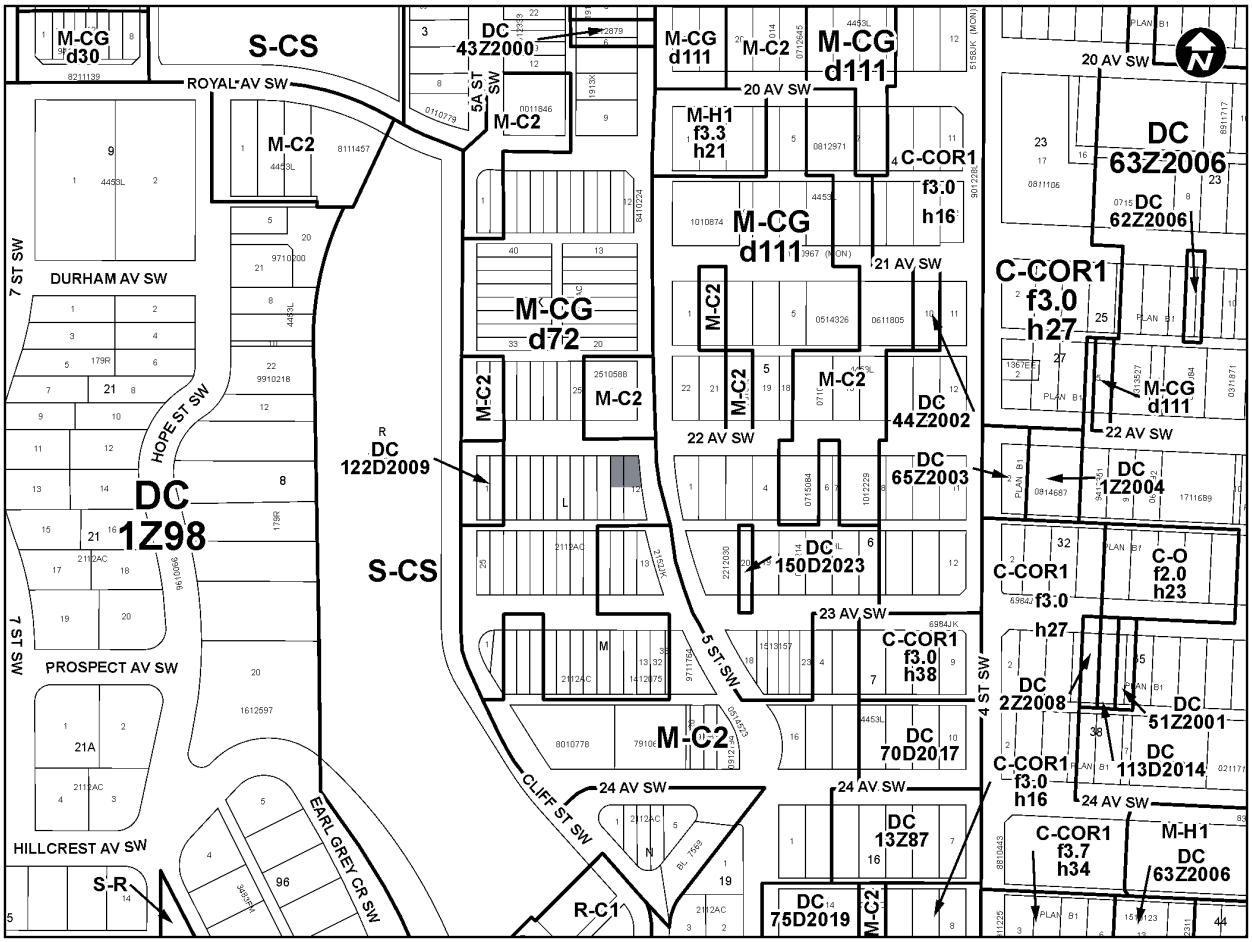
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

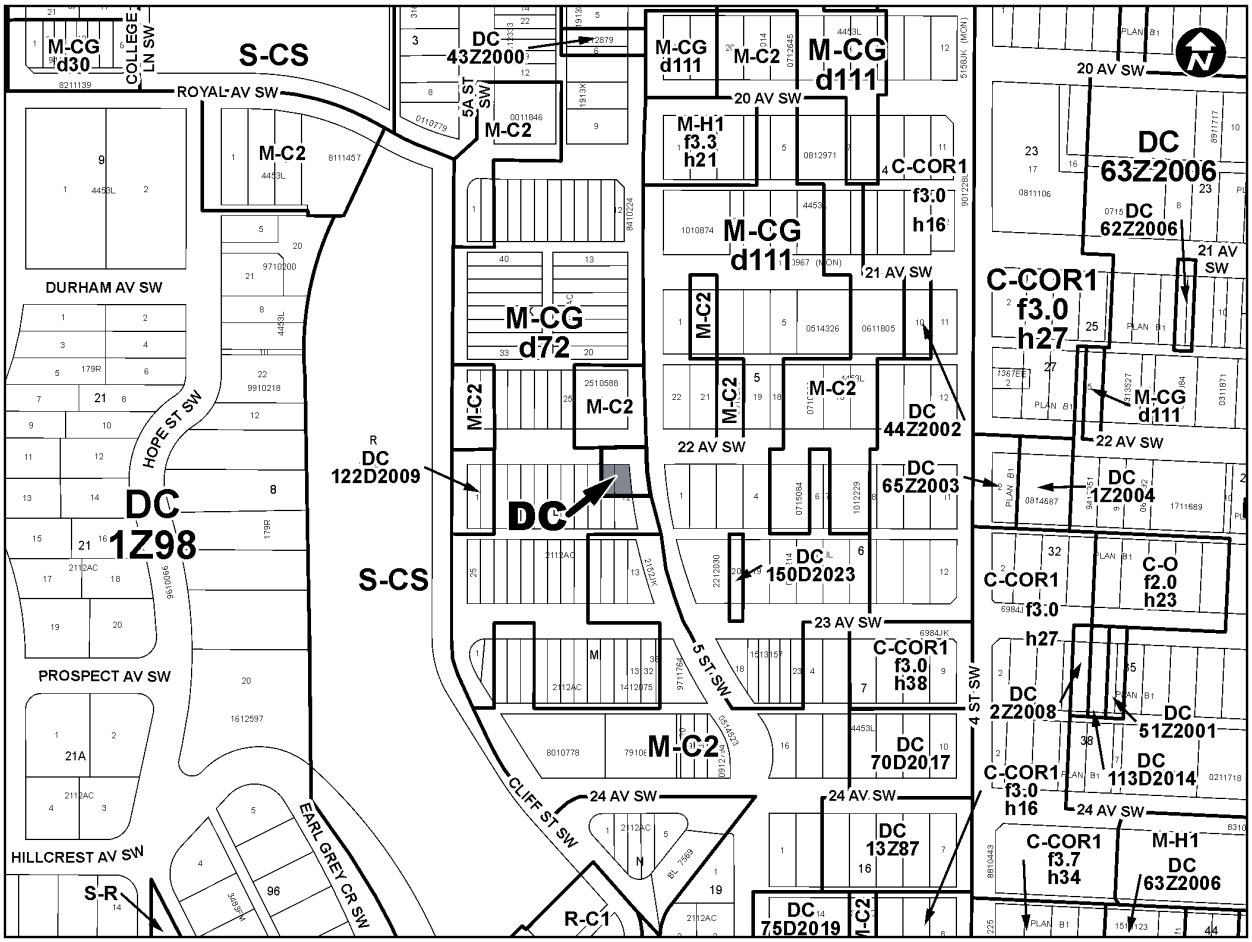
PROPOSED

AMENDMENT LOC2025-0222/CPC2026-0494
BYLAW NUMBER 97D2026

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

(a) provide for site-specific setback requirements;

(b) allow for an increase in maximum building height; and

(c) allow for an increase in the floor area for secondary suites.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

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

Discretionary Uses

5 The ***discretionary uses*** of the Multi-Residential – Contextual Grade-Oriented (M-CG) 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 Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 apply in this Direct Control District.

Setback Area

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

Building Setbacks

8 **(1)** The minimum ***building setback*** from a ***property line*** shared with 22 Avenue SW is 5.2 metres.

(2) There is no minimum ***building setback*** from a ***property line*** shared with 5 Street SW.

(3) The minimum ***building setback*** from a ***side property line*** shared with another ***parcel*** is 1.2 metres.

(4) There is no minimum ***building setback*** from a ***rear property line***.

Building Height and Cross Section

9 The maximum ***building height*** is 14.0 metres.

Projections Into Setback Areas

10 **(1)** Unless otherwise referenced in subsection (2), portions of a ***building*** located above the surface of the ground may project a maximum of 1.6 metres into any ***setback area***.

(2) Stairs, air conditioning equipment, window wells and wheelchair ramps may project without any limits into a ***setback area***.

(3) Portions of a ***building*** below the surface of the ground may extend without any limits into a ***setback area***.

Garbage

11 Garbage containers and waste materials must be stored, prior to collection, either:

(a) inside a ***building***; or

(b) stored behind a fence approved by the ***Development Authority***.

Visibility Setback

12 Within a ***corner visibility triangle***, ***buildings***, finished ***grade*** of a ***parcel*** and vegetation must not be located between 0.75 metres and 4.50 metres above the lowest elevation of the ***street***.

Single Detached, Semi-Detached, Duplex Dwellings, Secondary Suites and Backyard Suites

13 Section 573 of Bylaw 1P2007 does not apply in this Direct Control District.

Rules for Secondary Suites

14 **(1)** In this Direct Control District, a **Secondary Suite**:

(a) has a maximum floor area of 125.0 square metres excluding any area covered by stairways and ***landings***;

(b) requires a minimum of 0.625 ***motor vehicle parking stalls***; and

(c) does not require ***bicycle parking stalls – class 1 or class 2***.

(2) Section 295 (c), (d) and (e) do not apply to this Direct Control District bylaw.

Relaxations

15 The ***Development Authority*** may relax the rules contained in Sections 6 through 12 and 14 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Applicant Submission

2026 June 29

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

On behalf of Cole Richardson, O2 Planning & Design is proposing a land use redesignation for the property located at 601 22 Avenue SW in the community of Cliff Bungalow. The application seeks to redesignate the site from Multi-Residential – Contextual Grade-Oriented (M-CGd72) to a Direct Control (DC) District based on the Multi-Residential – Contextual Grade-Oriented (M-CG) district. The intent of the redesignation is to enable a semi-detached dwelling that retains and integrates the existing heritage-style house currently on the property with the addition of a second attached dwelling and below grade secondary suite. The proposed DC District introduces site-specific provisions that respond to the parcel's unique heritage and physical context, and is tied to a concurrent Development Permit, ensuring transparency regarding the intended built form.

Site Context

The subject site fronts 22 Avenue SW, west of 4 Street SW and south of 17 Avenue SW. It currently contains a three-storey heritage-style home characterized by a pitched roof, front veranda, gables, narrow lap siding, and cedar shake detailing, architectural features that contribute to the historic character of Cliff Bungalow.

The surrounding area features a diverse range of housing forms, including single-detached homes and multi-residential buildings up to six storeys, reflecting the neighbourhood's ongoing transition toward a mixed-housing area.

The site is ideally located within walking distance of extensive amenities. Shops and services along 4 Street SW are less than 200 metres away, and several transit routes on 4 Street, 25 Avenue, and 17 Avenue SW provide direct access to Downtown Calgary, Marda Loop, and Ramsay. The area also benefits from strong active transportation networks, including bikeways on 22 Avenue SW and 5 Street SW that connect to the Elbow River and Bow River pathway systems. Proximity to Earl Grey Park, Cliff Bungalow off-leash area, and Lindsay Park further enhances the site's livability.

Development Vision

The development vision centres on retaining and integrating the existing heritage-style dwelling while introducing one new, attached dwelling and below grade secondary suite to create a semi-detached building form.

As part of the proposal, the existing house will be relocated to the southern portion of the parcel, allowing for the construction of a new dwelling on the north portion. The two dwellings will be attached via a firewall, forming a cohesive semi-detached structure.

The new dwelling has been carefully designed to complement the existing heritage character through architectural elements such as sloped and articulated rooflines, a front veranda, brick and lap siding, and detailed windows and millwork. The overall design draws directly from the Heritage Guidelines within the West Elbow Communities LAP and includes measures to minimize massing impacts on adjacent properties, particularly to the east.

Together, the new and retained dwelling will present a unified architectural composition that

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respects the historic fabric of Cliff Bungalow while modestly increasing housing supply. The concurrent Development Permit submission further demonstrates the applicant's commitment to design quality and community transparency.

Policy Context

The West Elbow Communities Local Area Plan (LAP) identifies the site as part of a Neighbourhood Connector, intended to support a range of housing types and small-scale commercial uses along active streets. These areas are envisioned to accommodate a mix of low- to mid-scale residential forms, up to six storeys in height, while maintaining a comfortable pedestrian environment.

The proposed redesignation aligns with this policy intent by introducing a low-scale residential development that retains the site's heritage character while modestly increasing density (Policy 2.6.2c). The resulting three-storey semi-detached dwelling represents a measured, context-appropriate transition within the neighbourhood, far below the maximum scale supported by policy. Within the LAP the site is located within a Heritage Guideline Area (Precinct 2), which establishes design-oriented policies intended to protect existing heritage assets and ensure that new development integrates sensitively with the historic context of Cliff Bungalow.

The concurrent Development Permit has been carefully designed to align with these policies through several key measures, including but not limited to:

- A front veranda and distinct rooflines that articulate individual dwelling units;
- The use of high-quality, natural materials, such as brick and lap siding;
- Detailed windows and millwork inspired by the architectural character of existing heritage homes; and
- Reduced massing on the east side to maintain a respectful interface with adjacent properties.

Beyond architectural expression, the Heritage Guidelines emphasize the importance of contextual front setbacks to preserve the established rhythm and character of the streetscape. Given the site's limited depth and the applicant's strong commitment to retaining and integrating the existing heritage-style dwelling, the proposed Direct Control (DC) District strategically incorporates a zero-metre rear setback, enabling the building to be positioned as far south as possible. This approach allows the proposed development to align with the front heritage setback of 5.27 metres along 22 Avenue SW to the north.

This approach is supported by existing precedents within Cliff Bungalow, where modest variations in front yard setbacks have been successfully integrated into the neighbourhood's heritage fabric. Examples at 538 23 Avenue SW, 540 21 Avenue SW, 538 19 Avenue SW, and 528 19 Avenue SW illustrate how thoughtful and proportionate setback adjustments can be accommodated without compromising the visual continuity or architectural integrity of the streetscape.

Proposed Land Use Amendment

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The site is currently designated Multi-Residential – Contextual Grade-Oriented (M-CGd72). Under Section 737 of the Land Use Bylaw, single, semi-detached, and duplex dwellings in M-CG districts are regulated by the rules of the Residential – Grade-Oriented Infill (R-CG) district.

To facilitate the proposed development, the applicant is seeking to redesignate the property to a Direct Control (DC) District based on M-CG. The use of a Direct Control District allows for a "tied-to-concept" approach, ensuring that the land use approval is directly linked to the design concept under the concurrent Development Permit. This provides certainty and transparency for both the City and the community regarding the intended built form.

The proposed DC District introduces site-specific regulations related to setbacks, enabling the integration of the existing heritage-style dwelling and the addition of a new, contextually compatible unit on a small corner parcel. The DC also establishes a maximum building height of 14 metres which is consistent with the proposed development and aligned with the policy direction of the West Elbow Communities Local Area Plan.

Overall, the proposed DC District offers a balanced framework that enables a feasible, efficient, and contextually appropriate infill project, delivering both heritage preservation and modest residential intensification in accordance with citywide and local planning objectives.

Conclusion

The proposed land use amendment represents a small-scale infill project that incorporates heritage design features of Cliff Bungalow. By retaining the existing heritage-style dwelling and adding a compatible new residence, the proposal achieves a balanced outcome, preserving neighbourhood character while contributing to inner-city housing diversity as promoted by the LAP.

In summary, the proposed redesignation will:

- Introduce one additional dwelling unit in a centrally located, transit-supportive area;
- Retain and integrate an existing heritage-style home as part of a sensitive infill project;
- Provide a framework to ensure the development is tied to concept, providing certainty regarding the intended built form; and
- Contribute to the housing diversity and vibrancy of the Cliff Bungalow community.

Applicant Outreach Summary

Date Submitted: May 20, 2026

Outreach Summary

O2 implemented a comprehensive engagement strategy to share details of the proposed land use amendment and development permit applications, receive feedback from interested stakeholders, and outlined potential revisions of the proposed application. Community outreach has been a continuous effort throughout the process to ensure information was up to date and project updates were shared.

The following engagement tactics were implemented:

- Postcard Mailers to Neighbours
- Notice Posting
- Meeting with the Community Association

Postcard Mailers
Direct outreach was undertaken through the hand delivery of six postcard mailers to properties immediately adjacent to the subject site. The mailers invited neighbours to contact the project team to discuss the proposal; no responses were received. An additional delivery of eight postcard mailers was delivered to adjacent neighbours to update them on the application progress in May in advance of Calgary Planning Commission and Council.

Public Notice Posting
A public notice sign was posted on the subject site in compliance with the City's notice posting standards. The posting included contact information for the project team, enabling the public to provide direct feedback on the proposed redesignation to the applicant team.

Coordination with Community Associations
Project information was shared with the Cliff Bungalow Mission Community Association via a summary memo. An in-person meeting was held on February 11, 2026, to present the proposed land use change and architectural concept. An additional summary memo was shared with the Cliff Bungalow Mission CA in May 2026 to update them on the applications progress in advance of Calgary Planning Commission and Council.

What We Heard
Community Association – What We Heard
- Was there a notice posting on the property for the applications?
- What changes were made to the proposal?
- Concerns over massing and height.
- Concerns that the building does not follow the contextual heritage setbacks.

How the Application Responds to Comments

Height, Massing and Setbacks:

The Community Association expressed concerns regarding the proposed building's height, massing, and setbacks.

The Local Area Plan (LAP) designates the site within a *Low* building scale modifier area, which supports buildings up to six storeys. The proposed three-storey building is well below this policy maximum and has been intentionally limited in height to ensure compatibility with the surrounding built form.

Building height and massing is contextually appropriate, as the adjacent property on the south is also 3 storeys.

To enable the proposed development while aligning with the policy direction of the LAP, a Direct Control (DC) District is proposed. The purpose of the DC District is to allow modest variations to setbacks and building height to support a building form that better reflects the intended urban character of a Neighbourhood Connector street. Through this approach, the DC District provides the flexibility necessary to achieve a contextually responsive development while meeting the broader objectives envisioned by the LAP. The overall design draws directly from the Heritage Guidelines within the LAP and incorporates measures to minimize massing impacts on adjacent properties, particularly to the east.

Notice Posting:

Notice signs were posted on site in accordance with City of Calgary notice posting requirements.

Changes Made:

In response to previous Community Association feedback, the building was shifted south to achieve a contextual setback on the north portion of the site.

Cliff Bungalow and Mission Community Association Letter

<Submitted via email on 2025 December 11>:

The CBMCA opposes an application for a DC District. Comments Below

1. The Applicant's development vision was overturned at SDAB (SDAB2025-0015), based on a holistic interpretation of the MDP, Low Density Residential Housing Guidelines for Established Neighborhoods, Cliff Bungalow ARP under a discretionary development (i.e. pursuant to Section 35 of the LUB). The SDAB decision has been attached, which refers to the various reasons the proposed development contravenes the relevant statutory policy documents (paragraph 125-136).

2. Since the SDAB decision, the WELAP and West Elbow Communities Heritage Guidelines Implementation Guide have replaced Cliff Bungalow's ARP, providing an even stronger and more explicit policy basis to refuse the Applicant's development vision as inappropriate for this parcel.

3. This Application attempts to use a DC District for the primary purpose of overriding three of four heritage guidelines of the WELAP's Heritage Implementation Guide (setbacks, front facades, massing) and policies within the MDP/WELAP/Low Density Residential Housing Guidelines that explicitly prevent with their development vision (as per the SDAB ruling).

4. The WELAP and West Elbow Communities Heritage Guidelines Implementation Guide was passed by the city council in May 2025; thus, it is unreasonable to argue the WELAP or its Heritage Guidelines are overly onerous, inappropriate or outdated.

5. A DC District for this application would contravene sections 20(1), 20(2a) and 20(2b) of the LUB.

6. The CBMCA is concerned that this LOC application, through the proposal of a DC District, is being used to circumvent the standard Development Permit process. Under the existing framework, DP applications are subject to a holistic review by the Development Authority whose decision may then be appealed by affected stakeholders—including the Applicant, adjacent residents and the community association—through the Subdivision and Development Appeal Board, as provided under Alberta’s Municipal Government Act and Calgary’s Land Use Bylaw.

However, under a DC District, the Development Authority’s discretion is substantially reduced at the DP stage, while effectively precluding affected stakeholders, including owners of adjacent parcels, impacted residents and the CBMCA, from exercising their right to appeal through the SDAB by limiting the scope of appeal available under permitted-use.

7. The CBMCA asserts the Application incorrectly refers to the existing house as a heritage asset, even though the CBMCA has explained to the Development Authority and the Applicant on multiple occasions that it is not a heritage asset due to the extensive renovations and alterations the home has undergone. Heritage Planning must be asked to confirm whether the CBMCA's assertion is true or whether the Applicant's assertion is true, because they are in direct conflict with each other. Heritage Planning must weigh on whether the house is eligible for inclusion on to the evaluated list of heritage inventory and if so should add it to the inventory list. If the CBMCA's assertion is correct, the Applicant's proposal has no heritage benefit and only heritage costs due to not adhering to three of the four heritage guidelines areas of the West Elbow Heritage Guidelines Implementation Guide. IE, the proposal would be unequivocally net negative from a heritage perspective.

Road Closure and Land Use Amendment in Alyth/Bonnybrook (Ward 9) adjacent to 3606 Bonnybrook Road SE, LOC2026-0042

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed closure of 0.09 hectares ± (0.22 acres ±) of road (Plan 2611082, Area 'A'), adjacent to 3606 Bonnybrook Road SE, with conditions (Attachment 2); and

2. Give three readings to the proposed bylaw for the redesignation of 0.09 hectares ± (0.22 acres ±) of the closed road (Plan 2611082, Area 'A') from Undesignated Road Right-of Way to Industrial – Heavy (I-H) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 JULY 30:

That Council:

1. Give three readings to **Proposed Bylaw 4C2026 for the** closure of 0.09 hectares ± (0.22 acres ±) of road (Plan 2611082, Area 'A'), adjacent to 3606 Bonnybrook Road SE, with conditions (Attachment 2); and
2. Give three readings to **Proposed Bylaw 99D2026** for the redesignation of 0.09 hectares ± (0.22 acres ±) of the closed road (Plan 2611082, Area 'A') from Undesignated Road Right-of Way to Industrial – Heavy (I-H) District.

HIGHLIGHTS

- This application proposes to close a portion of undeveloped laneway east of the intersection of 34 Avenue SE and Bonnybrook Road SE and designate it to Industrial – Heavy (I-H) District.
- The proposal is consistent with the designation of the adjacent sites and aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This proposal would enable more efficient use of existing infrastructure and services.
- Why does this matter? The proposal would allow the adjacent landowner to consolidate this portion of lane with their parcel. Closing the undeveloped lane discourages public access to the Canadian Pacific Kansas City (CPKC) rail line and any related on-site activities.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This road closure and land use amendment application, in the southeast community of Alyth/Bonnybrook, was submitted by Tronnes Geomatics on behalf of the landowner, Indgion Holdings Ltd., on 2026 March 30. The 0.09 hectare (0.22 acre) site is located north of 3606 Bonnybrook Road SE and is an undeveloped lane that is no longer required by The City.

the west, a utility right-of-way to the north and the CPKC rail line to the east. The subject site is to be closed through the Registered Road Closure Plan (Attachment 3) and redesignated to the Industrial – Heavy (I-H) District in alignment with the adjacent parcel. As indicated in the Applicant Submission (Attachment 4), the subject site will be consolidated with the parcel to the south to create a more functional parcel configuration and allow for more efficient utilization of the land.

No development permit has been submitted at this time. If approved, the portion of road closure will be consolidated with the adjacent parcel to the south and future development would occur in alignment with the approved land use on the site.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed road closure and land use amendment application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with the public/interested parties and respective community association was appropriate. As this is a lane closure in an industrial area, the applicant determined that no outreach would be undertaken. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

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

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

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

IMPLICATIONS

Social

This proposal would allow for the minor expansion of an industrial parcel and may provide added employment opportunities.

Road Closure and Land Use Amendment in Alyth/Bonnybrook (Ward 9) adjacent to 3606 Bonnybrook Road SE, LOC2026-0042

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 closure of the undesignated road right-of-way and consolidation with adjacent properties would enable more efficient use of existing infrastructure and services.

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with this proposal.

ATTACHMENTS
1. Background and Planning Evaluation
2. Proposed Road Closure Conditions
3. Registered Road Closure Plan
4. Applicant Submission
5. Applicant Outreach Summary
6. **Proposed Bylaw 4C2026**
7. **Proposed Bylaw 99D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

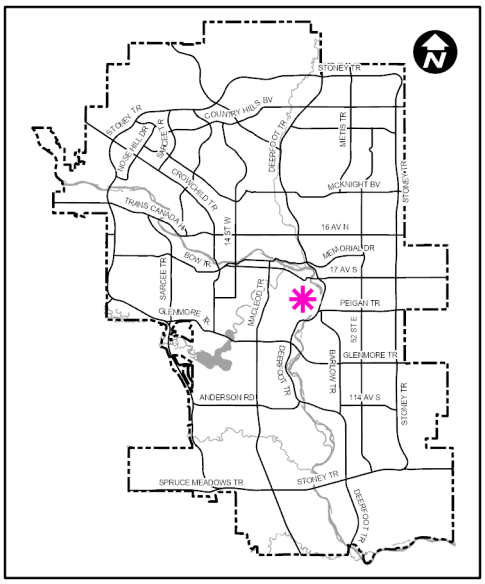
The subject site is located in the southeast industrial community of Alyth/Bonnybrook, east of the intersection of 34 Avenue SE and Bonnybrook Road SE. The Canadian Pacific Kansas City (CPKC) railway is located immediately east of the subject site. The site is currently an undesignated road right-of-way (lane) that is not required for the operations of the CPKC area and is considered surplus by The City of Calgary. The proposed road closure area of 0.09 hectares (0.22 acres) is intended to be consolidated with the adjacent site located immediately to the south, at 3606 Bonnybrook Road SE.

The adjacent parcel to the south is currently developed with an industrial building on site and is designated as the Industrial – Heavy (I-H) District. The parcel north of the subject site is also designated I-H District and has a large industrial malting factory on site. The area west across Bonnybrook Road SE consists of various parcels designated with the Industrial – Redevelopment (I-R) District, some of which have small industrial buildings.

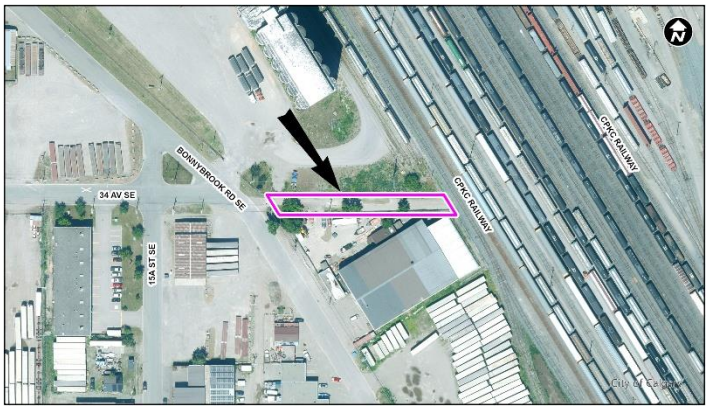
Community Peak Population Table

Not available because the subject site is within an industrial area.

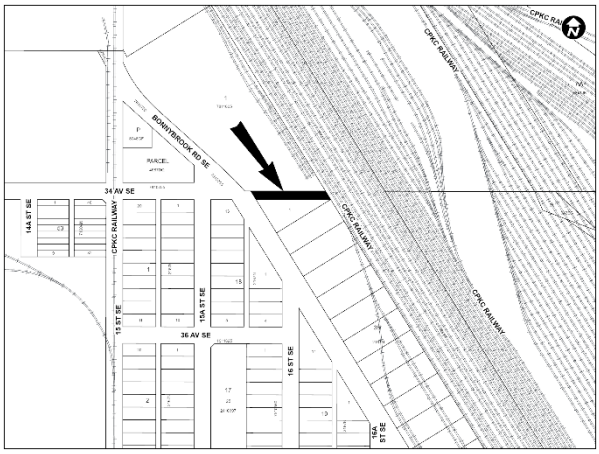
Location Maps

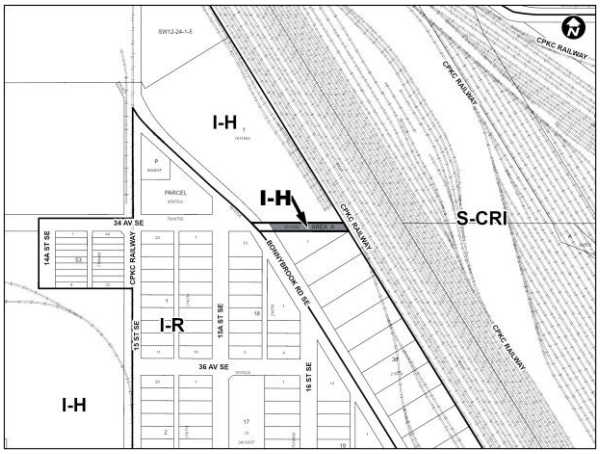


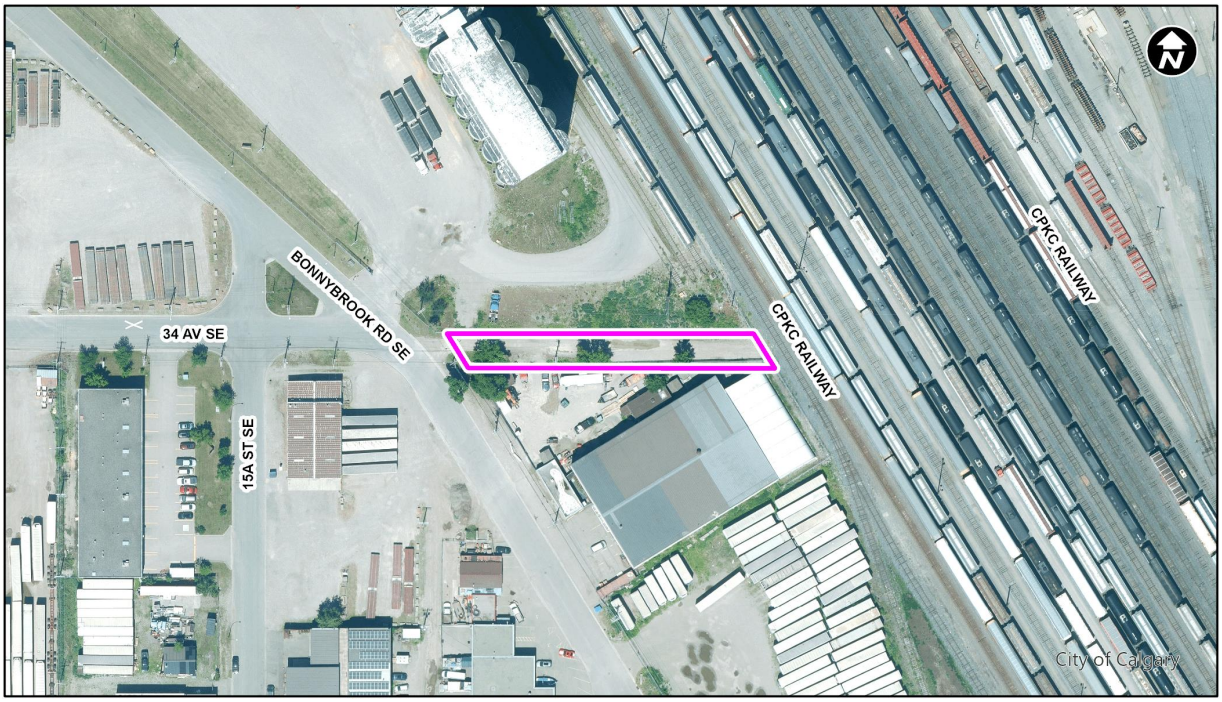
Road Closure Map



Land Use Amendment Map







Previous Council Direction

None.

Planning Evaluation

Road Closure
This application proposes the closure of 0.09 hectares (0.22 acres) of undesignated road right-of-way east of the intersection of 34 Avenue SE and Bonnybrook Road SE. Currently an undeveloped lane, the closed portion of the road right-of-way would be consolidated with the parcel immediately to the south (3606 Bonnybrook Road SE) and designated the I-H District, subject to the Proposed Road Closure Conditions.

Land Use
The proposed I-H District is intended to accommodate primarily large, purpose-built, heavy industrial developments that typically locate close to hazardous goods routes and rail lines. The subject site is directly adjacent to the CPKC rail line. The proposed portion of road to be closed is anticipated to be consolidated with the adjacent parcel to the south, which is also designated I-H District.

Development and Site Design
If this redesignation is approved by Council, the rules of the proposed I-H District would provide guidance for any future development on the site including appropriate uses, building configuration, parcel coverage, building massing and height, landscaping, waste management and parking.

Transportation
Transit service is currently available within approximately 650 metres (an 11-minute walk) of the site along Ogden Road SE which includes Routes 24 (Ogden), 147 (Starfield Industrial) and 302 (BRT Southeast/City Centre). The future Highfield Light Rail Transit (LRT) Station is located approximately 900 metres (a 15-minulte walk) from the site. The nearest Always Available for All Ages and Abilities (5A) Network connection is located at the intersection of 42 Avenue SE and Ogden Road SE.

As part of any comprehensive redevelopment, all site access arrangements will be subject to approval at the development application stage. Access consolidation, sidewalk upgrades, boulevard rehabilitation and other related transportation improvements may be required.

A Transportation Impact Assessment was not required in support of this application.

Environmental Site Considerations
At this time, there are no known outstanding environmental concerns associated with the site and / or proposal.

Utilities and Servicing
Water, sanitary and storm services exist adjacent to the site at/within Bonnybrook Road SE. Servicing requirements will be further determined at the time of development.

Legislation and Policy

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

Calgary International Airport Vicinity Protection Area (2009)
The *Calgary International Airport Vicinity Protection Area* (AVPA) identifies the subject site as being located within the 25-30 Noise Exposure Forecast (NEF) of the AVPA. The AVPA Regulation was created to ensure that only compatible land uses are developed near airport flight paths. The AVPA Regulation establishes prohibitive uses in certain locations, identified within Noise Exposure Forecast (NEF) areas. The uses listed under the proposed I-H District are generally allowable within the lower noise exposure of 25-30 NEF contour area. Future development permits would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

Municipal Development Plan (Statutory – 2009)
Map 1: Urban Structure of the *Municipal Development Plan* (MDP) identifies the subject site within the Standard Industrial Area typology. The Standard Industrial Area consists of existing planned industrial areas that contain a mix of industrial uses at varying intensities. These areas are intended to allow for a broad variety of industrial uses and as the area redevelops, the industrial character should be maintained.

This application meets the objectives of the MDP, as the proposed land use district supports a broad range of heavy industrial activities.

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.

The Development Next to Freight Rail Corridors Policy (Non-Statutory – 2018)
The proposed road closure site falls within the *Development Next to Freight Rail Corridors Policy* area. Future development permits would be reviewed against the applicable regulations to ensure compliance.

Proposed Road Closure Conditions

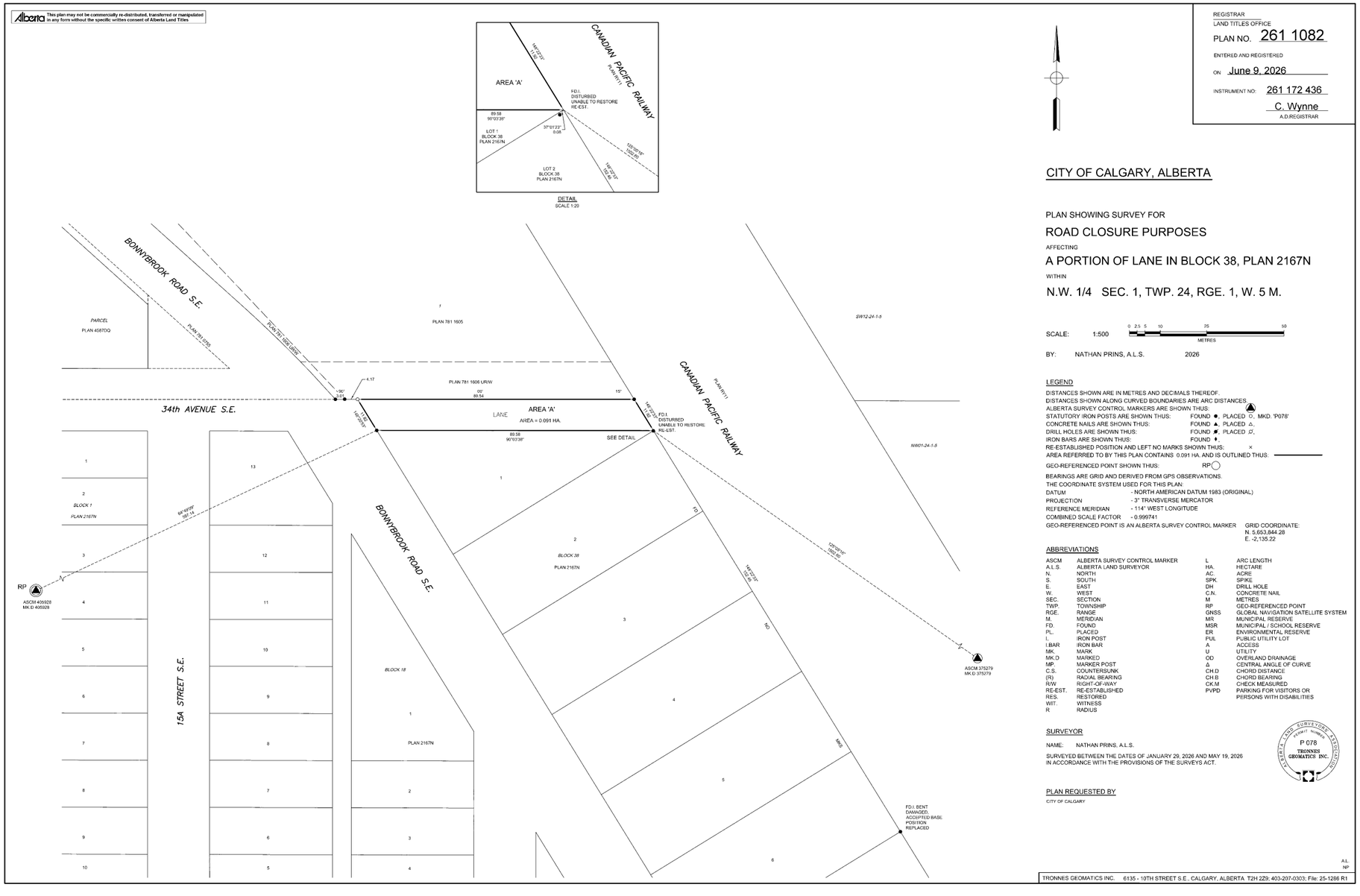
1. The landowner/developer shall enter into a Land Purchase Option Agreement with The City for the acquisition of the lands required for the road closure.

2. The developer is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.

3. The closed road right-of-way is to be consolidated with the adjacent lands.

Registered Road Closure Plan

Alberta This plan may not be commercially re-distributed, transferred or manipulated in any form without the specific written consent of Alberta Land Titles



REGISTRAR
LAND TITLES OFFICE
PLAN NO. 261 1082
ENTERED AND REGISTERED
ON June 9, 2026
INSTRUMENT NO: 261 172 436
C. Wynne
A.D.REGISTRAR

CITY OF CALGARY, ALBERTA

PLAN SHOWING SURVEY FOR

ROAD CLOSURE PURPOSES

AFFECTING

A PORTION OF LANE IN BLOCK 38, PLAN 2167N

WITHIN

N.W. 1/4 SEC. 1, TWP. 24, RGE. 1, W. 5 M.

SCALE: 1:500 (0, 2.5, 5, 10, 25, 50 METRES)

BY: NATHAN PRINS, A.L.S. 2026

LEGEND

DISTANCES SHOWN ARE IN METRES AND DECIMALS THEREOF.
DISTANCES SHOWN ALONG CURVED BOUNDARIES ARE ARC DISTANCES.
ALBERTA SURVEY CONTROL MARKERS ARE SHOWN THUS:
STATUTORY IRON POSTS ARE SHOWN THUS: FOUND ●, PLACED ○, MKD. 'P078'
CONCRETE NAILS ARE SHOWN THUS: FOUND ▲, PLACED △,
DRILL HOLES ARE SHOWN THUS: FOUND ◢, PLACED ◿,
IRON BARS ARE SHOWN THUS: FOUND ♦,
RE-ESTABLISHED POSITION AND LEFT NO MARKS SHOWN THUS: ×
AREA REFERRED TO BY THIS PLAN CONTAINS 0.091 HA. AND IS OUTLINED THUS: ——
GEO-REFERENCED POINT SHOWN THUS: RP○

BEARINGS ARE GRID AND DERIVED FROM GPS OBSERVATIONS.
THE COORDINATE SYSTEM USED FOR THIS PLAN:
DATUM - NORTH AMERICAN DATUM 1983 (ORIGINAL)
PROJECTION - 3° TRANSVERSE MERCATOR
REFERENCE MERIDIAN - 114° WEST LONGITUDE
COMBINED SCALE FACTOR - 0.999741
GEO-REFERENCED POINT IS AN ALBERTA SURVEY CONTROL MARKER GRID COORDINATE:
N. 5,653,844.28
E. -2,135.22

ABBREVIATIONS

ASCM	ALBERTA SURVEY CONTROL MARKER	L	ARC LENGTH
A.L.S.	ALBERTA LAND SURVEYOR	HA.	HECTARE
N.	NORTH	AC.	ACRE
S.	SOUTH	SPK	SPIKE
E.	EAST	DH	DRILL HOLE
W.	WEST	C.N.	CONCRETE NAIL
SEC.	SECTION	M	METRES
TWP.	TOWNSHIP	RP	GEO-REFERENCED POINT
RGE.	RANGE	GNSS	GLOBAL NAVIGATION SATELLITE SYSTEM
M.	MERIDIAN	MR	MUNICIPAL RESERVE
FD.	FOUND	MSR	MUNICIPAL / SCHOOL RESERVE
PL.	PLACED	ER	ENVIRONMENTAL RESERVE
I.	IRON POST	PUL	PUBLIC UTILITY LOT
I.BAR	IRON BAR	A	ACCESS
MK.	MARK	U	UTILITY
MK.D	MARKED	OD	OVERLAND DRAINAGE
MP.	MARKER POST	Δ	CENTRAL ANGLE OF CURVE
C.S.	COUNTERSUNK	CH.D	CHORD DISTANCE
(R)	RADIAL BEARING	CH.B	CHORD BEARING
R/W	RIGHT-OF-WAY	CK.M	CHECK MEASURED
RE-EST.	RE-ESTABLISHED	PVPD	PARKING FOR VISITORS OR PERSONS WITH DISABILITIES
RES.	RESTORED		
WIT.	WITNESS		
R	RADIUS		

SURVEYOR

NAME: NATHAN PRINS, A.L.S.

SURVEYED BETWEEN THE DATES OF JANUARY 29, 2026 AND MAY 19, 2026
IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.

ASSOCIATION OF ALBERTA LAND SURVEYORS P 078 TRONNES GEOMATICS INC.

PLAN REQUESTED BY

CITY OF CALGARY

A.L.S.
NP

TRONNES GEOMATICS INC. 6135 - 10TH STREET S.E., CALGARY, ALBERTA T2H 2Z9; 403-207-0303; File: 25-1286 R1

Applicant Submission

Company Name (if applicable):
Tronnes Geomatics

LOC Number (office use only):

Applicant's Name:
Kim Wiens

Date:
April 9, 2026

Proposal & Planning Justification – 3606 Bonnybrook Road SE

The proposal consists of the closure of a surplus portion of Bonnybrook Road SE adjacent to 3606 Bonnybrook Road SE, followed by a land use redesignation of the closed road parcel from Road to I-H (Industrial – Heavy District).

The purpose of the application is to consolidate the closed road segment with the adjacent industrial lands to create a more functional and rational parcel configuration. Given the established industrial character of the surrounding area and the existing use of the adjacent lands, the proposed I-H designation is a logical extension of the current land use pattern.

The road closure will remove a portion of right-of-way that is not required for future public use, subject to City review and approval, and will allow for more efficient utilization of the lands. The proposal supports a cohesive industrial parcel and contributes to the effective use of existing infrastructure within the area.

The application is not anticipated to negatively impact surrounding development, transportation, or servicing networks. Overall, the proposal represents a logical and supportable planning outcome consistent with the surrounding context.

Applicant Outreach Summary

2025 May 21

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 3606 Bonnybrook Road SE

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

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

Due to the limited scope and location of the proposed lane closure—being a narrow, constrained area with no functional vehicular turnaround and minimal direct impact to the broader public roadway network—formal community outreach was not undertaken. The subject area does not serve as a primary access route and is not anticipated to materially affect surrounding properties or traffic circulation. As such, the potential impacts are considered localized and minimal in nature, and will be appropriately addressed through the City's standard review and notification processes as part of the application.

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

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

calgary.ca/planningoutreach

PROPOSED

CPC2026-0705
ATTACHMENT 6

BYLAW NUMBER 4C2026

BEING A BYLAW OF THE CITY OF CALGARY FOR A CLOSURE OF A ROAD (PLAN 2611082, AREA 'A') (CLOSURE LOC2026-0042/CPC2026-0705)

* *

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

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

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

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

   PLAN 2611082
   AREA 'A'
   EXCEPTING THEREOUT ALL MINES AND MINERALS

2. The proper officers of The City of Calgary are hereby authorized to execute such instruments as may be necessary to effect the purpose of the Bylaw.

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

CPC2026-0705
ATTACHMENT 7

BYLAW NUMBER 99D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2026-0042/CPC2026-0705)

* *

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

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

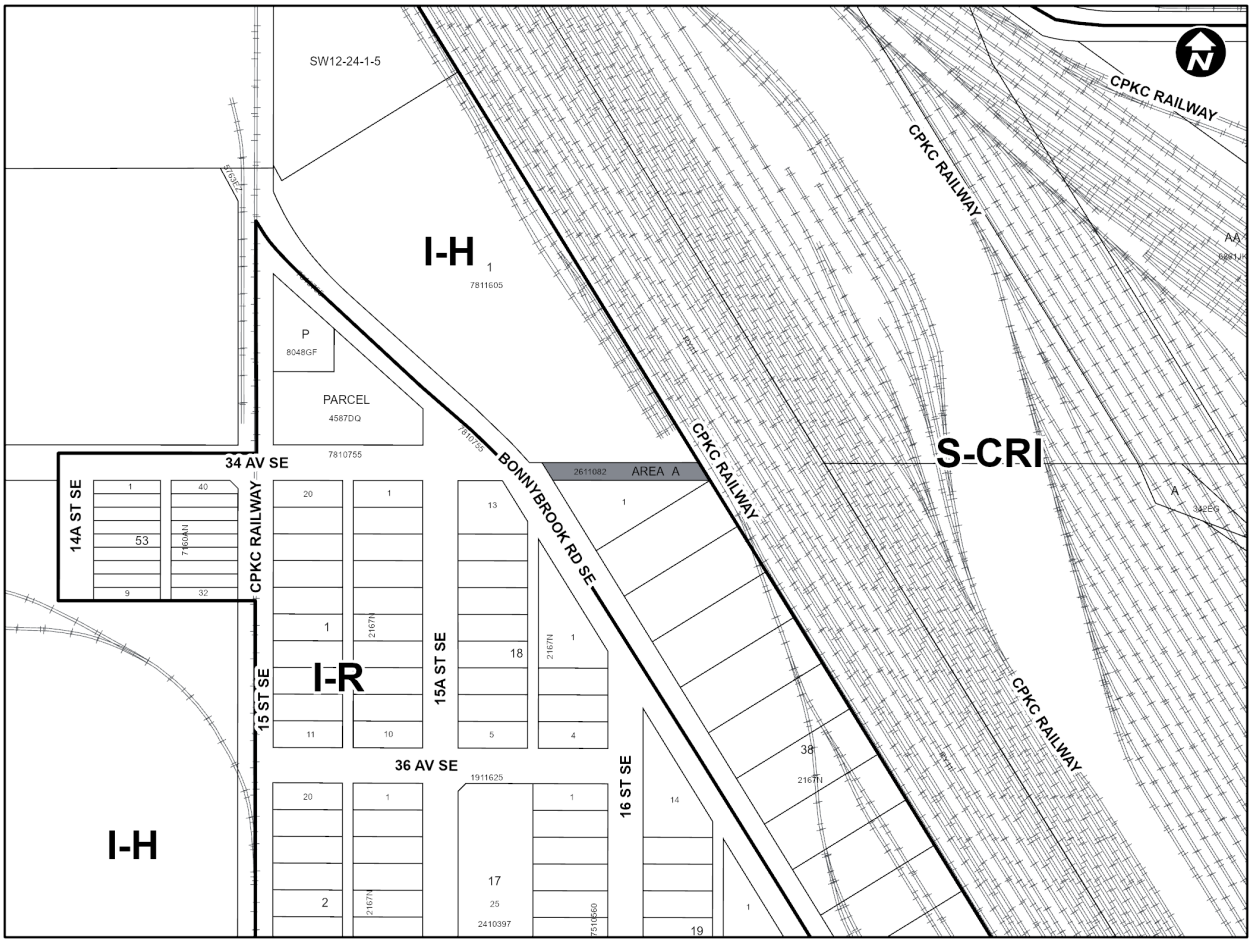
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0042/CPC2026-0705
BYLAW NUMBER 99D2026

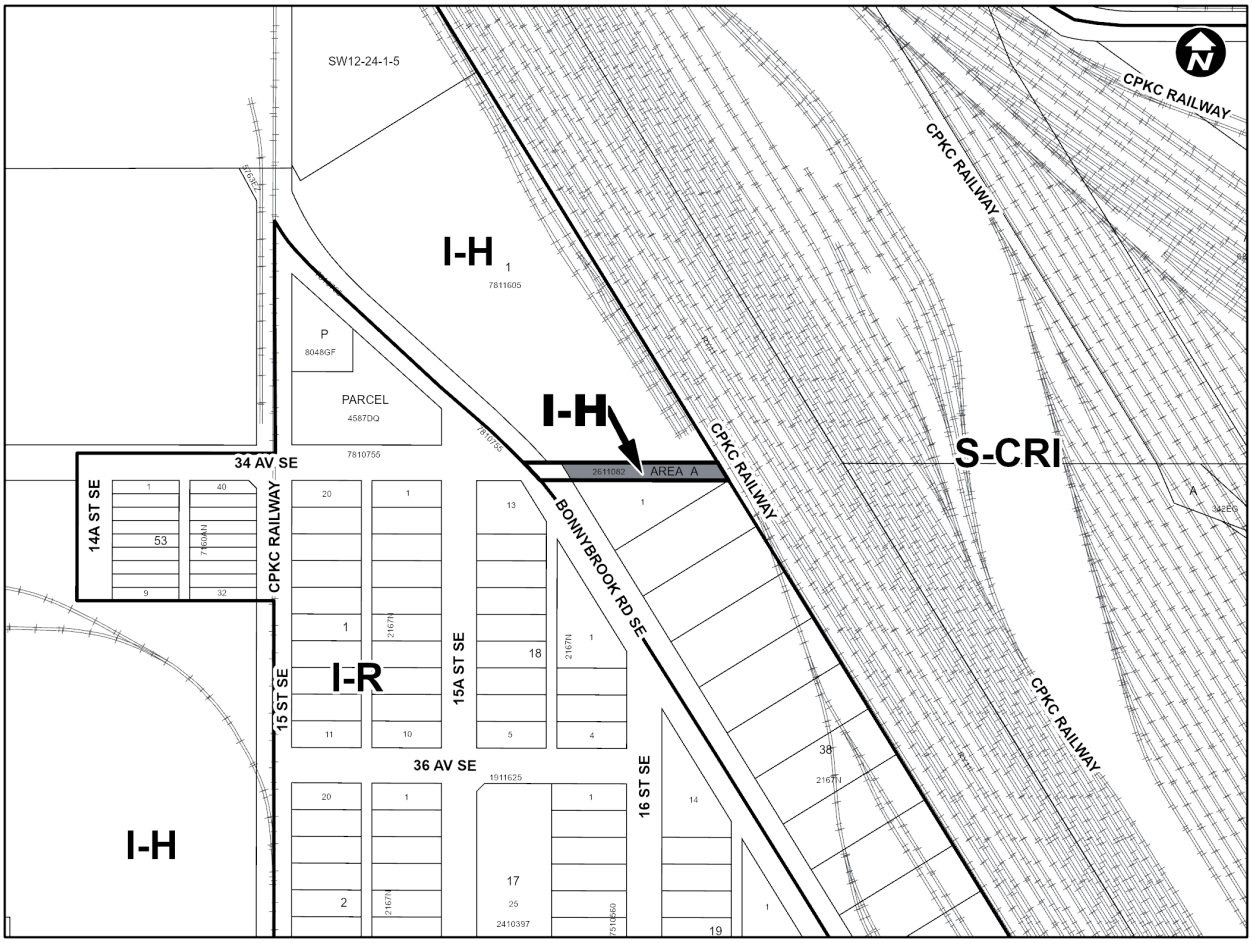
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0042/CPC2026-0705
BYLAW NUMBER 99D2026

SCHEDULE B



Policy and Land Use Amendment in Inglewood (Ward 9) at 1839 – 9 Avenue SE, LOC2026-0046

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Inglewood Area Redevelopment Plan (Attachment 2); and

2. Give three readings to the proposed bylaw for the redesignation of 0.24 hectares ± (0.59 acres ±) located at 1839 – 9 Avenue SE (Plan 6700AN, Block 19, Lots 24 to 31) from Direct Control (DC) District to Mixed Use – General (MU-1f4.0h24) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 JULY 30:

That Council:

1. Give three readings to the **Proposed Bylaw 33P2026** for the amendments to the Inglewood Area Redevelopment Plan (Attachment 2); and

2. Give three readings to the **Proposed Bylaw 103D2026** for the redesignation of 0.24 hectares ± (0.59 acres ±) located at 1839 – 9 Avenue SE (Plan 6700AN, Block 19, Lots 24 to 31) from Direct Control (DC) District to Mixed Use – General (MU-1f4.0h24) District.

Excerpt from the Minutes of the Regular Minutes of the Calgary Planning Commission, held 2026 July 30:

" The following documents were distributed with respect to Report CPC2026-0668:
- Revised Attachment 4; and
- …"

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for street-oriented mixed-use development up to six storeys in height where both residential uses and commercial uses are supported at grade facing the commercial street.
- The proposal represents an appropriate density increase in a location in close proximity to a Neighbourhood Main Street and the primary transit network and is in alignment with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This proposal would allow for greater housing choice and commercial opportunities in a location with good access to services, amenities and transit allowing for more efficient use of existing infrastructure.

- Why does this matter? The proposal would provide additional housing and commercial options in the area, contributing to employment opportunities and a range of community services and amenities.
- An amendment to the *Inglewood Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- No development permit application has been submitted at this time.
- There is no previous Council direction regarding the proposal.

DISCUSSION

This application, located in the southeast community of Inglewood, was submitted by O2 Planning and Design on behalf of the landowners, 895699 Alberta Inc. (Nay Development Inc.), on 2026 April 6. The approximately 0.24 hectares (0.59 acres) mid-block site is located on the south side of 9 Avenue SE between 16 Street SE and 19 Street SE. The site is currently developed with a gas station that is now closed. The gas station was the Blackfoot Texaco Service Station - a heritage resource listed on The City's Inventory of Evaluated Historic Resources.

The site is approximately 240 metres (a four-minute walk) from the Inglewood YWCA and the eastern portion of the 9 Avenue SE Neighbourhood Main Street and is approximately 120 metres (a two-minute walk) from a MAX Purple Bus Rapid Transit (BRT) station.

As indicated in the Applicant Submission (Attachment 3), the application proposes to redesignate the subject parcel from a Direct Control District (Bylaw 4Z93) to the Mixed Use – General (MU-1f4.0h24) District to accommodate a mix of residential and commercial uses in a way that is sensitive to the local area context. A development permit has not been submitted at this time.

The proposed land use, including the intended district and associated modifiers, are in alignment with the *Municipal Development Plan* (MDP) regarding density, height and location considerations. However, an amendment to the *Inglewood Area Redevelopment Plan* (ARP) is needed to eliminate the requirement for commercial development and instead allow either residential or commercial development at grade at this location. The *Inglewood ARP* must also be amended to increase maximum height to six storeys from the current maximum of four storeys.

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 included 140 postcard mailers hand-delivered to nearby residents, a meeting with the Inglewood Community Association that occurred on 2026 May 5 and an in-person public open house that was held on 2026 May 6. The Applicant Outreach Summary can be found in Attachment 4.

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

Administration received one response in support of this application and no responses in opposition. Administration also received a letter of support from the Community Association on 2026 June 25.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate and in alignment with applicable policy. The building and site design, including parking, landscaping and amenity space, will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

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

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

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

Service and Financial Implications
No anticipated financial impact.

RISK

Policy and Land Use Amendment in Inglewood (Ward 9) at 1839 – 9 Avenue SE, LOC2026-0046

There are no known risks associated with this proposal.

ATTACHMENTS:

1. Background and Planning Evaluation
2. **Proposed Bylaw 33P2026**
3. Applicant's Submission
4. **Revised** Community Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 103D2026**

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 Inglewood on the south side of 9 Avenue SE between 16 Street SE and 19 Street SE. The site is approximately 0.24 hectares (0.59 acres) in size and is approximately 60 metres wide by 40 metres deep. It is currently developed with a gas station that is now closed and has vehicle access from the rear lane. The Blackfoot Texaco Service Station was built in 1967 and is a heritage resource listed on the City's Inventory of Evaluated Historic Resources. It is considered one of the last remaining Art Moderne/Streamlined Moderne service stations.

The subject site is adjacent the Piitoayis Family School to the east and across the street from the Blackfoot Diner. Otherwise, 9 Avenue SE in the nearby vicinity is under a Direct Control District (Bylaw 4Z93) intended to allow the parcels to develop with commercial development at grade and residential above, up to a maximum of 20 meters in height. The *Inglewood Area Redevelopment Plan* (ARP) stipulates that a maximum of four storeys is supported for this and other nearby sites on 9 Avenue SE. Areas north and south of 9 Avenue SE are characterized mainly by multi-family development with some single- and two-unit development and some commercial development—including a gas station to the north.

Community Peak Population Table

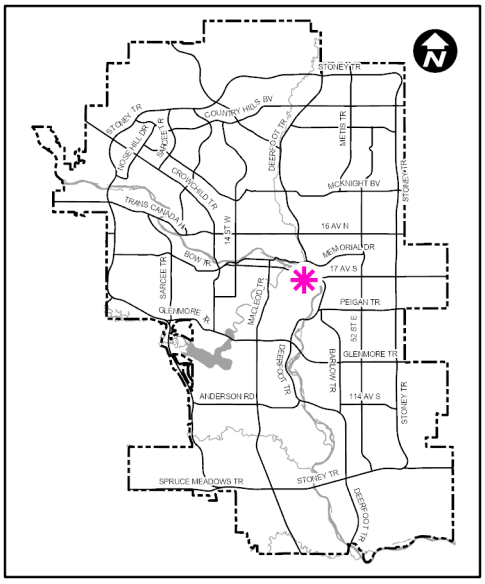
As identified below, the community of Inglewood reached its peak population in 2018.

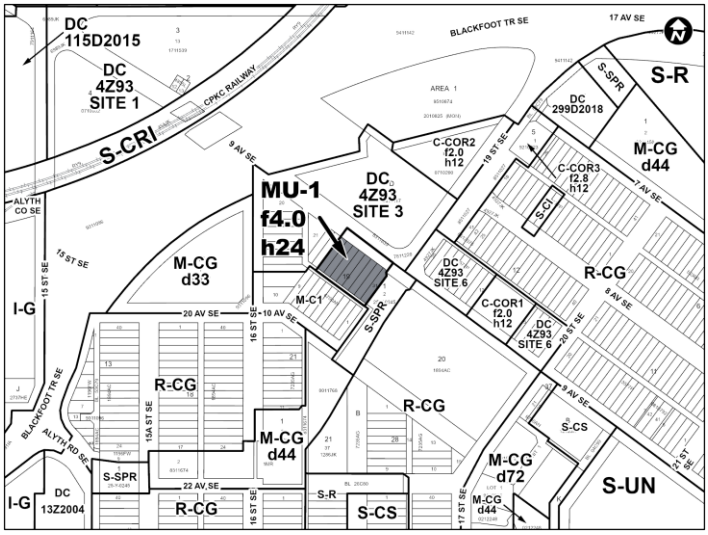
Inglewood	
Peak Population Year	2018
Peak Population	4,072
2019 Current Population	4,024
Difference in Population (Number)	- 48
Difference in Population (Percent)	- 1.1%

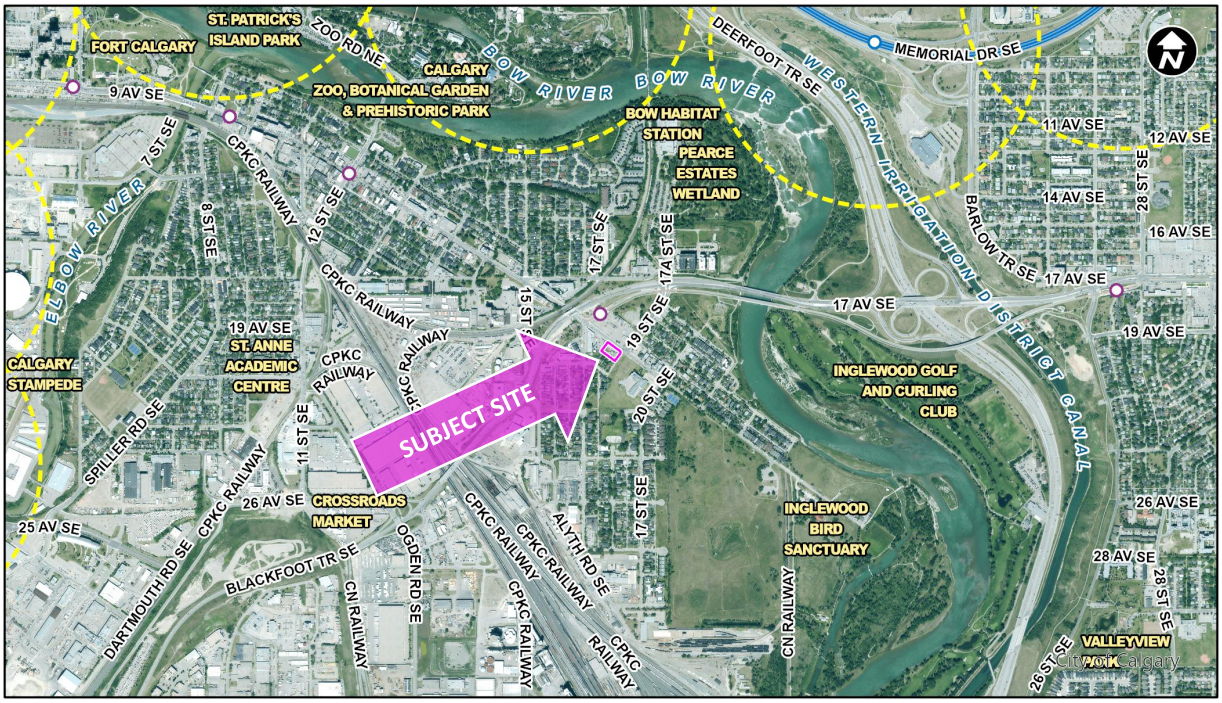
Source: *The City of Calgary 2019 Civic Census*

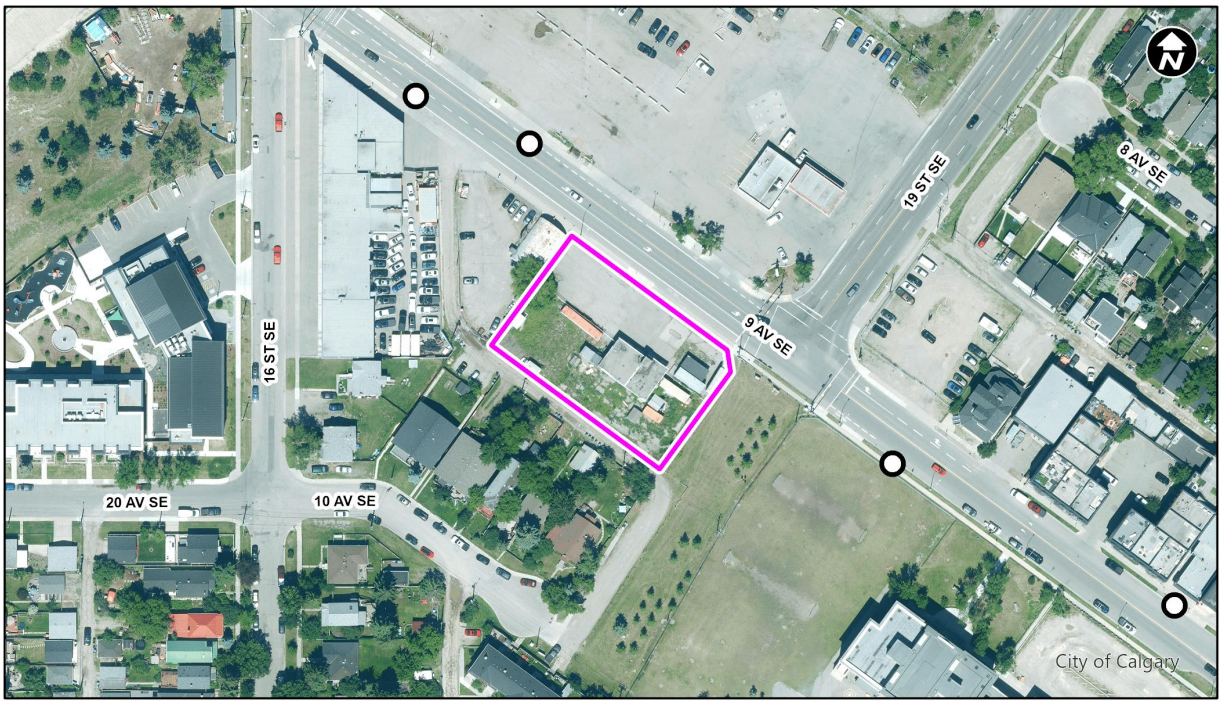
Additional demographic and socio-economic information may be obtained online through the Inglewood Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing Direct Control District (Bylaw 4Z93) is based on the General Commercial C-2 (20) District of the previous Land Use Bylaw 2P80, which is intended to provide for residential uses in addition to a wide variety of retail commercial and personal service uses at moderate intensity. The district allows for a maximum building height of 20 metres and a maximum floor area ratio (FAR) of 2.0. Commercial uses are required to occupy a minimum of 25 percent of the gross floor area of a building, and beyond this, residential uses are discretionary.

The proposed Mixed Use – General (MU-1f4.0h24) District is intended to accommodate a mix of residential and commercial uses, either in separate buildings or in the same building, where both residential and commercial uses are supported at grade. The application proposes a maximum height of 24 metres (up to six storeys, as proposed with the policy amendment) and a maximum FAR of 4.0 (equivalent to approximately 9,620 square metres of gross floor area).

Development and Site Design
The rules of the proposed MU-1f4.0h24 District would provide guidance for development of the site including appropriate uses, building height, landscaping, parcel coverage and parking. Other key factors that will be considered during the development permit stage include the following:

- façade treatment along 9 Avenue SE;

- shadowing, overlooking and privacy;
- residential amenity space; and
- heritage / historical significance treatment.

Historical Significance
The existing building on site is a gas station built in 1967 that was the Blackfoot Texaco Service Station. The building is a heritage resource listed on The City's Inventory of Evaluated Historic Resources (added in 2009) and considered one of the last remaining Art Moderne/Streamlined Moderne service stations.

Adaptive re-use of heritage resources is encouraged by both Heritage Planning and Heritage Calgary. Where demolition is proposed, protocols encourage that historically significant elements from the heritage resource be incorporated in new builds. At a minimum, protocols call for new development to include a commemorative/interpretive feature to highlight the story of the historic resource to be removed. Issues related to heritage conservation and commemoration will be addressed at development permit stage.

Transportation
Road access to the site is provided from 9 Avenue SE, classified as an arterial street. The site has access to a rear lane and vehicle access to the site will be restricted to this lane. Nineth Avenue SE has sidewalks on both sides of the street for pedestrian access and there are also on-street bikeways on both sides of the street that are part of the Always Available for All Ages and Abilities (5A) Network, which tie into the greater 5A network. The site is approximately 120 metres (a two-minute walk) from a MAX Purple Bus Rapid Transit (BRT) station. The site is also served by local bus routes 1 (Bowness/Forest Lawn), 101 (Inglewood), 117 (McKenzie Town Express) and 151 (New Brighton Express).

Environmental Site Considerations
A Phase 2 Environmental Site Assessment (ESA) was submitted and reviewed by Administration. No concerns were identified. As such, there are no known outstanding environmental concerns associated with the site and / or proposal.

Utilities and Servicing
Public water, sanitary and storm utilities exist within the adjacent public road rights-of-way.

Sanitary Servicing
A Sanitary Servicing Study was submitted and reviewed by Administration. Prior to the decision of any future development permit, a revised Sanitary Servicing Study will be required for review and acceptance because the existing public sanitary lift station is currently operating at capacity. No development permit will be approved by the Development Authority until an upgrade of the sanitary lift station has been completed by The City. The timing of the upgrade cannot yet be confirmed as it is currently in the early stages of design. Otherwise, servicing requirements will be further determined 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 *Municipal Development Plan* (MDP) identifies the site as located within the Developed Residential – Inner City area on the Urban Structure Map (Map 1). The proposal is consistent with the General Policies for Developed Residential Areas (Section 3.5.1) and Inner City Area policies (Section 3.5.2). The MDP's city-wide policies (Section 2) and specifically Section 2.2 Shaping a More Compact Urban Form provides direction to encourage development in areas with good access to amenities, services and transit. The goal of these policies is to direct future growth of the city in a way that fosters a more compact and efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods. The proposed land use application allows for the site to develop with a mix of uses at higher intensity that is transit-oriented and is in keeping with the MDP policies.

Calgary Climate Strategy (2022)
This application proposes a density increase and the implementation of transit-oriented development, which aligns with the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged through a future development permit application.

Inglewood Area Redevelopment Plan (Statutory – 1993)
The *Inglewood Area Redevelopment Plan* (ARP), identifies the subject site as being 'C17' – 'Commercial' on 'Map 8 Sites Requiring Redesignations Commercial / Industrial'. The C17 designation applies to multiple properties along 9 Avenue SE and allows for mixed-use development with commercial at grade up to four storeys in height. The development guidelines section in 'Table 3 Proposed Commercial / Industrial Redesignations' sets out additional requirements for the C17 designation including barring auto-related uses, limiting parking access to the rear lane and that historic façade treatment and signage is encouraged.

An amendment to the *Inglewood ARP* is necessary to eliminate the requirement for commercial development and instead allow either residential or commercial development at grade at this location (consistent with the MU-1 District). The *Inglewood ARP* must also be amended to increase maximum height to six storeys from the current maximum of four storeys.

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

PROPOSED

CPC2026-0668
ATTACHMENT 2

BYLAW NUMBER 33P2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE INGLEWOOD AREA REDEVELOPMENT PLAN BYLAW 4P92 (LOC2026-0046/CPC2026-0668)

* *

WHEREAS it is desirable to amend the Inglewood Area Redevelopment Plan Bylaw 4P92, as amended;

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

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

1. The Inglewood Area Redevelopment Plan attached to and forming part of Bylaw 4P92, as amended, is hereby further amended as follows:

   (a) Delete the existing Map 8 entitled 'Sites Requiring Redesignations Commercial/Industrial', and replace with the revised Map 8 entitled 'Sites Requiring Redesignations - Commercial/Industrial' attached as Schedule A.

   (b) In Section 3.5 Implementation, Table 3 entitled 'Proposed Commercial/Industrial Redesignations', insert the following row at the end of the table:

"

SITE*	EXISTING DESIGNATION	PROPOSED POLICY	PROPOSED LAND USE DESIGNATION	DEVELOPMENT GUIDELINES (may be detailed in redesignations to Direct Control)
C28 1839 9 - Avenue SE	DC - C-2	Mixed-use Development where both residential uses and commercial uses are supported at grade facing the commercial street.	MU-1f4.0h24	• 6 storey maximum height • No auto-related uses/storage malls • Parking to be accessed from the lane • Historic façade treatment and signage encouraged

"

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

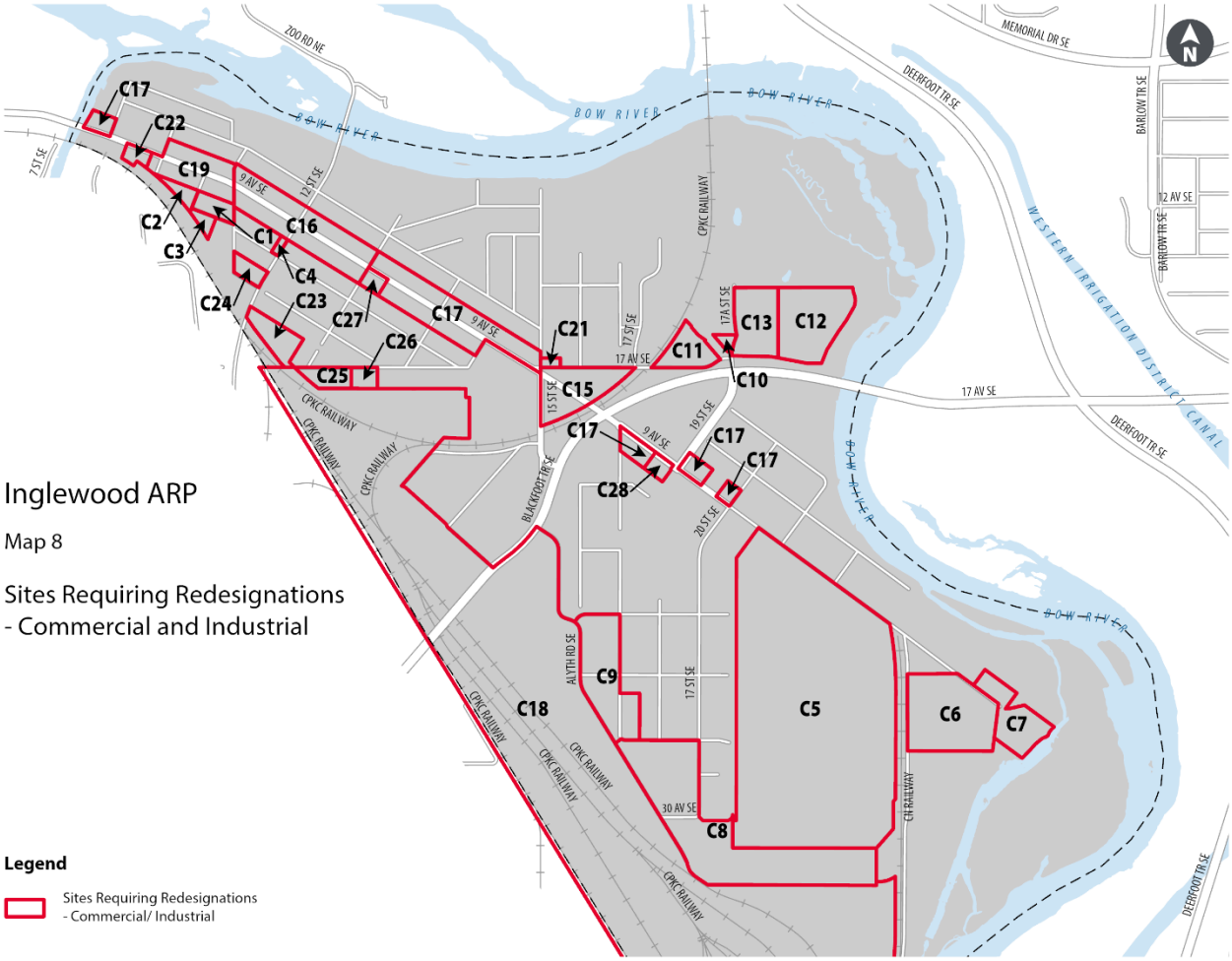
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

BYLAW NUMBER 33P2026

SCHEDULE A



Applicant Submission

April 6, 2026

On behalf of Nay Development Inc., O2 Planning & Design is proposing to redesignate the land municipally recognized as 1839 9th Avenue SE from Direct Control District DC4Z93 (Site 3) to Mixed Use – General (MU-1f4.0h24) District under the Land Use Bylaw. The proposed change is intended to better align the site's land use framework to the evolving character of the Inglewood community. The amendment will enable a new 6-storey multi-family development with a Floor Area Ratio (FAR) of 4.0 and a maximum height of 24.0 metres that provides new housing and permitted, but not required, ground floor commercial uses in a walkable inner-city neighbourhood.

Site Context

The subject site is located in the Inglewood community along 9th Avenue SE and is currently occupied by a vacant, single-storey building. Situated east of Blackfoot Trail SE, south of 9th Avenue SE, and west of 19th Street SE, the property is within an established inner-city community experiencing gradual intensification and diversification of land uses. The land is surrounded by local commercial uses to the north and west, Colonel Walker School to the east, and residential dwellings in the form of single-detached, duplex, and townhouse dwellings to the south. Several community services and facilities, commercial offerings, and passive and active recreational opportunities exist within walking distance of the property. Furthermore, the land is supported by convenient access to the City's transportation network, including BRT stops and an active, multi-use transportation network.

Policy Framework

The Inglewood Area Redevelopment Plan (ARP) designates the site as "Commercial" on Map 6: Generalized Land Use – Future, supporting the redevelopment of underutilized properties for ground floor commercial development and encouraging above-grade multi-family residential development within 4-storey built forms. An ARP Amendment will be required to introduce a 6-storey mixed-use development with residential uses and permitted, but not required, ground-floor commercial uses.

The proposed amendment is appropriate given the site's proximity to established transportation corridors, existing commercial amenities, and community services and facilities. The project introduces multi-residential housing with permitted, but not required, ground-floor commercial uses that supports a broader range of housing typologies in the community while facilitating incremental development that respects the scale and context of the surrounding neighbourhood in a street-oriented built form. The proposed maximum height of 24 metres and 6-storey built form is similar to other recently approved developments along 9th Avenue SE and is in keeping with the vision for redevelopment in the Inglewood community.

Proposed Land Use Amendment

This application proposes to redesignate the land to the Mixed Use – General (MU1f4.0h24) District, which enables the intended 6-storey built form. The current DC designation limits the site's ability to respond flexibly to contemporary development patterns, market conditions, and

the needs of the Inglewood community. This land use redesignation represents a modest scale of mixed-use development that contributes to a more vibrant and complete community. The proposed 6-storey building will provide additional types and tenures of residential dwellings that contribute positively to the long-term growth and vitality of the community.

Conclusion

The proposed land use redesignation supports the development of an underutilized site to a new 6-storey mixed-use building that provides new residential dwellings with permitted, but not required, ground-floor commercial uses within the community. The proposal increases density in a location near the primary transit network, local amenities, and commercial offerings, and aligns with the goals and objectives of the Inglewood Area Redevelopment Plan.

Applicant Outreach Summary

June 29, 2026

Outreach Summary

O2 implemented a comprehensive engagement strategy to share details of the proposed Land Use Application and receive feedback from interested stakeholders. Community outreach has been a continuous effort throughout the Land Use Application to ensure information was up to date and project updates were shared.

The following engagement tactics were implemented:

- 140 Postcard Mailers hand-delivered;
- Notice Posting On-Site;
- In-person meeting with the Community Association on May 5th, 2026; and
- In-person Open House event on May 6th, 2026, with adjacent neighbours and the broader community.

Postcard Mailers

140 postcard mailers were hand delivered to immediate and nearby properties to notify residents of the upcoming Open House and advertise the details of the event. The project team email was also included to enable residents to contact the project team with any questions.

Public Notice Posting

A public notice sign was posted on the subject site in compliance with the City of Calgary notice posting standards. The posting included contact information for the project team, enabling the public to provide direct feedback on the proposed Land Use Application to the applicant.

In-Person Meeting with the Community Association

Project information and contact details were shared with the Inglewood Community Association (ICA). An in-person meeting was held on May 5th, 2026, at 7:00pm to present the proposed Land Use Application. A letter was received from the Inglewood Community Association on June 25th, 2026, in support of the proposed Land Use Application. We deeply appreciate the ICA's support for the application and feedback provided.

In-Person Open House with the Wider Community

An in-person open house was held on May 6th, from 5:00 to 7:00 pm at the Inglewood Community Association. The session provided an overview of the proposed Land Use Application and requested attendees share feedback. Members of the project team were present to answer questions. Twelve (12) residents attended the Open House.

What We Heard – In-Person Community Association Meeting and Open House

At the In-Person Inglewood Community Association meeting and Public Open House, the project team received comments and questions regarding the Land Use Application. General topics included, but were not limited to the following:

- Height and density of the proposed building;
- Traffic;
- Parking;
- Heritage;
- Nearby development; and
- Timing of Land Use Application and construction.

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 30 2026
ITEM: 7.2.4 - Revised Attach 4
CPC2026-0668
CITY CLERK'S DEPARTMENT

●2

Inglewood Community Association – What We Heard
Further to the above general topics, the project team received the following more detailed, verbatim comments and questions:

- Are we associated with the City-initiated Land Use Application west of the site? Has that Land Use Application been approved?
- How many dwelling units are proposed?
- Concern with traffic along nearby roadway as the corner is tight at 16th Street SE;
- Preference for 3-bedroom family units as it has great proximity to the school;
- Is there anything happening on the neighbouring site to the west?
- Who is the developer?
- The building is heritage. Is there anything that can be done to honour that? Recommend a plaque on the building or property.

Public Open House – What We Heard
The project team received the following more detailed, verbatim comments, concerns, and questions at the Public Open House:

- Concern that there will be privacy and viewshed impacts on adjacent properties;
- Will there be increases in traffic and parking congestion as a result of the development?
- Will crime increase because of the proposed development?
- What is the timeline for start of construction?
- Glad to see the site developed as the current site is in very poor condition.

On-Site Signage Response – What We Heard

- Allowing flexibility to either have or exclude commercial uses is a great idea.
- 6-storey multi-residential/mixed-use is an appropriate use for the site.

How the Application Responds to Comments

Building Design, Height, and Massing:

The proposed development will be required to comply with the setback and stepback requirements of the Land Use Bylaw, which are intended to help mitigate privacy and overlook impacts on adjacent properties. Further architectural detailing and building design refinements at the Development Permit stage can contribute to reducing privacy and viewshed concerns. Considerations related to the proposed unit mix, including larger, family-oriented units, will be further explored and refined at the Development Permit stage.

Heritage:

Opportunities to recognize and commemorate the heritage value of the site, such as interpretive features or a plaque, will be further explored and refined at the Development Permit stage.

Traffic, Parking, and Pedestrian Network:

The property is well connected to existing infrastructure that supports future residents. The MAX bus service operates along 9 Avenue SE, directly adjacent to the site, along with several walkable recreational amenities such as Pearce Estate Park and the Bow River Pathway network. This strong access to transit, pathways, and nearby amenities helps support alternative modes of transportation and may reduce reliance on personal vehicles for daily trips.

The site also has rear lane access, which allows for safe vehicle entry and efficient integration of underground parking. Any future development must meet vehicle and bicycle parking requirements under the Stock MU-1 District and comply with the City's Mobility Engineering standards.

As part of the circulation review, mobility engineers confirmed that a Transportation Impact Assessment (TIA) or related study is not required at the Land Use Application stage. Should more detailed analysis be needed based on future density or access design, it will be addressed at the Development Permit stage when more detailed plans are available.

●2

Adjacent Sites:

The City of Calgary has initiated a Land Use Redesignation application for City-owned lands east of the subject site (LOC2025-0120). West of the site are existing commercial/industrial land uses, owned and operated by a separate landowner. Neither of these lands are part of this Land Use Application, nor are they associated with the developer.

Timeline:

Several questions were raised regarding the anticipated project timeline including construction timing. The earliest potential start for construction would be Spring 2027, should a Development Permit be pursued in the near term. The project team advised that approval of the Land Use Application does not approve the proposal for construction, as that is dealt with through other City permitting processes.

Community Safety:

The proposed development would replace an underutilized site with an active development that introduces new residential activity, lighting, and pedestrian presence throughout the day and evening increasing eyes on the street and more human activity to the immediate area. At the Development Permit stage, the project team will further refine the design and consider incorporating Crime Prevention Through Environmental Design (CPTED) principles, including improved natural surveillance, active frontages, enhanced lighting, and clear site visibility to support a safer and more active public realm.

Developer:

Nay Development is the developer associated with this Land Use Application.

Community Association Response

Inglewood Community Association

June 25, 2026

We met with O2 in May and appreciate their engagement.

Issues: Egress from the site could be an issue, 9th Ave is a T intersection. The alley is an option but just pushes the egress down the road to where the alley meets 9th Ave.

Recommendations: We expressed our concerns regarding egress and height to O2. The Development Permit (DP) will have to address site access. The ARP supports a 4 story while a 6 story development would require an amendment. The amendment would be in context with other developments along 9th Ave including the Grid. The committee recommends a concurrent development permit to understand the full scope of the project but in the absence of that, we support the land use change.

Policy Amendment in Bridgeland/Riverside (Ward 9) at 822 McDougall Road NE, LOC2025-0121

RECOMMENDATION:

That Calgary Planning Commission recommend that Council: Give three readings to the proposed bylaw for the amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 JULY 30:

That Council give three readings to **Proposed Bylaw 32P2026** for the amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2).

HIGHLIGHTS

- This application seeks a policy amendment to the *Bridgeland-Riverside Area Redevelopment Plan* (ARP) to exempt the subject parcel from the requirement of 1.25 parking spaces per unit, allowing Land Use Bylaw 1P2007 to determine the parking requirements.
- The proposed amendment provides better alignment with the requirements of the Calgary Land Use Bylaw and aligns with the *Municipal Development Plan* (MDP) policies.
- What does this mean to Calgarians? The proposal would allow for a more efficient use of land in a Transit Oriented Development area.
- Why does this matter? The proposed policy amendment would encourage and support ridership by generating higher levels of transit use around the Bridgeland/Memorial LRT Station.
- A development permit for a multi-residential development has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy amendment application in the northeast community of Bridgeland/Riverside was submitted by Lighthouse Studios on behalf of the landowner, Newcraft Homes Inc., on 2025 June 11. The approximately 0.07 hectares (0.17 acres) site is a single parcel located on McDougall Road NE and is currently vacant. The site is designated Multi-Residential – Contextual Low Profile (M-C1) District which includes Multi-Residential Development as a discretionary use.

A development permit (DP2024-05381) for a multi-residential development with 10 dwelling units was submitted on 2024 July 22 and is currently under review. The applicant proposes10 parking stalls, meeting the parking requirements of Land Use Bylaw 1P2007. However, the subject site is within the Non-Family Oriented Redevelopment Area of the ARP, which requires 1.25 parking spaces per unit, or 13 parking stalls. As outlined in the Applicant submission (Attachment 3), a policy amendment is requested to allow the Land Use Bylaw 1P2007 to determine the parking requirements.

Policy Amendment in Bridgeland/Riverside (Ward 9) at 822 McDougall Road NE, LOC2025-0121

A detailed planning evaluation of the application, including 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, the applicant was encouraged to use the Applicant Outreach toolkit to assess which level of outreach with relevant public groups and the respective community association was appropriate. In response, the applicant provided letters to neighbouring sites and contacted the community association and the Ward Councillor's office. A comprehensive summary is available for review in the Applicant Outreach Summary (Attachment 4).

City-Led Outreach
In keeping with Administration's practice, this application was circulated to the public/interested parties, notice posted on-site and published online. Notification letters were also sent to adjacent landowners. Administration received two responses from the public, both being opposed to the amendment noting concern regarding impact on availability of street parking.

The Bridgeland/Riverside Community Association replied to Administration's standard circulation form and indicated neither support nor objection. The Community Association did not provide an additional response.

Administration considered the relevant planning issues specific to the application and has determined the amendment to be appropriate. The alignment of the parking rates with the Land Use Bylaw would allow for better use of the land. The building and site design, number of units and on-site parking will be reviewed and determined through the development permit.

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

IMPLICATIONS

Social
The policy amendment encourages development that is oriented towards public transportation, which can promote walkability, reduce traffic congestion and increase access to amenities.

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

Policy Amendment in Bridgeland/Riverside (Ward 9) at 822 McDougall Road NE, LOC2025-0121

Economic
The proposed policy amendment would allow for more efficient us of land and provide more compact housing 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. **Proposed Bylaw 32P2026**
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 northeast community of Bridgeland-Riverside on the corner of McDougall Road NE and 7A Street NE. The site has an area of approximately 0.07 hectares (0.17 acres) and is approximately 22 metres wide and 30 metres deep. This site is currently vacant, with a development permit for a Multi-Residential Development (DP2024-05381) under review.

The subject site is designated Multi-Residential – Contextual Low Profile (M-C1) District. Parcels to the north of the subject site are characterized by a variety of Special Purpose Districts including Special Purpose – Urban Nature (S-UN), Special Purpose – Community Service (S-CS) and Special Purpose – School, Park and Community Reserve (S-SPR). Parcels located directly south of the subject site are designated as the Multi-Residential – Contextual Low Profile (M-C1) District. Surrounding developments are characterized by residential developments including mid-rise multi-residential developments along the east and west sides of the subject side and high-rise multi-residential developments further south of the subject site.

The subject site is located approximately 450 metres (a six-minute walk) east of Edmonton Trail NE. This street is classified as an Urban Main Street as identified in the *Municipal Development Plan* (MDP) and is also part of the Primary Transit Network as per the MDP. This corridor contains a wide range of commercial and retail services and accommodates a variety of multi-residential developments. The subject site is located approximately 350 metres (a six-minute walk) south of Centre Avenue NE and approximately 550 metres (a seven-minute walk) north of the Bridgeland/Memorial LRT Station, located along Memorial Drive NE.

The site is approximately 400 metres (a six-minute walk) northwest of Riverside School (Calgary Board of Education K-9), and 150 metres (a two-minute walk) south of Murdoch Park, a large community greenspace that was formerly home to the Calgary General Hospital.

Community Peak Population Table

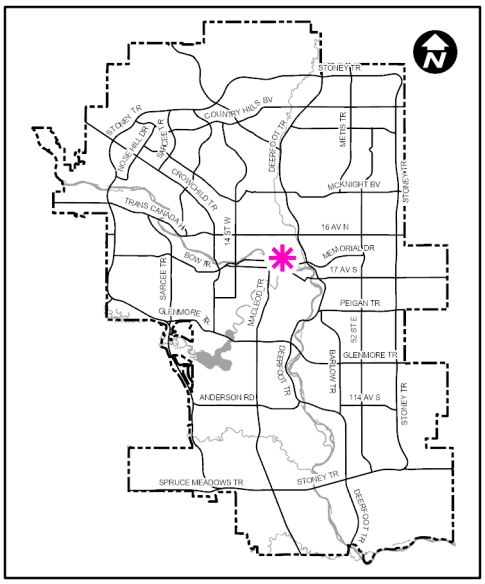
As identified below, the community of Bridgeland/Riverside reached its peak population in 2019.

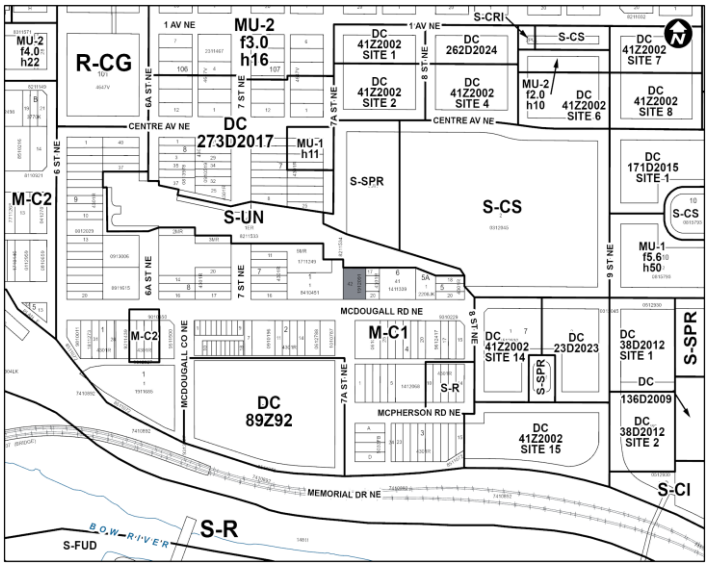
Bridgeland/Riverside	
Peak Population Year	2019
Peak Population	6,835
2019 Current Population	6,835
Difference in Population (Number)	0
Difference in Population (Percent)	0%

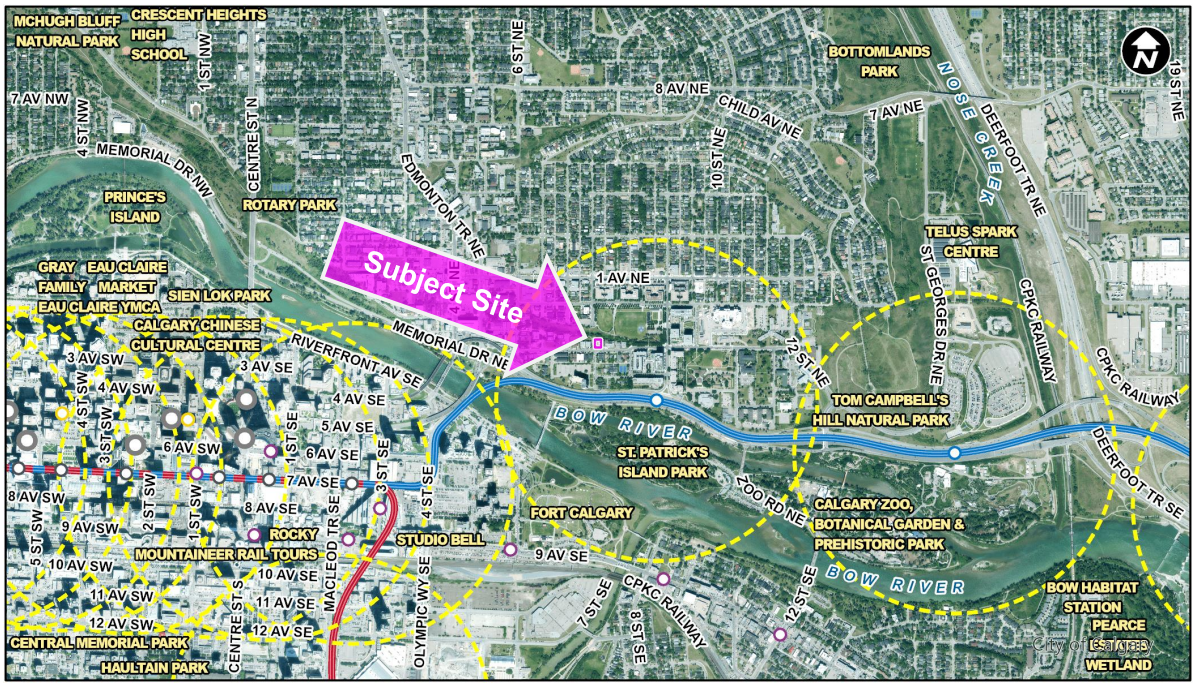
Source: *The City of Calgary 2019 Civic Census*

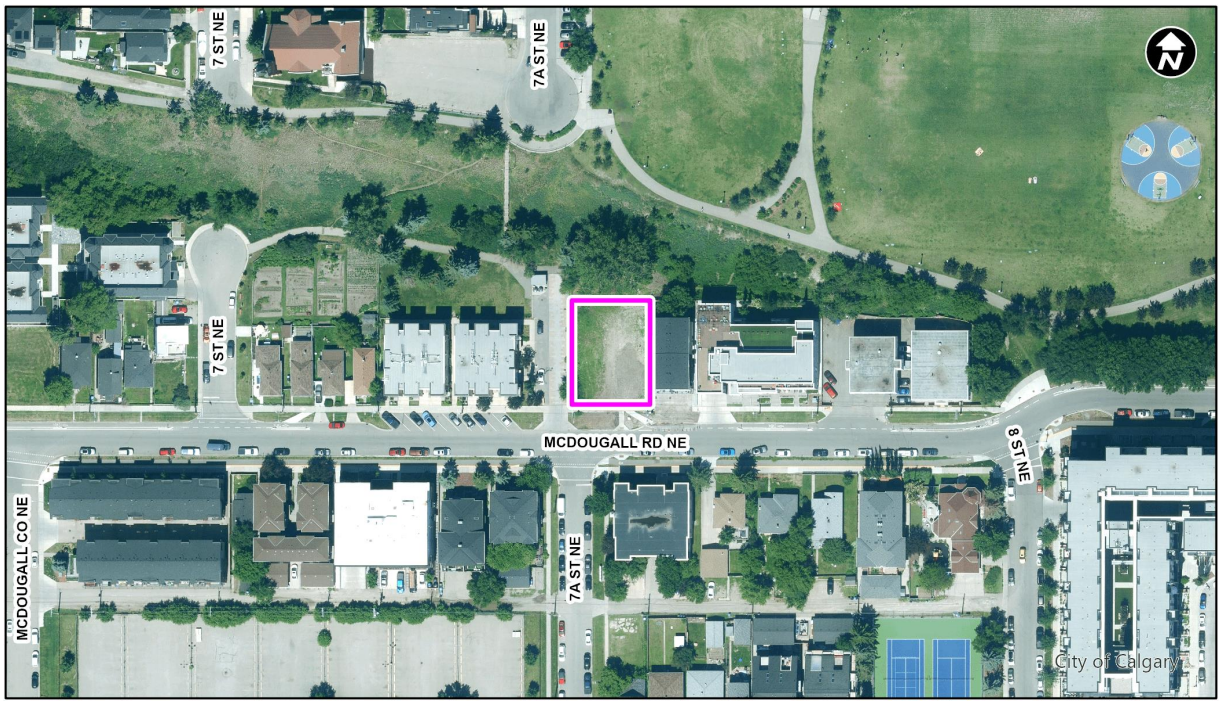
Additional demographic and socio-economic information may be obtained online through the Bridgeland/Riverside Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing M-C1 District is intended to allow for Multi-Residential Developments in a variety of forms that have higher dwellings unit densities than low density residential districts. Secondary Suites are also permitted in the M-C1 District and do not count towards the maximum allowable density. The M-C1 District allows for a maximum building height of 14 metres and a maximum density of 148 units per hectare, which would result in a maximum of 10 dwelling units on this site.

The minimum number of parking stalls required for the proposed development in accordance with the current land use bylaw is six. The *Bridgeland-Riverside Area Redevelopment Plan* (ARP) requires 1.25 parking spaces per unit, meaning a total of 13 parking stalls are required. The proposed amendment, if approved, will exempt the subject site from the requirement of 1.25 parking spaces per unit, allowing the current Land Use Bylaw to determine the parking for the proposed development.

Development and Site Design
If approved by Council, the rules of the current M-C1 District, applicable policies of the ARP and the MDP will provide guidance for future site redevelopment, including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Items that are being considered through the development permit review process include, but are not limited to:

- the layout and configuration of the dwelling units;
- site access and parking;
- privacy and visual overlook; and
- appropriate building setbacks and landscaping requirements.

Transportation
The subject site is located on McDougall Road NE, a proposed on-street bikeway, part of the current Always Available for All Ages and Abilities (5A) Network. This on-street bikeway provides access to the Bow River Pathway system and to the downtown core, approximately 550 metres (an eight-minute walk) from the site.

The subject site is also located near various transit stops providing regular services. Route 90 (University of Calgary) is located along 1 Avenue NE which is 450 metres (a six-minute walk) north of the subject site. Route 5 (North Haven) is located along Edmonton Trail NE which is 450 (a six-minute walk) from the subject site. Additionally, the Bridgeland/Riverside LRT Station, located along Memorial Drive NE is 550 metres (an eight-minute walk) from the subject site. This network of mobility options provides access to jobs, services and educational facilities.

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

Environmental Site Considerations
No environmental concerns were identified.

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

Legislation and Policy

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

Municipal Development Plan (Statutory – 2009)
The City of Calgary *Municipal Development Plan* (MDP) identifies this site as part of the Developed Residential – Inner City area as identified in Map 1: Urban Structure. Section 2.2 of the MDP encourages future growth of the city in a way that fosters a more compact efficient use of land. Sections 2.5 and 2.3.2 of the MDP identify opportunities to create stronger residential neighbourhoods, while respecting the neighbourhood character. These sections of the MDP support growth and change in low-density neighbourhoods through redevelopment of a similar scale and building form and a range of housing types.

Transit Oriented Development Policy Guidelines (2004)
The *Transit Oriented Development Policy Guidelines* promote higher density within a 600 metre radius of Transit Stations, facilitating frequent transit services and establishing a foundation for diverse housing, employment opportunities, and local services. Walk-up apartments and high-rise apartments are recognized as transit-supportive land uses which encourage transit use and

increase transportation network efficiency. Additionally, policy 8.1 of these guidelines encourages lowered parking requirements in proximity to Transit Stations.

Calgary Climate Strategy (2022)
This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align the development of this site with applicable climate strategies are being explored through the development permit stage.

Bridgeland-Riverside Area Redevelopment Plan (Statutory – 1980)
The *Bridgeland-Riverside Area Redevelopment Plan* (ARP), approved in 1980, provides direction, policies and guidelines for development in the Bridgeland/Riverside community. The subject site falls within the Non-Family Oriented Redevelopment Area, as depicted in Figure 3: Generalized Land Use. This Non-Family Oriented Redevelopment Area is intended to accommodate multi-residential housing similar to what was permitted in the RM-4 or RM-5 Districts of Land Use Bylaw 2P80, which included fourplexes, townhouses and duplexes.

The ARP contains policies for higher parking requirements than contained in Land Use Bylaw 1P2007. The higher parking requirements in the ARP were intended to help manage parking issues associated with the former Calgary General Hospital. There are still remnants of policies that were influenced by, and created as a result of, the parking issues created by the Calgary General Hospital. Since the closure of the Calgary General Hospital and the implementation of citywide parking regulations under Land Use Bylaw 1P2007, the original rationale for these higher parking requirements is no longer applicable. Section 3.10, states that within the Non-Family Oriented Redevelopment Area, if the development comprises of three or more units of non-senior citizen housing, parking shall be 1.25 spaces per unit. This amendment is required because the policy statement contains the word “shall”. The proposed amendment, if approved, will exempt the subject site from this requirement, allowing the current Land Use Bylaw to determine the parking for the proposed development. This will allow for consistency with all other development proposals across the City. Any parking impacts are expected to be minimal given the site’s proximity to on-street bikeways, the Bow River Pathway system and proximity to public transportation, including the Bridgeland/Memorial LRT Station and bus route transit stops.

PROPOSED

CPC2026-0472
ATTACHMENT 2

BYLAW NUMBER 32P2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE BRIDGELAND-RIVERSIDE AREA REDEVELOPMENT PLAN BYLAW 11P80 (LOC2025-0121/CPC2026-0472)

* *

WHEREAS it is desirable to amend the Bridgeland-Riverside Area Redevelopment Plan Bylaw 11P80, 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 Bridgeland-Riverside Area Redevelopment Plan attached to and forming part of Bylaw 11P80, as amended, is hereby further amended as follows:

   (a) In Part 2, Section 3 Residential, subsection Implementation, delete policy 10 and replace it with the following:

   "10. That within the Non-Family Oriented Redevelopment Area, if the development comprises three or more units of non-senior citizen housing, the minimum parking rate shall be 1.25 spaces per unit with the exception of the following sites: 123 – 4 Street NE, 69 – 6A Street NE, 411 and 413 – 2 Avenue NE, 420 and 422 Meredith Road NE, 822 McDougall Road NE."

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

LIGHTHOUSE

APPLICANT SUBMISSION

March 31st, 2026

LOC 2025 - 0121

PROJECT NAME : BRIDGELAND 10
PROJECT ADDRESS : 822 MCDOUGALL ROAD NE

APPLICANT'S SUBMISSION PLANNING ANALYSIS

The subject parcel is located at 822 Mcdougall Road NE with a land use designation of M-C1. The subject parcel is adjacent to a private lane and two condominium buildings zoned M-C1 to the West, a triplex development with suites zoned M-C1 to the East, an environmental reserve (park area) to the North, and Mcdougall road to the south.

The development proposal for the subject property (DP 2024-05381) is for 10 units in two buildings with an interior driveway for at grade enclosed parking access and a maximum building height of 4 stories.

Policy Exemption Application:

It has been noted by the City in the DR1 provided for DP 2024-05381 that the proposed parking arrangement does not comply with the Bridgeland- Riverside Area Redevelopment Plan per Part 2, Policy 10 (page 13) :

"within the Non-Family Oriented Redevelopment Area Plan, if the development comprises of three or more units of non-senior citizen housing, parking shall be 1.25 spaces per unit with the exception of lands located at 123 4th Street NE"

Figure 3 (Generalized Land Use) of the Bridgeland-Riverside Area Redevelopment Plan identifies the subject site as Non-Family Oriented Development - therefore the development proposed in DP 2024-05381 does not meet the current policy requirement with regards to parking.

Consideration :

The application for Development Permit proposes a 10 unit townhouse style development with 10 indoor parking spaces provided for a ratio of 1 parking stall for each unit . The current by-law for the M-C1 zoned parcel requires .5 parking stalls per unit / or a total of 5 stalls for a 10 unit development. The subject property is within walking distance to the downtown core as well as close proximity to bus routes and the nearby C-train station.

With consideration for the proposed development providing 5 parking stalls in excess of the required by-law amount an exemption for the subject site with regards to the Bridgeland-Riverside Area Redevelopment Plan per Part 2, Policy 10 (page 13) is requested.

In summary we request that the City consider the current LOC 2025-0121 submission for approval based on the policy exemption requested and supported with the written rationale provided here and the Community Outreach provided to inform stakeholders of this application .

Applicant Outreach Summary

2026 July 17

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Bridgeland 10

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

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

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

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

Contacted the Community Association and Ward Councillors office to let them know of the application and a willingness to meet to review the project details as needed

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

Neighbors within 90m of the subject property

Bridgeland - Riverside Community Association

Ward 9 Councillors 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.

Some neighbors inquired about potential parking congestion

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

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

We emphasized that we were providing double the number of parking stalls required by bylaw for the type of development proposed

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

We received no additional concerns regarding the parking layout - the individuals we spoke with were satisfied with the parking we have proposed

calgary.ca/planningoutreach

Land Use Amendment in Sunridge (Ward 10) at 2175 – 29 Street NE, LOC2026-0037

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.41 hectares ± (3.49 acres ±) located at 2175 – 29 Street NE (Plan 9912522, Block 6, Lot 1) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate the additional use of Health Care Service, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 JULY 9:

That Council give three readings to **Proposed Bylaw 96D2026** for the redesignation of 1.41 hectares ± (3.49 acres ±) located at 2175 – 29 Street NE (Plan 9912522, Block 6, Lot 1) from Industrial – General (I-G) District to Direct Control (DC) District to accommodate the additional use of Health Care Service, with guidelines (Attachment 2).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, held 2026 July 9:

"The following documents were distributed with respect to Report CPC2026-0612:

- Revised Attachment 4; and
- …"

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for counselling services.
- The proposal maintains the general industrial base and allows for an additional use that is compatible with the surrounding context and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would allow for an additional health care service use to meet a need and make efficient use of the existing building.
- Why does this matter? The proposal would support additional employment opportunities and promote more efficient use of existing infrastructure and building.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, in the northeast community of Sunridge, was submitted by Damon Harmon on behalf of the landowner, Dundee Flex Properties Inc., on 2026 March 17. No development permit has been submitted at this time; however, as noted in the Applicant Submission

Land Use Amendment in Sunridge (Ward 10) at 2175 – 29 Street NE, LOC2026-0037

(Attachment 3), their intent is to allow for counselling and family support services within a portion of the existing building.

The approximately 1.41 hectare (3.49 acre) site is located at the southwest corner of 23 Avenue NE and 29 Street NE in Sunridge Business Park. It forms part of a broader belt of commercial and industrial lands bounded by Barlow Trial NE to the west, 16 Avenue NE to the south, and 36 Street NE to the east, with established residential communities, including Rundle, Marlborough, Vista Heights, and Mayland Heights located further east and west. The site is well served by public transit and nearby amenities, including Sunridge Shopping Centre and Rundle LRT Station. The existing one-storey building is approximately 5,416 square metres in size and currently accommodates warehouse and office uses.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach
As part of the review of the proposed land use amendment application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant reached out and discussed the application with existing and adjacent business owners. The Applicant Outreach Summary can be found in Attachment 4.

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

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

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

IMPLICATIONS

Social
The proposed application would improve access to counselling and family support services, supporting community well-being and local employment within both the local area and the wider community.

Land Use Amendment in Sunridge (Ward 10) at 2175 – 29 Street NE, LOC2026-0037

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 proposal would support local economic activity by enabling additional services and creating employment opportunities within the existing building, as well as promoting the efficient use of existing 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. **Proposed Bylaw 96D2026**
3. Applicant Submission
4. **Revised** 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 northeast community of Sunridge, at the southwest corner of 23 Avenue NE and 29 Street NE. The site is located within the Sunridge Business Park, which is bounded by the Trans-Canada Highway to the south, Barlow Trail NE to the west, 32 Avenue NE to the north, and 36 Street NE to the east. The site is a corner parcel approximately 1.41 hectares in size, with dimensions of approximately 109 metres by 130 metres.

Surrounding development is characterized by a mix of commercial and industrial uses. Commercial uses are generally located along major roadways and the perimeter of the business park, while light to medium industrial uses are located toward the interior. Adjacent parcels to the west, north and east are designated Industrial – General (I-G) District. Parcels to the south and along major roads are designated Industrial – Commercial (I-C) or Direct Control (DC) District based on or similar to the I-C District, accommodating a mix of commercial and light industrial uses. Regional commercial developments are located along expressways, including Sunridge Shopping Centre, which is approximately 1.2 kilometre (a 20-minute walk) east of the site. Rundle LRT Station is located approximately 1.5 kilometre (a 25-minute walk) to the east along 36 Street NE, with the community of Rundle further east.

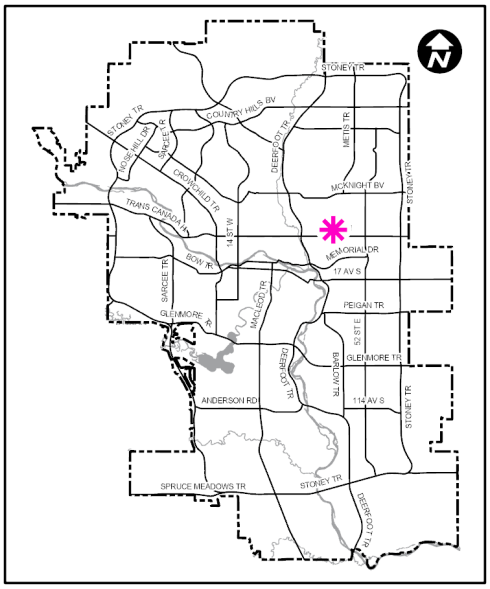
The site is currently developed with a single-storey light industrial building containing four bays for warehouse and office uses, with solar panels located on the roof. Parking is provided at the front and rear of the building, with vehicle access from both 23 Avenue NE and 29 Street NE. The adjacent parcel to the south (2121 – 29 Street NE) was recently redesignated to a DC (Bylaw 78D2026) based on I-C District to accommodate a bingo facility, as approved by Council on 2026 June 23.

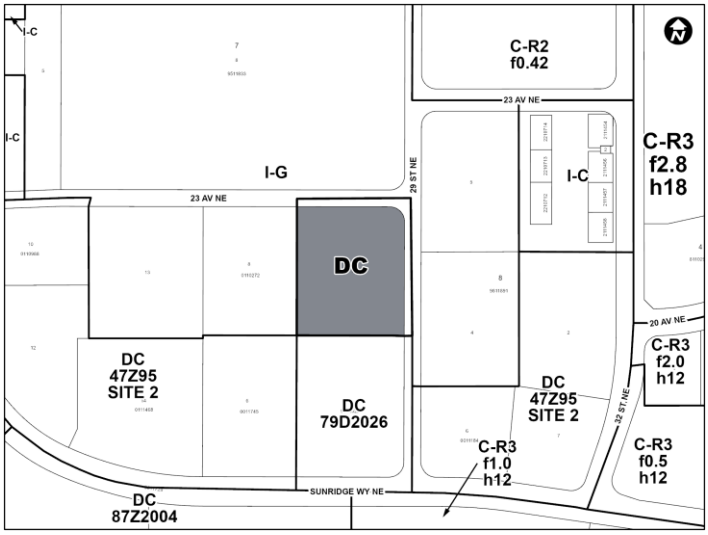
The application initially proposed redesignation to the I-C District to enable a Health Care Service use for counselling and family support within the southern bay of the existing building. Upon review, Administration determined that the proposal was not appropriate, as it would introduce additional commercial uses in addition to the Health Care Service, and may encourage further conversion over time, reducing the availability of industrial land and the overall industrial character of the area. Unlike the parcel to the south, the subject site is located within the interior of the business park, where retention of industrial uses is considered more appropriate to support a range of industrial activities. As a result, the applicant revised the proposal to a DC based on I-G District to better align with applicable policies and this direction.

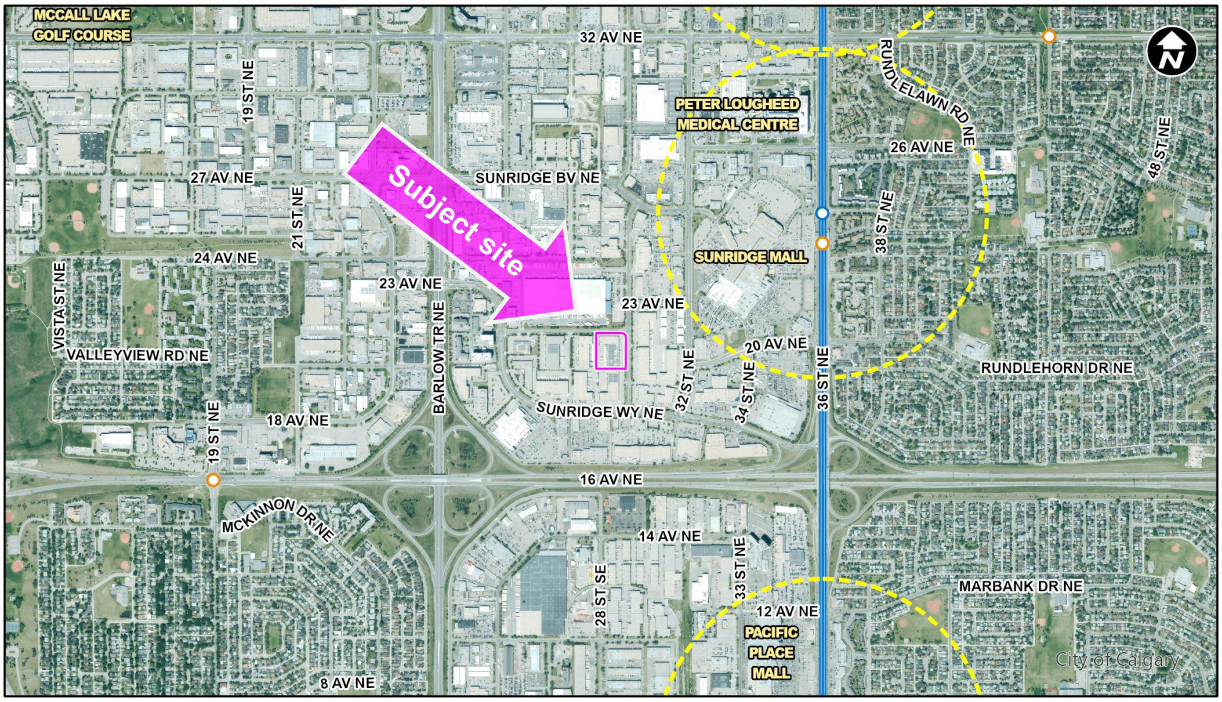
Community Peak Population Table

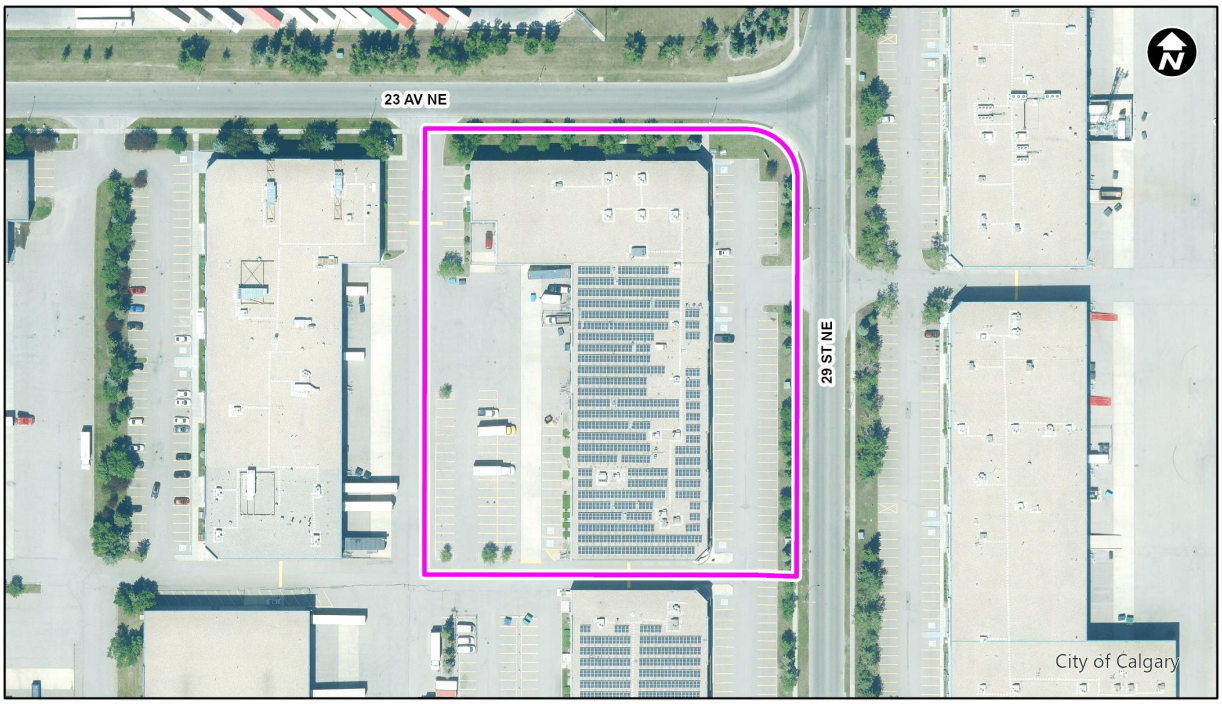
The table is not available because the subject site is in an industrial area.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing I-G District accommodates a wide variety of light and medium industrial uses, along with a limited number of support commercial uses, typically located within internal sites. The district limits retail and office activities to help preserve a diverse industrial land base. It allows for a maximum floor area ratio (FAR) of 1.0 on serviced parcels and does not impose a maximum building height. Health Care Service is not a listed use within the I-G District.

The proposed DC District is based on the existing I-G District and introduces Health Care Service as an additional discretionary use. The DC would allow for the continuation of existing industrial uses while accommodating a range of health care service uses including counseling and family support services. The proposal supports the retention of industrial land while enabling expanded employment opportunities and providing additional community services.

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 its unique characteristics and policy considerations. This proposal allows for the additional use of Health Care Service while maintaining the I-G District base to accommodate the applicant's needs. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Sections 6 and 7 of the DC District Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide a 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
The site has been developed with an existing building containing four bays. The applicant does not envision changes to the existing site design, vehicular access or parking layout, but rather proposes occupying existing portions of the building. If approved by Council, the rules of the proposed DC District and applicable rules of the base I-G District would provide guidance for future site development.

Transportation
Vehicular access to the site is provided via 23 Avenue NE and 29 Street NE to the parking areas located at both the front and rear of the building. Pedestrian access is available via sidewalks along 23 Avenue NE and 29 Street NE.

An existing on-street bikeway is located approximately 150 metres south of the site along Sunridge Way NE. In addition, an existing pathway is located at the intersection of Sunridge Way NE and 16 Avenue NE, approximately 800 metres east of the site, connecting to the *Always Available for All Ages and Abilities (5A) Network*.

The site is well served by Calgary Transit. Route 19 (16 Avenue North) has stops on both sides of 29 Street NE within 90 metres (a two-minute walk) from the site. This route provides connections to Rundle LRT Station approximately 1.5 kilometres northeast of the site, as well as to Dalhousie LRT Station.

A Transportation Impact Assessment (TIA) may be required at the development stage to investigate the adequacy of the proposed parking supply in relation to the anticipated parking demand for all uses on site.

Environmental Site Considerations
No environmental concerns were identified.

Utilities and Servicing
Water, sanitary, and storm services currently exist and adequately serve the site. Details of site servicing and stormwater management 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.

Calgary International Airport Vicinity Protection Area (2009)
The *Calgary International Airport Vicinity Protection Area* (AVPA) identifies the subject site as being located within the 25-35 Noise Exposure Forecast (NEF) of the AVPA. The AVPA Regulation was established to ensure that only compatible land uses are developed near airport flight paths and to prohibit certain uses within designated NEF areas where restrictions apply. Uses included in the proposed DC District are generally allowable within the 25-35 NEF contour area. Future development permits will be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

Municipal Development Plan (Statutory – 2009)
The subject site is located within the Standard Industrial area identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). This area contains a mix of industrial uses at varying intensities. The MDP identifies the Standard Industrial areas as predominantly industrial in nature and emphasizes the protection of industrial lands from encroachment by non-industrial uses. The MDP also supports complementary commercial uses that are compatible with the industrial operations and serve the day-to-day needs of area businesses and employees.

The proposed DC District maintains a broad range of industrial uses while allowing for additional compatible counselling services. This approach is consistent with surrounding developments and aligns with applicable policies of the MDP. Currently, there is no local area plan available for the subject area.

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

South McKnight Communities Local Area Planning Project
This site is located in the South McKnight Communities, which includes Sunridge and surrounding communities. A new local area planning project for this area is expected to be launched in Fall 2026. As a local area plan is developed, applications must continue to be reviewed using existing legislation and Council-approved policy, including *the Municipal Development Plan (MDP).*

PROPOSED

CPC2026-0612
ATTACHMENT 2

BYLAW NUMBER 96D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2026-0037/CPC2026-0612)**

* *

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

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

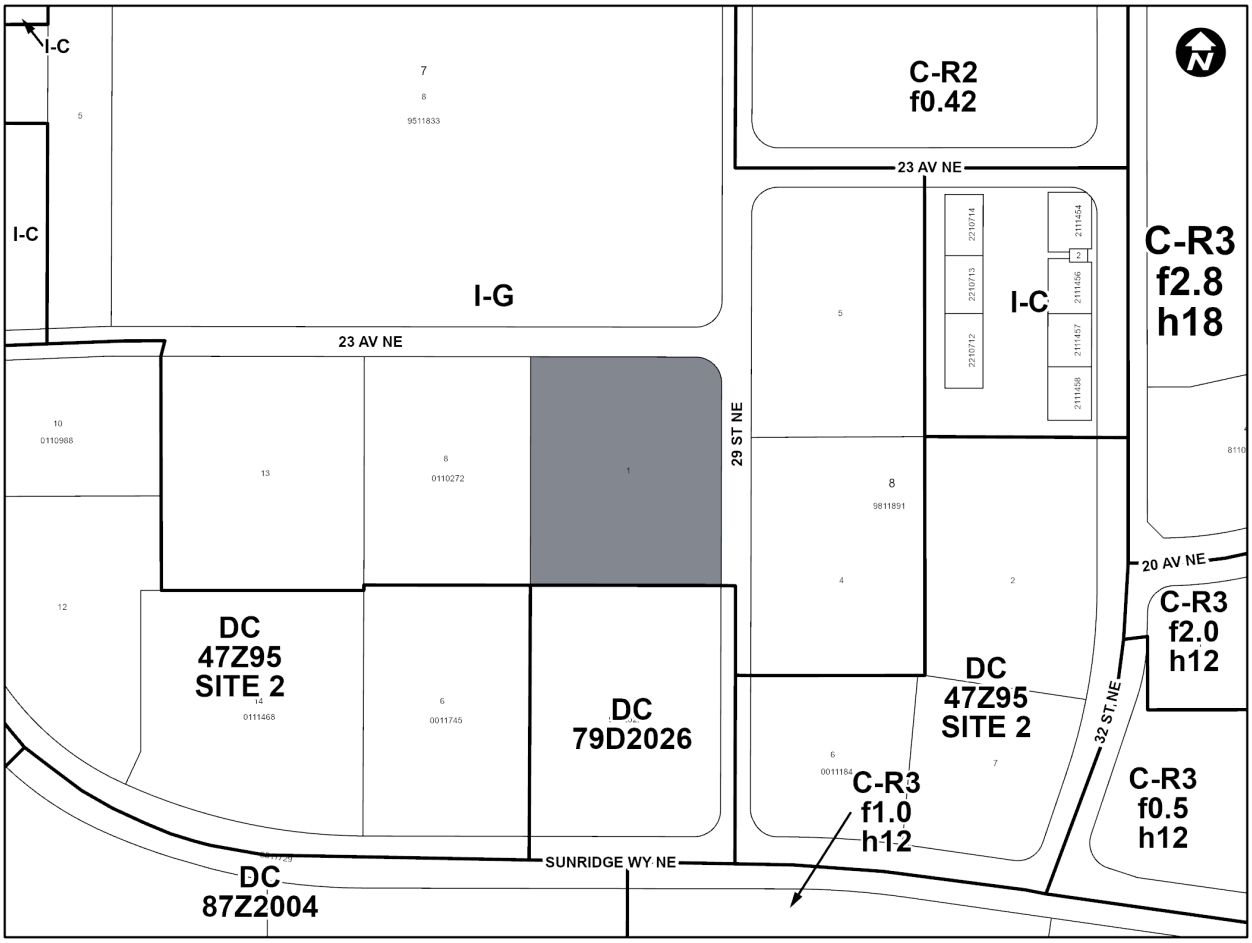
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0037/CPC2026-0612
BYLAW NUMBER 96D2026

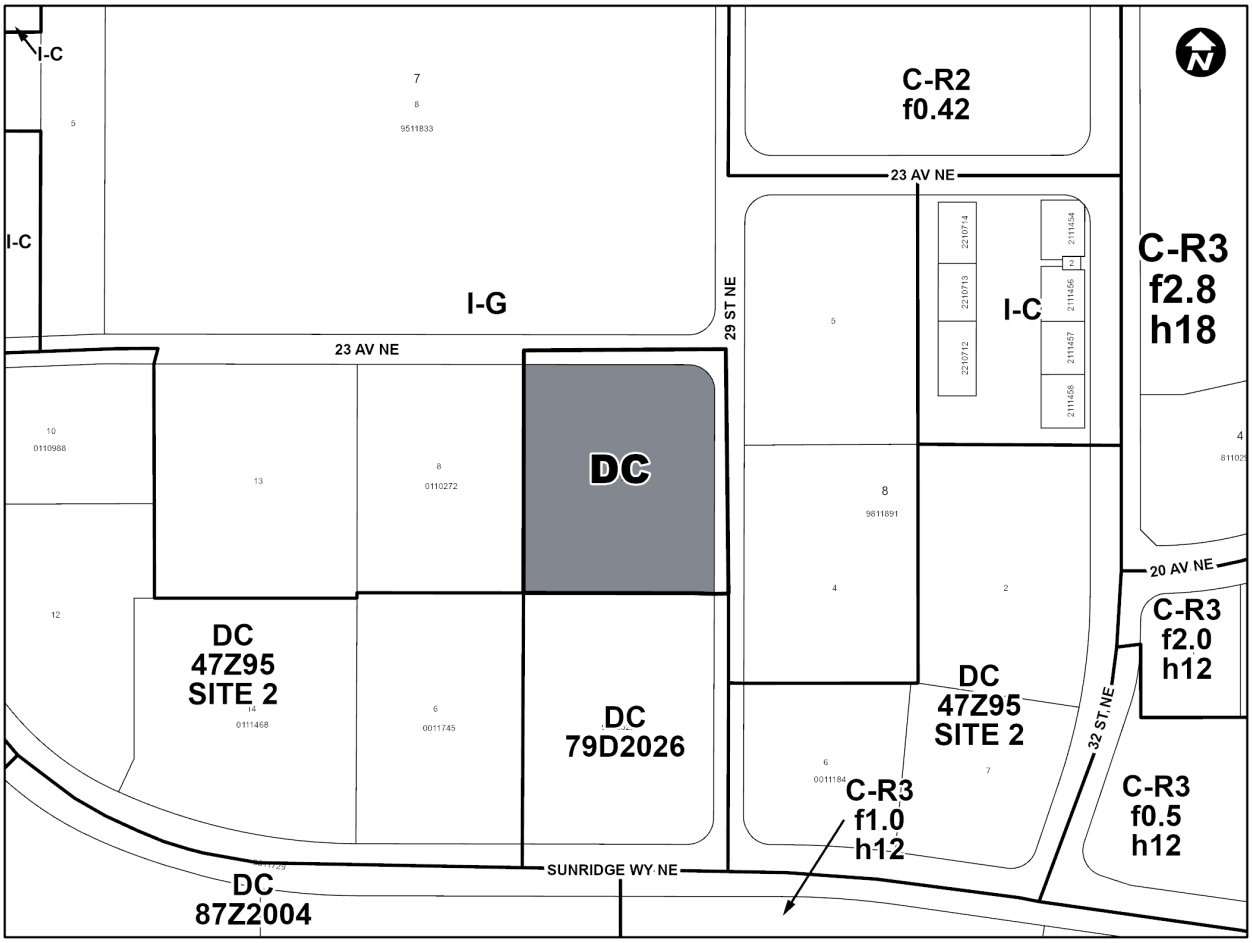
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0037/CPC2026-0612
BYLAW NUMBER 96D2026

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to allow for the additional use of health care service.

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

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

Discretionary Uses

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

(a) **Health Care Service**.

Bylaw 1P2007 District Rules

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

Use Area

7 **(1)** The maximum ***public area*** for a **Restaurant: Food Service Only** or **Restaurant: Licensed** is 300.0 square metres.

(2) The total cumulative ***gross floor area*** of **Health Care Service** uses in a ***building*** must not exceed 50.0 per cent of the total ***gross floor area*** of a ***building***.

Relaxations

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

Applicant Submission

Received on 2026 June 15

Applicant Submission

Land Use Redesignation Application

2175 – 29 Street NE, Calgary, Alberta

Existing District: I-G – Industrial General

Proposed District: Direct Control (DC) District based on I-G – Industrial General

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1. Introduction

This application proposes a Land Use Redesignation from the existing I-G (Industrial – General) District to a Direct Control (DC) District based on the existing I-G District for the property located at 2175 – 29 Street NE within the Sunridge Business Park area of northeast Calgary.

The purpose of the proposed Direct Control District is to allow Health Care Service as a discretionary use within a limited portion of the existing building occupied by Kindred Connections Society, while maintaining the site's primary industrial function.

Kindred Connections Society is a long-standing Calgary non-profit organization that provides counselling and family support services to individuals, children and families throughout the city. The proposed redesignation will allow Kindred to occupy a portion of the existing building while preserving the industrial character and employment function of the site.

The proposed Direct Control District responds directly to Administration's recommendation to retain the underlying industrial land use while providing a site-specific mechanism to accommodate the proposed counselling services.

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2. Site Description

The subject property is located within Sunridge Business Park, an established employment area characterized by flex industrial and business park development.

The site is developed with an existing multi-tenant industrial building of approximately 60,000 square feet, including warehouse, office and support space, together with surface parking and loading facilities.

Kindred Connections Society proposes to occupy approximately 21,368 square feet within the building.

The tenant lease includes approximately 100 parking stalls, representing a parking ratio of approximately one stall per 209 square feet, which exceeds the parking demand typically associated with counselling, office and administrative uses.

The existing building configuration, access arrangements and parking supply are well suited to accommodate the proposed use without requiring significant modifications to the site.

---

3. Surrounding Context

The surrounding area is primarily developed with flex industrial and business park buildings supporting a variety of employment-generating uses.

Typical surrounding uses include:

- Light manufacturing operations
- Warehousing and distribution facilities
- Service and logistics companies
- Professional offices and training facilities
- Industrial-commercial businesses

Sunridge Business Park accommodates a broad range of industrial and employment-generating uses, including office and service functions that support the surrounding business community.

The proposed use is consistent with the operational character of the surrounding area and is expected to function in a manner similar to other office and service uses currently operating within the business park environment.

---

4. Current Land Use District

The site is currently designated I-G (Industrial – General).

The I-G District is intended to accommodate a wide range of industrial activities and employment uses. While the district supports office uses that are ancillary to industrial operations, it does not specifically provide for Health Care Service uses such as counselling services.

As a result, a site-specific land use amendment is required to accommodate Kindred Connections Society's proposed operations within the building.

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5. Proposed Direct Control District

Following review of the application, Administration recommended a Direct Control District based on the existing I-G District rather than redesignation to the I-C District.

The proposed Direct Control District retains the intent and structure of the existing I-G District while introducing Health Care Service as a discretionary use subject to specific regulations established through the Direct Control Bylaw.

The proposed Direct Control approach maintains the primary industrial function of the site and limits the Health Care Service use to a portion of the existing building.

This approach provides an appropriate balance between preserving industrial employment lands and accommodating the operational needs of Kindred Connections Society.

While the leased premises comprise approximately 21,368 square feet, the Health Care Service component is limited to approximately 7 to 10 counselling offices within the space. The proposed use therefore functions more similarly to an administrative and professional office environment than a traditional health care facility.

6. Proposed Tenant – Kindred Connections Society

Kindred Connections Society is a Calgary-based non-profit organization that has served families and individuals since 1957.

The organization provides a range of counselling, education and support programs focused on strengthening families and improving individual well-being.

Services include:

• Individual counselling

• Family counselling

• Group counselling

• Parenting education

• Parent and child programs

• Therapeutic support services

Within the proposed premises, Kindred Connections Society intends to operate approximately 7 to 10 counselling offices together with administrative, meeting, program and support space.

The counselling component represents only a small portion of the overall leased premises and will operate primarily on an appointment basis.

The majority of the leased area will be utilized for administrative functions, program delivery, meeting space, training, support services and other ancillary uses associated with Kindred Connections Society's operations.

Counselling services are primarily appointment-based and are expected to operate in a manner similar to professional office uses.

The proposed operations are compatible with the existing building and surrounding business park environment and are not anticipated to create adverse impacts related to noise, traffic, parking or neighbouring industrial operations.

7. Parking and Access

The site provides ample parking to support the proposed use.

The leased premises include approximately 100 parking stalls serving 21,368 square feet of occupied space, resulting in a parking ratio of approximately one stall per 209 square feet.

This parking supply exceeds the anticipated demand associated with the proposed counselling and administrative functions and will ensure adequate parking is available for staff, clients and visitors.

Access to the site is provided through the existing internal road network serving Sunridge Business Park and no changes to access arrangements are proposed.

8. Policy Alignment

The subject property is located within a Standard Industrial Area as identified in the Municipal Development Plan.

Administration has expressed a desire to maintain the long-term industrial function of the area while considering site-specific opportunities that do not materially impact industrial land supply.

The proposed Direct Control District responds directly to this objective by retaining the underlying industrial framework of the I-G District while permitting a limited Health Care Service use within a portion of the existing building.

The proposal does not remove industrial development opportunities from the site, does not alter the building form, and does not affect the site's ability to continue functioning as an employment-generating industrial property.

The proposal therefore represents a balanced and context-sensitive approach that accommodates a community-serving organization while preserving the broader industrial character of the area.

---

9. Conclusion

The proposed redesignation from I-G (Industrial – General) to a Direct Control District based on I-G represents an appropriate and measured response to the operational needs of Kindred Connections Society.

The proposed Direct Control District will:

• Maintain the site's primary industrial function

• Retain the intent of the existing I-G District

• Allow Health Care Service as a site-specific discretionary use

• Support a long-standing Calgary non-profit organization providing valuable community services

• Maintain compatibility with surrounding industrial and business park development

• Preserve the employment-generating function of the property

For these reasons, approval of the proposed Direct Control Land Use Redesignation is respectfully requested.

Applicant Outreach Summary

Received on 2026 June 25

Applicant Outreach Summary

Land Use Redesignation Application
2175 – 29 Street NE, Calgary

Prior to and during the review of the Land Use Redesignation application, the applicant undertook limited stakeholder engagement and complied with the City's public notification requirements regarding the proposed land use change.

Following discussions with Administration during the detailed review process, the applicant is now pursuing a Direct Control (DC) District based on the existing I-G District. The purpose of the DC District is to allow a limited Health Care Service use within a portion of the existing building occupied by Kindred Connections Society, while maintaining the site's primary industrial function.

Stakeholders Contacted

Outreach was conducted with the following stakeholders:

- Property owner and property management representatives
- Existing tenants within the building
- Adjacent businesses
- Community service organizations and partner agencies
- Members of the public through the City's required on-site notification process

Method of Outreach

Outreach was conducted through:

- informal discussions with nearby tenants
- Discussions with property ownership and management representatives
- Notice posted in large format sign on the property on the proposed land use change

Summary of Feedback

Feedback received through discussions with stakeholders was generally supportive or neutral. No concerns were raised regarding traffic, parking, noise, operating hours, compatibility with surrounding businesses, or impacts on existing industrial operations.

Discussions with stakeholders indicated that the proposed counselling and family support services would operate in a manner similar to professional office uses commonly found within business park and industrial-commercial environments.

A required on-site notification sign was posted on the property as part of the City's public notification process. Members of the public were provided with an opportunity to submit comments directly to The City of Calgary regarding the application.

Letters of support were also received from three community partner organizations that have worked closely with Kindred Connections Society in delivering programs and services to Calgary families. The organizations expressed support for Kindred's relocation to the Sunridge area, noting the importance of

Kindred's counselling and family support programs and the need for additional space to accommodate the organization's growth and expanding service delivery. Such letters are attached hereto as Exhibit A.

How Feedback Was Addressed

Feedback received reinforced the applicant's view that the proposed Health Care Service use is compatible with the surrounding area and existing business park environment. Feedback from community service partners further reinforced the need for additional space to support Kindred Connections Society's ongoing growth and its ability to serve children, youth and families throughout Calgary.

Following discussions with Administration, the applicant refined the proposal by pursuing a Direct Control District based on the existing I-G District. The proposed DC maintains the site's primary industrial function while allowing a limited Health Care Service use within a portion of the existing building.

How We Closed the Loop

Stakeholders who participated in discussions were advised that the application remains under review by the City of Calgary and that the applicant is working with Administration regarding the recommended Direct Control approach. Interested stakeholders will continue to have an opportunity to review the application through the City's public process and provide comments prior to Council consideration.

Exhibit A

Skipping Stone is located on Treaty 7 lands of Mohkinstsis,
named by the Blackfoot people, recognized today as the City of Calgary.

Suite 1900 – 736 6 Ave SW
Calgary AB, T2P 3T7
www.skippingstone.ca

June 16, 2026

Re: Letter of Support for Kindred Connections Society

To whom it may concern,

On behalf of Skipping Stone Foundation, I am pleased to offer our support for Kindred Connections Society and their upcoming move to the Sunridge area.

Skipping Stone Foundation is a Calgary-born organization that has become a national leader in trans-affirming care, advocacy, and education. Founded in 2016, our mission is to connect trans and gender-diverse youth, adults, and families with comprehensive, low-barrier support services including integrated mental health care, medical navigation, peer support, and legal advocacy. We have had the opportunity to work alongside Kindred Connections Society and have witnessed the positive impact they have on children and families in our community. We share their commitment to strengthening families, fostering resilience, and creating opportunities for Calgarians to thrive.

As their reach and impact continue to grow, the need for additional space has become increasingly important. Their relocation to a larger facility in Northeast Calgary will allow them to expand their services, enhance program delivery, and support even more families in the community.

On behalf of Skipping Stone, I am pleased to express our support for Kindred Connections Society's relocation and look forward to continued collaboration in serving our community. Should you require any additional information, please do not hesitate to contact me at 403-998-0589 or lindsay@skippingstone.ca.

Sincerely,

Co-Executive Director & Co-Founder
Skipping Stone Foundation

Skipping Stone is a charitable organization registered as:
Skipping Stone Scholarship Foundation #71933 7081 RR0001

CONVERGE
Reimagining Canada's Mental Health Systems, Together

June 16, 2026

To Whom It May Concern,

Re: Letter of Support for Kindred Connections Society

On behalf of Converge Mental Health Coalition, I am pleased to provide this letter of support for Kindred Connections Society and their planned relocation to the Sunridge area.

As a national coalition dedicated to advancing mental health and well-being across Canada, Converge recognizes the critical role that community-based organizations play in supporting children, youth, and families. Strong families and connected communities are foundational to positive mental health outcomes, and Kindred Connections Society has demonstrated a deep commitment to strengthening both.

Through their programs and services, Kindred Connections Society provides meaningful supports that help families build resilience, connection, and stability. Their work addresses immediate needs while also creating conditions that allow children and caregivers to thrive over the long term.

As demand for these services continues to grow, access to appropriate space becomes increasingly important. The relocation to a larger facility in Northeast Calgary will enhance Kindred Connections Society's ability to deliver programming, deepen their community impact, and serve more families in a rapidly growing area of the city.

We are pleased to support this relocation and the opportunities it will create for families and communities across Calgary. We look forward to seeing the continued impact of Kindred Connections Society's work and to future opportunities for collaboration.

Should you require any additional information, please do not hesitate to contact me at mreid@convergementalhealth.org or 403-922-4057.

Sincerely,

Meaghon Reid

Executive Director, Converge Mental Health Coalition

#2010, 150 - 9 Ave. SW
Calgary, AB T2P 3H9

www.convergementalhealth.org

WOMEN'S CENTRE OF CALGARY

39 – 4th Street N.E.
Calgary, AB T2E 3R6
womenscentrecalgary.org
403.264.1155

June 1, 2026

Dear Sir or Madam,

Subject: Letter of Support for Kindred Connections Society

My name is Lana Bentley, and I serve as the Executive Director for the Women's Centre of Calgary. It is with great pleasure that I provide this letter of support for the Kindred Connections Society and their upcoming move to the Sunridge area.

My team has worked closely with the Kindred Connections program staff to deliver programming for young families in our community. We are aligned with their mandate to build resilience in children, youth, and families. Their programming not only impacts those accessing their organization today but lays a foundation for families to thrive in the future.

As Kindred's impact has grown, so too has their need for more space. Their upcoming move to a larger facility in North East Calgary will enable them to continue their work and reach even more families.

On behalf of the Women's Centre, I am pleased to voice my support for their upcoming relocation and look forward to collaborating with them in the future. Should you have any questions, please do not hesitate to contact me at 403.680.0715 or via email at lana@womenscentrecalgary.org.

Sincerely,

Lana Bentley

Lana Bentley MSW, RCSW
Executive Director

Communities empowering women. Women empowering communities.

Land Use Amendment in Residual Sub-Area 12A (Ward 12) at 11500 – 114 Avenue SE, LOC2026-0008

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 4.05 hectares ± (10.01 acres ±) located at 11500 – 114 Avenue SE (Plan 0414334, Block 2, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to accommodate a Storage Yard, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 JULY 30:

That Council give three readings to the **Proposed Bylaw 101D2026** for the redesignation of 4.05 hectares ± (10.01 acres ±) located at 11500 – 114 Avenue SE (Plan 0414334, Block 2, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to accommodate a Storage Yard, with guidelines (Attachment 2).

HIGHLIGHTS

- This land use amendment application seeks to redesignate the site to a Direct Control (DC) District to accommodate the additional use of Storage Yard, with guidelines.
- This application aligns with the applicable policies of the *Municipal Development Plan* (MDP) and the *Shepard Industrial Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposed DC District would allow a portion of the subject site to operate as a Storage Yard, in addition to the uses currently allowed under the Special Purpose – Future Urban Development (S-FUD) District.
- Why does this matter? The proposed DC District enables a low-intensity, interim use on the site until municipal servicing and detailed planning is provided to the area.
- A development permit was submitted on 2026 January 22 and is currently under review.
- There is no previous Council direction related to this application.

DISCUSSION

This application was submitted on 2026 January 22 by Al-Terra Geomatics on behalf of the landowners Derrick and Jody Hennessey. The subject site is approximately 4.05 hectares in size and contains a dwelling unit and welding shop, as well as a propane storage yard in the north portion of the site. The storage yard does not currently have proper approvals; however, a development permit (DP2026-00378) was submitted on 2026 January 22. As noted in the Applicant Submission (Attachment 3), the proposed land use application and the submitted development permit are intended to obtain the necessary approvals and permitting for the existing propane storage yard and delivery business.

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

Land Use Amendment in Residual Sub-Area 12A (Ward 12) at 11500 – 114 Avenue SE, LOC2026-0008

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach
As part of the review of the proposed land use amendment application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant reached out by phone to all adjacent parcel owners within a 200-metre radius of the site and contacted the Ward 12 Office and the Shepard Community Association to inform them of the application. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach
In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published online. Notification letters were also sent to adjacent landowners. No public comments were received at the time of writing this report. Administration circulated the application to the Shepard Community Association and followed up, but no comments were received.

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

IMPLICATIONS

Social
No social implications are identified.

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

Economic
This application would enable the development of a low-impact interim use, in addition to the existing approved uses on the site, that supports the parcel's economic contributions until such time as full servicing is available to allow ultimate development of the site.

Service and Financial Implications
No anticipated financial impact.

RISK
There are no known risks associated with this proposal.

Land Use Amendment in Residual Sub-Area 12A (Ward 12) at 11500 – 114 Avenue SE, LOC2026-0008

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 101D2026**
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

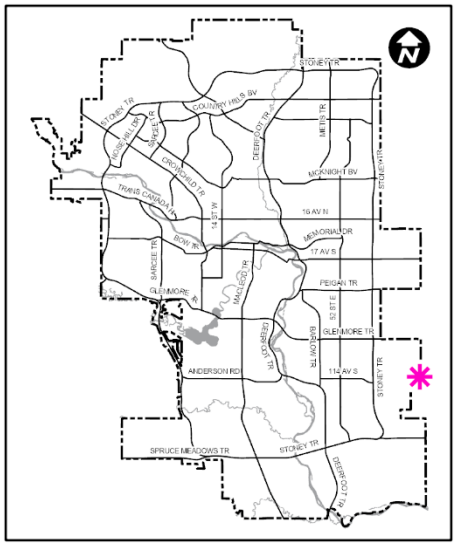
The subject site is located in Residual Sub-Area 12A at the intersection of 114 Avenue SE and Rocky View County's Range Road 284. The subject site a rectangular parcel that is approximately 4.05 hectares ± (10.01 acres ±). The site is currently accessed from Rocky View County's Range Road 284 via a driveway along the eastern edge of the site.

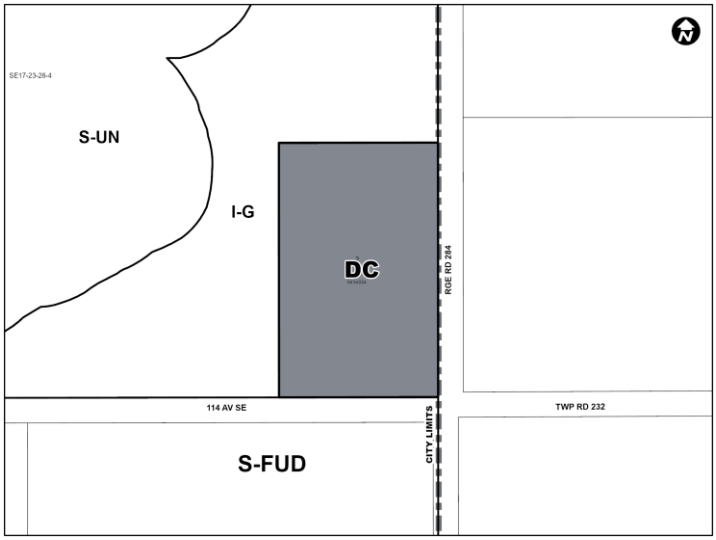
The site's eastern boundary is at the city of Calgary's eastern limit adjacent to Rocky View County. Within the city's boundaries, surrounding development is predominately designated Special Purpose – Future Urban Development (S-FUD) District and Industrial – General (I-G) District and is characterized by other lower-impact industrial uses and historical acreage properties. A wetland complex that is designated Special Purpose – Urban Nature (S-UN) District is located to the northwest of the site.

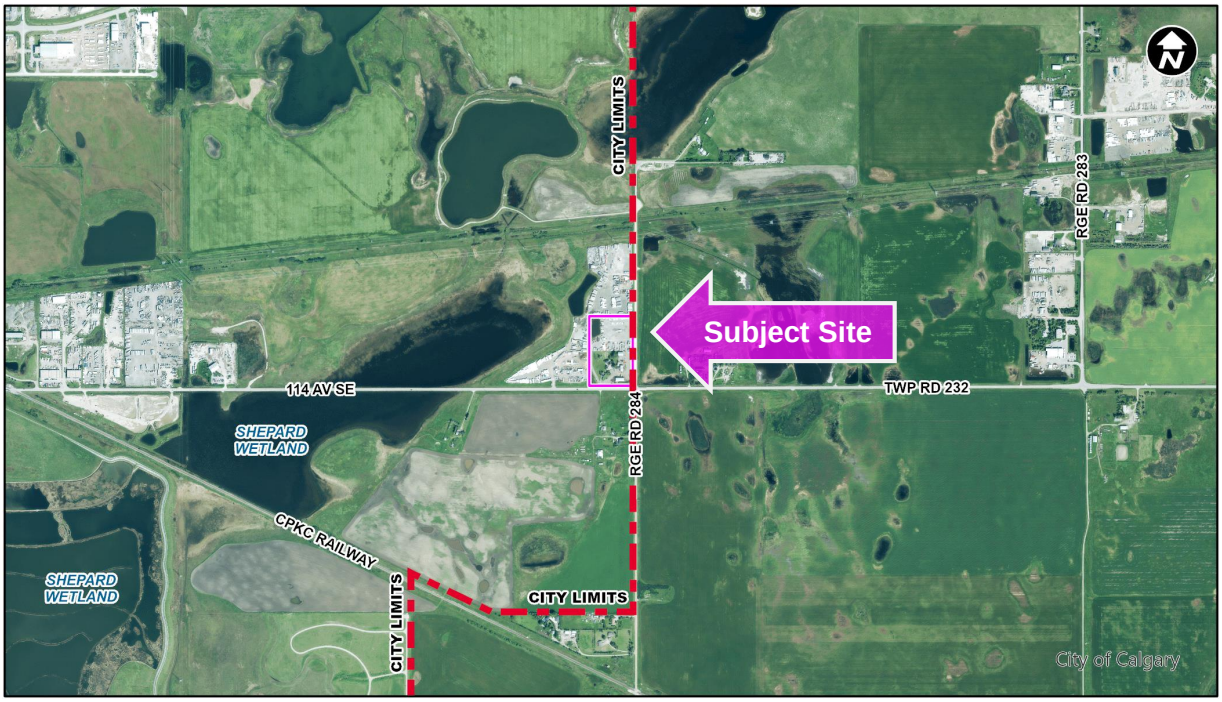
Community Peak Population Table

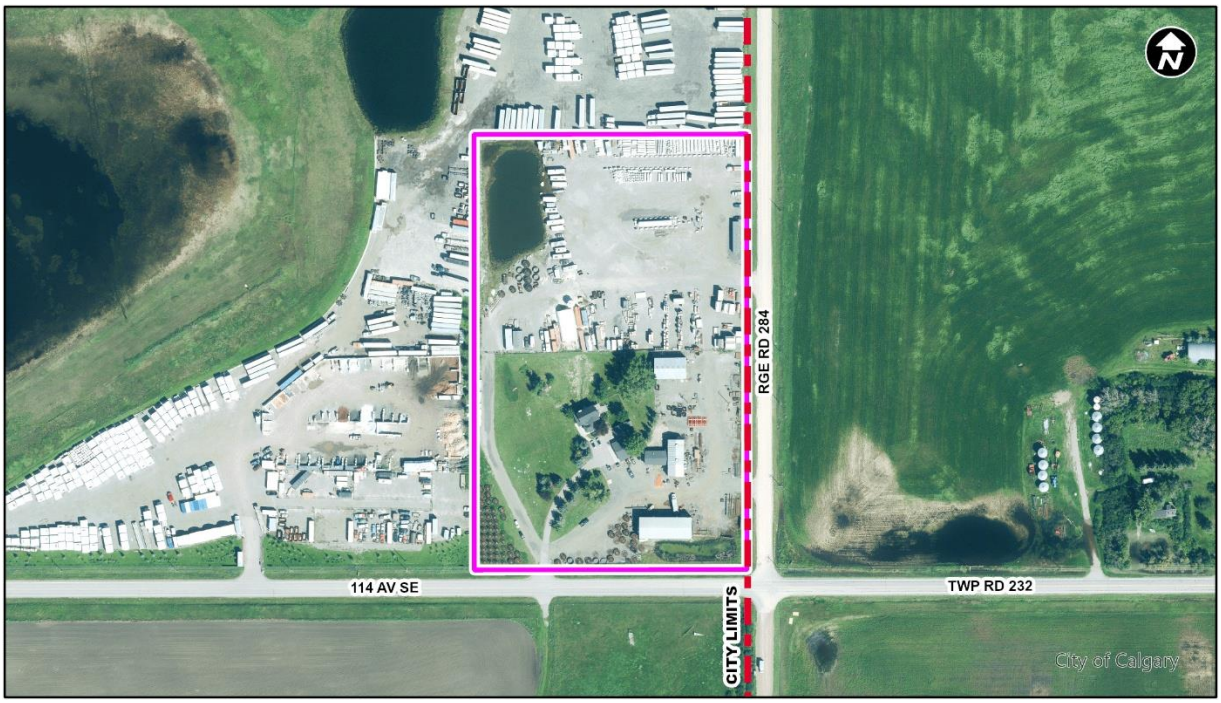
There is no population or demographic data available for Residual Sub-Area 12A as this is a developing industrial area.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing land use on this site is Special Purpose – Future Urban Development (S-FUD) District. This district is intended for lands that are awaiting urban development and utility servicing, and allows for a limited range of temporary uses that can easily be removed when land is redesignated to allow for more urban forms of development.

The proposed Direct Control (DC) District is based on the Special Purpose – Future Urban Development (S-FUD) District and would allow for the additional discretionary use of Storage Yard to operate as an interim use until utility servicing is provided for this area. The additional use, which would be approved on a temporary basis, is similar to existing allowable uses within S-FUD that meet the district's intent to support low-impact interim uses.

Development and Site Design
If approved by Council, the rules of the DC District would provide guidance for any proposed development.

Transportation
Parking will be accommodated entirely on-site, as no on-street parking is available in the area. Pedestrian access is not available to the site, and there are currently no cycling or wheeling facilities in the vicinity. The nearest existing "Always Available for All Ages and Abilities" (5A) pathway is located approximately 3.5 kilometres to the west at 84 Street SE. The 5A Network recommends a future pathway connection approximately 650 metres west of the site adjacent to the Shepard Wetland. The subject parcel is not served by public transit, with the nearest transit

service located more than 5 kilometres away, west of Stoney Trail. Vehicle access to the site will be provided directly from Range Road 284 (116 Street SE). Based on the scale and nature of the proposed land use change, neither a Transportation Impact Assessment (TIA) nor a parking study was required.

Environmental Site Considerations
No environmental concerns have been identified at this time. This proposed land use amendment does not raise any additional environmental concerns or risks.

Utilities and Servicing
Water, sanitary, and storm services are not currently available at this site, therefore, as per the Shepard Industrial Area Structure Plan policy, land use redesignation or subdivision is not supported until a servicing solution has been approved. However, the addition of limited interim storage yard uses that are comparable to existing uses considered under the S-FUD designation, would not significantly hinder the ability to service the area in the future. Any interim development on the site will need to manage its own water and wastewater needs on the site (such as with the use of storage tanks) and contain all stormwater runoff.

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.

Rocky View County / Calgary Intermunicipal Development Plan (Statutory – 2012) These lands are subject to the *Rocky View/Calgary Intermunicipal Development Plan* (IDP) and were circulated to Rocky View County for comment in accordance with the requirements of the IDP. The County initially responded with concerns about stormwater management and the possible traffic generation of the site on Range Road 284, but waived their concerns after being provided satisfactory information through discussions with the applicant and Administration. The proposed Direct Control district complies with the general policies of the IDP.

Municipal Development Plan (Statutory – 2009)
The subject site is located in the Standard Industrial land use typology of the *Municipal Development Plan* (MDP) as identified on Map 1: Urban Structure. The proposed DC land use redesignation broadens the allowable industrial uses on the subject parcel and is in keeping with relevant planning policies in the MDP.

Calgary Climate Strategy (2022)
This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies are being explored and encouraged through the development permit review.

Shepard Industrial Area Structure Plan (Statutory – 2022)
The subject site is located in the Industrial/Business Area on Map 3: Land Use Concept of the *Shepard Industrial Area Structure Plan* (ASP). The purpose of this area is to provide a wide variety of general industrial and business uses within the context of a fully serviced industrial/business park. The ASP directs that small-scale, temporary development within the Industrial/Business Area may be considered appropriate interim uses where the uses do not compromise the future transition of the site or surrounding areas to a fully serviced industrial

area. In keeping with this direction from the ASP, the proposed Direct Control (DC) District would enable the addition of a sole discretionary use (Storage Yard) that can only be approved on a temporary basis, does not require full urban site servicing, and would have limited impact on the adjacent parcels and infrastructure in the area.

PROPOSED

CPC2026-0577
ATTACHMENT 2

BYLAW NUMBER 101D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2026-0008/CPC2026-0577)**

* *

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

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

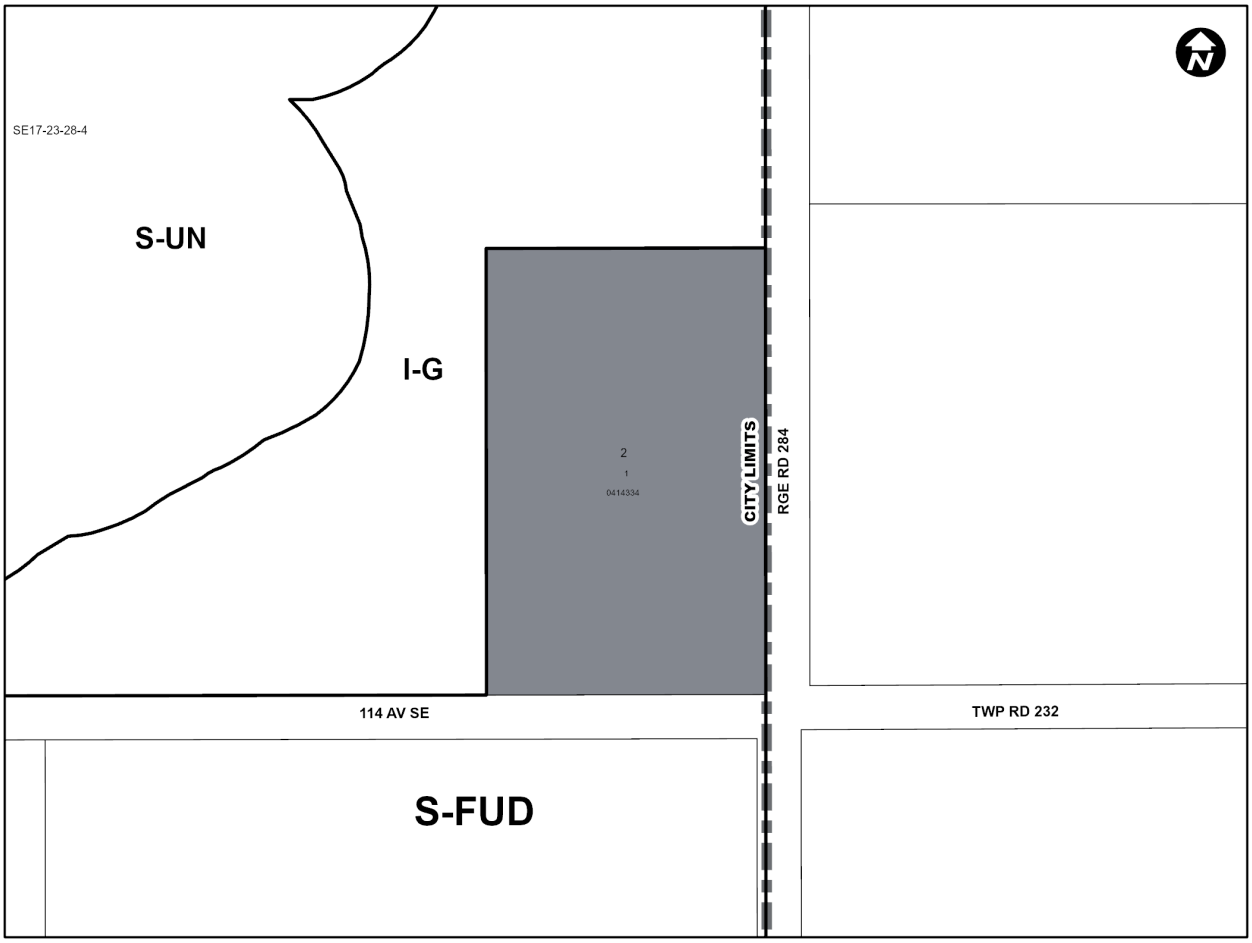
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0008/CPC2026-0577
BYLAW NUMBER 101D2026

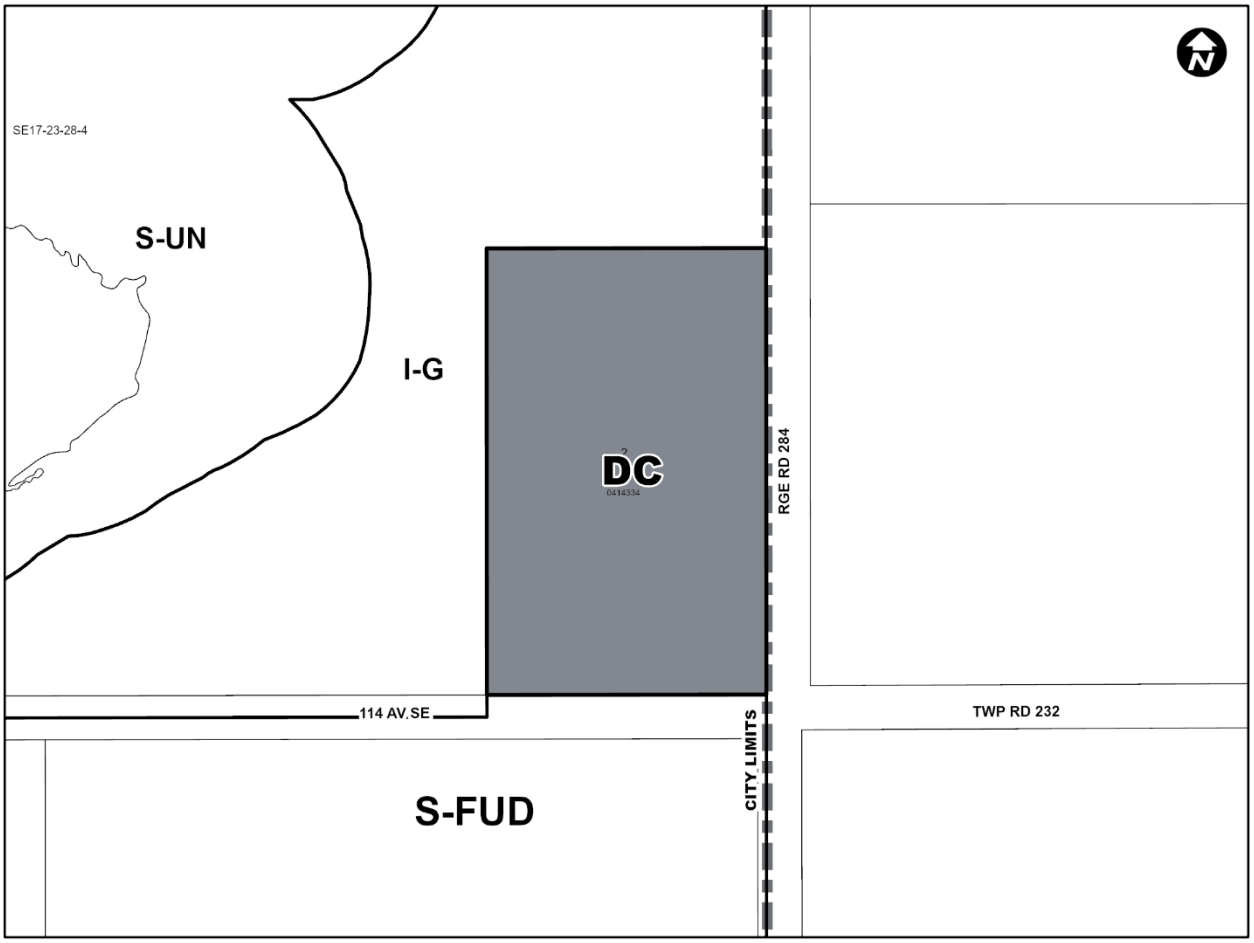
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0008/CPC2026-0577
BYLAW NUMBER 101D2026

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to allow for the additional use of storage yard.

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 Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

5 The ***discretionary uses*** of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

(a) **Storage Yard**.

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 apply in this Direct Control District.

Temporary Permits

7 ***Development permits*** for the following ***uses*** must only be approved on a temporary basis for a period of time not greater than five (5) years:

(a) **Storage Yard**; and
(b) **Vehicle Storage**.

Relaxations

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

Applicant Submission

120, 6807 Railway Street SE
Calgary, AB T2H 3A8
(403) 640-0900

April 16, 2026
File: 820-039 (City File No. LOC2026-0008)

Re: **Calgary Planning Commission – Applicant Submission Letter**
Direct Control LUB Amendment - LOC2026-0008 (11500 114 Ave SE Calgary)

The applicant requests a Direct Control (DC) District to modify the existing S-FUD zoning by adding the ***Storage Yard*** use class to the property identified as Plan 0414334, Block 2, Lot 1. All other permitted uses under the current S-FUD district, along with grandfathered uses (including residential, welding shop, and RV storage), will continue. No additional use classes or variances to the Land Use Bylaw are proposed. This DC application has been submitted concurrently with a Development Permit application outlining the proposed Storage Yard use on the site to assist in the application review process. The purpose of the DC is to allow additional interim revenue-generating storage activities within the existing gravelled RV storage yard. This proposal supports fiscal sustainability of the property without impeding future industrial redevelopment ultimately planned for the area.

Planning Rationale:

- The site is designated Standard Industrial in the MDP and is located within the Shepard Industrial Area Structure Plan (ASP) and the Inter-Municipal Development Area with Rocky View County.
- The proposal aligns with ASP policies supporting interim and transitional uses (particularly Sections 17 and 18) that are temporary in nature, utilize existing site conditions, require no new municipal infrastructure, and do not compromise future subdivision or redevelopment of the lands.
- No off-site infrastructure improvements are required, and no significant increase in traffic or public access is anticipated. The use is limited in scale and compatible with activities occurring on adjacent properties.
- A recent precedent exists for a similar DC amendment adding Outdoor Storage within an S-FUD parcel (Bylaw 139D2023), which supports the appropriateness of this request.
- Public engagement was conducted with nearby properties (within 200 m), the local community association, and the Ward Councillor. Feedback was supportive of ***Storage Yard*** in this location. No objections to the proposed use were received.

Key Points for Consideration

- This DC represents a targeted, interim modification to the S-FUD district to allow Storage Yard while maintaining consistency with all other S-FUD regulations.
- The application supports small-scale business viability on the site without fragmenting the land or creating permanent improvements that could hinder long-term industrial redevelopment.
- Pre-application review confirmed that full industrial rezoning is not supported at this time due to the unavailability of municipal servicing, and that the proposed interim use is supported at this time.

The proposed Direct Control District is appropriate for the location and is consistent with the intent of the Municipal Development Plan, the Shepard Industrial ASP, and City policies for logical, low-impact transitional uses prior to full servicing and redevelopment. We hereby request CPC approval for the proposed LUB amendment and referral to Council for decision.

Sincerely,

Connor Smith, RPP, MCIP, IAP2 – Senior Planner
Al-Terra Engineering Ltd.

Getting people where they need to go. Creating places where they want to be.

Applicant Outreach Summary

2026 April 21

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Direct Control (S-FUD + Storage Yard) 11500 114 Ave SE, Calgary

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

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

Outreach Strategy

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

The Community Outreach Assessment tool was completed, resulting in an Impact Score of 1A which aligns with a Direct Approach.
The engagement team reached out directly with all adjacent properties within 200m of the subject property. Outreach was conducted with phone calls where the application was discussed directly with the adjacent owners.
The engagement team also reached out to the local community association and the local Councillor's office to inform them of the application and request any comments or feedback.
Outreach was conducted in October 2025 prior to the submission of the LUB amendment application in January 2026.

Affected Parties

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

Contact information for all adjacent landowners was gathered and all owners were called. All but two adjacent properties were reached and project details were dicussed. Messages were left for the remaining two owners who could not be reached, identifying the reason for the call and briefly outlining the project. Messages left instructions to call the project team if there were any questions or if further discussions were required.

The engagement team sent emails to the Shepard Community Association and the area Councillor detailing the proposed amendment, inviting questions, and providing contact information for the applicant if any additional information or conversation was desired.

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.

All landowners expressed support for the property being used for additional Storage Yard uses and expressed that the proposed use is appropriate for the area.

One landowner indicated that the use is appropriate for this area, and also asked that during the Development Permit stage that more information on the proposed use be shared. No objections to the LUB amendment were noted.

No comments were received from the Community Association or local Councillors office.

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

The positive community feedback supported the applicant's intention for the property and no changes to the site plan based on community feedback were required. Although not directly part of the LUB amendment process, the proponent for the Development Permit which is running concurrent to the LUB process confirmed they have a safety program and will reach out to neighbours as part of the DP approval process to share any important information.

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)

One landowner requested additional information regarding safety plans for the Development Permit, which will be shared upon approval of the DP to support safe operations and community education on the activities which are proposed to occur on-site.

No outstanding community concerns relating to the DC LUB Amendment required further updates with adjacent landowners.
The project team will reach out to participants with the completed What We Heard report to share the feedback received and to close the loop on engagement activity.

calgary.ca/planningoutreach

Land Use Amendment in Silverado (Ward 13) at 19008 Sheriff King Street SW, LOC2025-0221

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.85 hectares ± (2.10 acres ±) located at 19008 Sheriff King Street SW (Plan 9712011, Block 6, Lot 2) from Special Purpose – Future Urban Development (S-FUD) District to Commercial – Community 1 (C-C1) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 JULY 30:

That Council give three readings to **Proposed Bylaw 102D2026** for the redesignation of 0.85 hectares ± (2.10 acres ±) located at 19008 Sheriff King Street SW (Plan 9712011, Block 6, Lot 2) from Special Purpose – Future Urban Development (S-FUD) District to Commercial – Community 1 (C-C1) District.

Opposition to Recommendation: Commissioner Hawryluk, Commissioner Wagner, and Commissioner Weber

HIGHLIGHTS

- This application seeks to redesignate the subject site to the Commercial – Community 1 (C-C1) District to allow for small to mid-scale commercial development.
- 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? This application would provide more flexibility for commercial businesses and increase the potential for commercial amenities for the community.
- Why does this matter? The proposal would enable additional commercial uses that are contextually appropriate with the community.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this application.

DISCUSSION

This application, located in the southwest community of Silverado was submitted by Cre8tive Blueprints Inc. on behalf of the landowners, Marc and Therese Mereau, on 2025 November 05. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant intends to build small to mid-scale commercial uses including health care services and local retail and consumer services.

The approximately 0.85 hectare (2.10 acre) parcel is located on the east side of Sheriff King Street SW. The subject property is currently designated as Special Purpose – Future Urban Development (S-FUD) District and is developed with an existing single-storey building. The subject site is adjacent to low density residential uses to the north, west and east of the site.

Land Use Amendment in Silverado (Ward 13) at 19008 Sheriff King Street SW, LOC2025-0221

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach
As part of the review of the proposed land use amendment application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with the public/interested parties and the respective community association was appropriate. In response, the applicant outreach comprised of targeted engagement with the neighbouring property owner that the applicant deemed most affected by this development. The Applicant Outreach Summary can be found in Attachment 3.

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

No public comments were received. The Silverado Community Association (CA) did not respond to the City's request for comments. Administration contacted the CA to follow up and no response was received.

IMPLICATIONS

Social
The proposed C-C1 District would allow for a wider range of complementary commercial uses to occur on the site, including health care services and retail uses for nearby residents.

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

Economic
The proposed land use amendment would allow more diversity in commercial uses, provide flexibility for businesses, additional amenities for area residents and allow for a more efficient use of existing infrastructure and services.

Service and Financial Implications
No anticipated financial impact.

Land Use Amendment in Silverado (Ward 13) at 19008 Sheriff King Street SW, LOC2025-0221

RISK
There are no known risks associated with this application.

ATTACHMENTS
1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 102D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is in the southwest community of Silverado and is bounded by Sheriff King Street SW to the west, and is located between Stoney Trail SW and 190 Avenue SW. The site is approximately 0.85 hectares (2.10 acres) in size and is approximately 100 metres wide and 85 metres deep.

The parcel currently contains a single detached dwelling with an attached garage with existing access from Sheriff King Street SW. The proposal seeks land use approval to enable community-oriented commercial uses including health care services.

Surrounding development directly north and east consists of an acreage parcel designated as Special Purpose – Future Urban Development (S-FUD) District with a single detached dwelling. To the west of the site across Sheriff King Street SW, parcels are designated as Residential – Low Density Multiple Dwelling (R-2M) District, consisting primarily of semi-detached dwellings. Parcels to the south currently contain an acreage and single detached dwelling but are designated as Multi-Residential – Low Profile (M-1d78) District, Mixed Use – General f3.5h24 (MU-1f3.5h24) District and Commercial – Community 1 (C-C1) District.

The site is approximately 600 metres (a 10-minute walk) west of a future Red Line Light Rail Transit (LRT) Station and approximately 700 metres (a 12-minute walk) west of Priddis Slough, a large wetland planned as a future regional park.

Community Peak Population Table

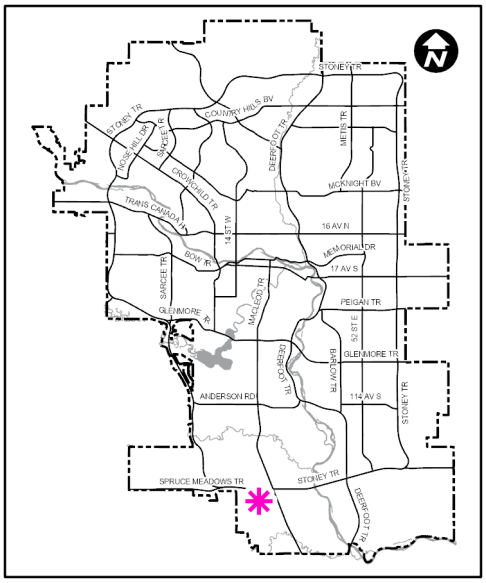
As identified below, the community of Silverado reached its peak population in 2019.

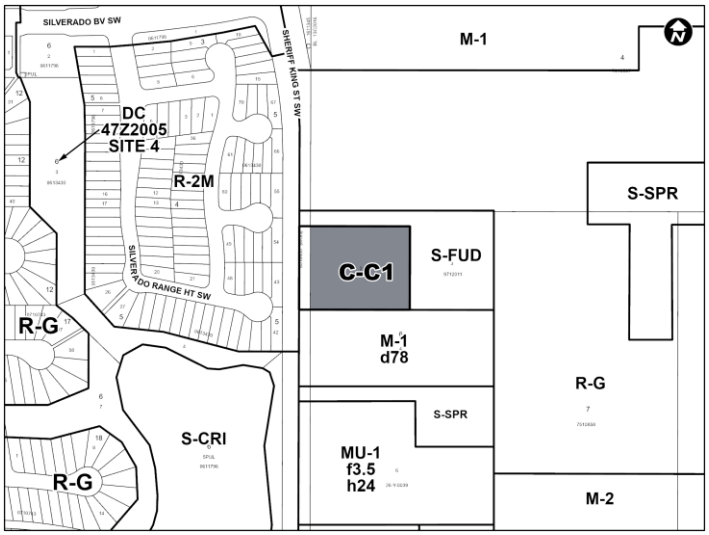
Silverado	
Peak Population Year	**2019**
Peak Population	7,655
2019 Current Population	7,655
Difference in Population (Number)	0.00
Difference in Population (Percent)	0.00%

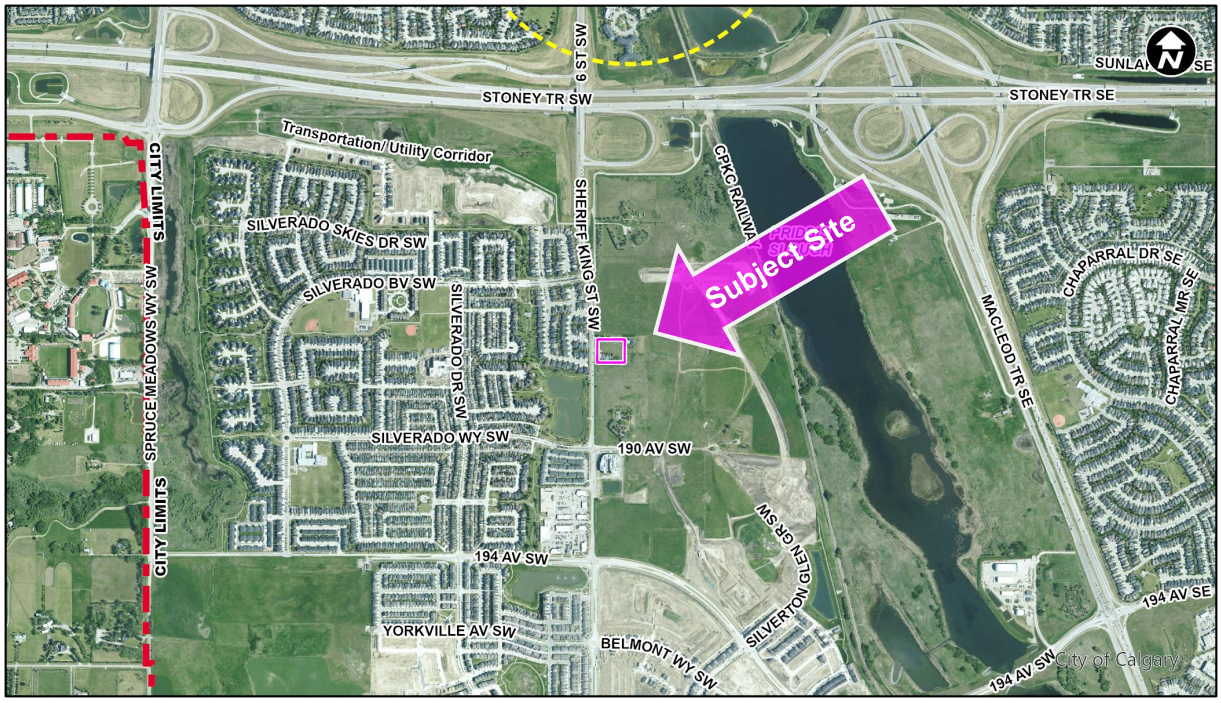
Source: *The City of Calgary 2019 Civic Census*

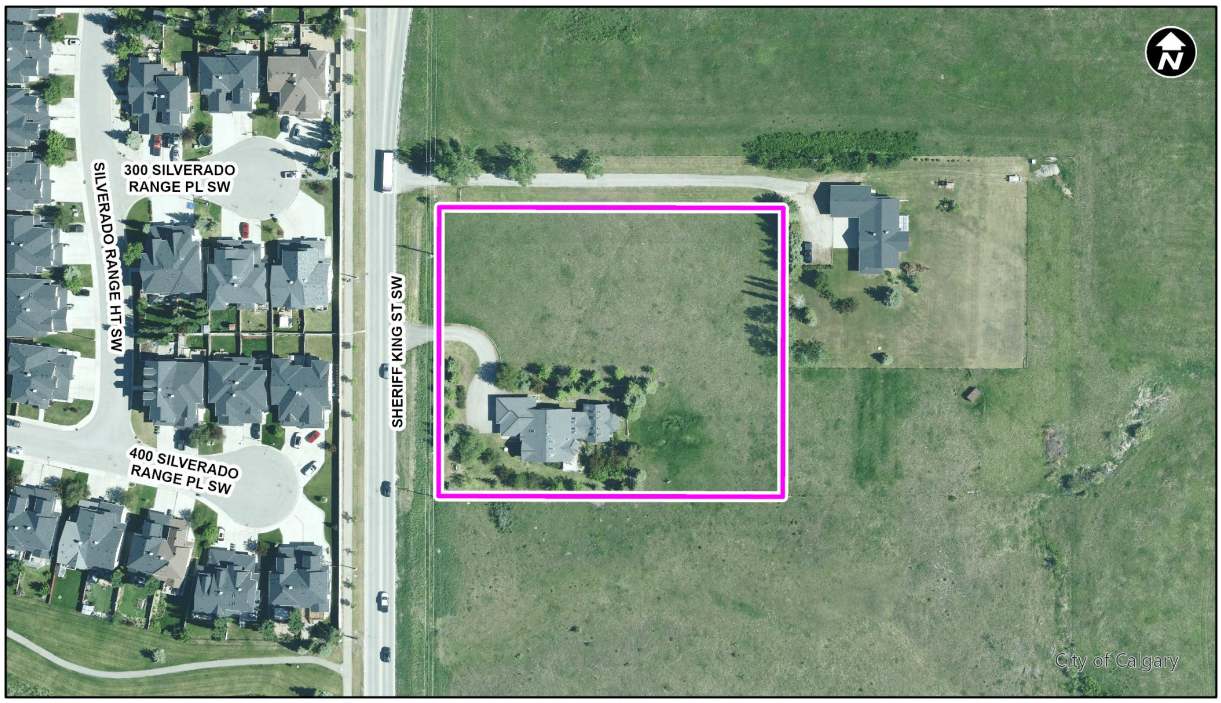
Additional demographic and socio-economic information may be obtained online through the Silverado Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing land use for the parcel is the Special Purpose – Future Urban Development (S-FUD) District. This district is applied to lands that are awaiting urban development and utility servicing.

The proposed Commercial – Community 1 (C-C1) District is intended to accommodate small to mid-scale commercial uses with both vehicular and pedestrian access that serve the surrounding community. The C-C1 District is intended for commercial development with building location, setback and landscaping rules to limit the effect of commercial uses on nearby residential districts. The maximum floor area ratio (FAR) is 1.0 and the maximum building height is 10.0 metres. Typical built forms include one to two storey commercial buildings that support daily needs, such as health care services, retail, personal services and food establishments. The proposed C-C1 District is well-suited to this location, enabling local-serving commercial uses that complement nearby residential development and enhances the overall mixed-use character of the area.

Development and Site
The rules of the proposed C-C1 District will provide guidance for future site development including landscaping, parking, building orientation, use areas and access.

Transportation
The site fronts Sheriff King Street SW to the west, which is designated as an Arterial Road and currently provides access to the existing driveway. Pedestrian access will be provided from Sheriff King Street SW, connecting the site to the corridor and broader neighbourhood pedestrian network. The area is served by cycling and pedestrian infrastructure with an existing asphalt pathway along the west side of Sheriff King Street SW, which connects to the greater 5A (Always Available for All Ages and Abilities) Network.

The subject site is served by Calgary Transit with stops located within 300 metres (a five-minute walk) of the site for south and northbound Route 78 (Sundance/Chaparral) on Sheriff King Street SW. Additionally, northbound Route 102 (Millrise/Silverado) is located within 300 metres (a five-minute walk) of the subject site.

Vehicular access to the subject site is intended to be provided from Sheriff King Street SW, with further review to be undertaken at the development permit stage. Currently, no on-street parking is permitted along Sheriff King Street SW adjacent to the site.

Environmental Site Considerations
No environmental concerns have been noted for this parcel.

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.

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 MDP recognizes that ASPs in these areas are appropriate policies to provide specific direction for the development of the local community. The MDP also supports locally-oriented retail development in these areas. The 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 in a coordinated manner. 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 where determined to be compatible and appropriate. The land use proposal aligns with the applicable policies of the ASP**.**

Applicant Submission

Company Name (if applicable):

LOC Number (office use only):

Applicant's Name:
Amina Oyakhilome

Date:
October 27, 2025

This application proposes the redesignation of 19008 Sheriff King Street SW from SFUD (Special Purpose – Future Urban Development District) to C-C1 (Commercial – Community 1 District) to allow for the development of a retail, professional medical and wellness buildings intended to serve the surrounding communities, including Silverado and adjacent residential areas.
The property currently contains an existing bungalow that may be retained or repurposed as part of the future development. The intent is to create a facilities accommodating medical, dental, retail and other health-related professional services, offering convenient access to residents while maintaining compatibility with the surrounding residential character.

The C-C1 designation is appropriate for the site, offering low- to moderate-intensity commercial uses that are compatible with surrounding residential development. The proposal aligns with the City of Calgary's Municipal Development Plan and area structure policies supporting complete communities with local services and amenities.

The building will be designed with a scale and character that complement the adjacent community, with careful consideration of setbacks, materials, and landscaping to ensure visual and functional compatibility. A landscaped garden or park feature is also envisioned as part of the future development, to provide a quiet and restorative space for patients, staff, and community members. This feature will enhance the overall quality of the site and reflect the health and wellness focus of the intended use.

Overall, the proposed redesignation represents a logical land use transition that will provide local medical, retail and professional services within walking distance of residents, create employment opportunities, and contribute to the area's overall livability. The proposal is consistent with City policy and sound planning principles, and supports the goal of developing a complete, connected, and sustainable community.

Applicant Outreach Summary

2025 November 11

Calgary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 19008 Sheriff King Street 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)

We reached out to the neighbours to the left of the site through the realtor that sold the land.

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

Family one

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 issues were raised. The neighbour is in support of the application.

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

No issues were raised.

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

We informed the survey participants about our upcoming application and shared a concept of how the proposed development will provide privacy to their property via screening with trees.

calgary.ca/planningoutreach

PROPOSED

CPC2026-0698
ATTACHMENT 4

BYLAW NUMBER 102D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2025-0221/CPC2026-0698)

* *

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 _____

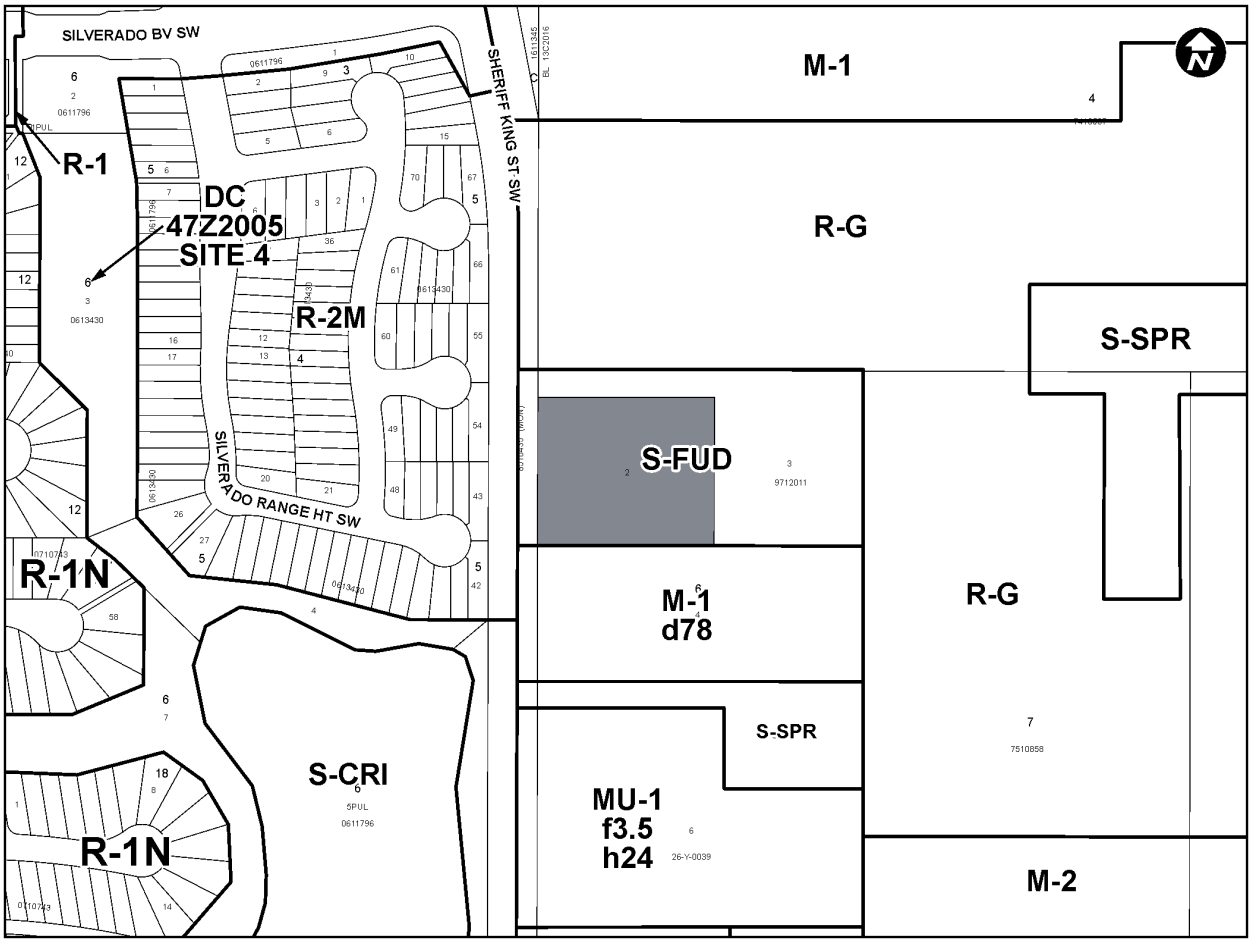
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0221/CPC2026-0698
BYLAW NUMBER 102D2026

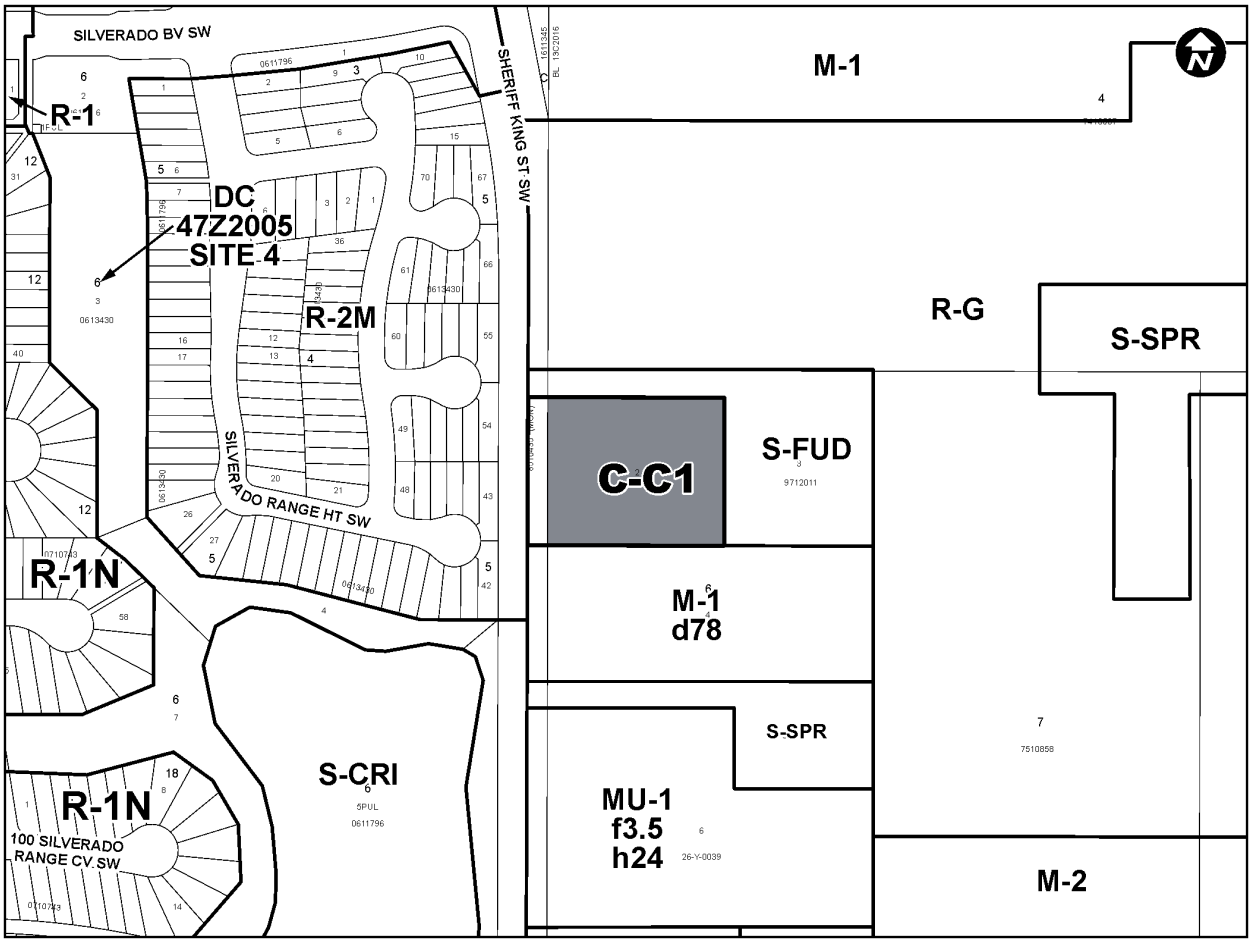
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0221/CPC2026-0698
BYLAW NUMBER 102D2026

SCHEDULE B



Outline Plan and Land Use Amendment in Lewisburg (Ward 3) at multiple addresses, LOC2025-0014

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2026-0728) to the 2026 September 15 Public Hearing of Council;

2. As the Council-designated Approving Authority, approve the proposed outline plan located at 15350 – 6 Street NE and 15375 – 15 Street NE (Portion of NW1/4 Section 2-26-1-5; Portion of NE1/4 Section 2-26-1-5) to subdivide 100.50 hectares ± (248.33 acres ±) with conditions (Attachment 2); and

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the redesignation of 100.50 hectares ± (248.33 acres ±) located at 15350 – 6 Street NE and 15375 – 15 Street NE (Portion of NW1/4 Section 2-26-1-5; Portion of NE1/4 Section 2-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Mixed Use – Active Frontage (MU-2f5.0h40d175) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Community Service (S-CS) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Recreation (S-R) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 AUGUST 13:

That Council give three readings to the **Proposed Bylaw 105D2026** for the redesignation of 100.50 hectares ± (248.33 acres ±) located at 15350 – 6 Street NE and 15375 – 15 Street NE (Portion of NW1/4 Section 2-26-1-5; Portion of NE1/4 Section 2-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, **Mixed Use – General (MU-1f5.0h40) District**, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Community Service (S-CS) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Recreation (S-R) District.

Excerpt from the Minutes of the Regular Minutes of the Calgary Planning Commission, held 2026 August 13:

Outline Plan and Land Use Amendment in Lewisburg (Ward 3) at multiple addresses, LOC2025-0014

The following documents were distributed with respect to Report CPC2026-0078:

- Revised Attachment 2;
- Revised Attachment 4; and
- …

Moved by Commissioner Small

That with respect to Report CPC2026-0728, the following be approved:

That Revised Attachment 2 be amended by deleting Condition of Approval 84.

For: (7)	Director Fleming, Commissioner Boechler, Commissioner Campbell-Walters, Commissioner Hawryluk, Commissioner Small, Commissioner Wagner, and Commissioner Weber

MOTION CARRIED

…

Moved by Commissioner Weber

That with respect to Report CPC2026-0728, the following be approved:

1. That the Administration Recommendations be amended in Recommendation 3 by deleting the words “Mixed Use – Active Frontage (MU2f5.0h40d175) District” and replacing with the words “Mixed Use – General (MU-1f5.0h40) District” following the words “Multi-Residential – At Grade Housing (M-G) District,”; and
2. Update the Outline Plan (Revised Attachment 4) to change all references of the “Mixed Use – Active Frontage (MU2f5.0h40d175) District” to “Mixed Use – General (MU-1f5.0h40) District”.

For: (6)	Commissioner Boechler, Commissioner Campbell-Walters, Commissioner Hawryluk, Commissioner Small, Commissioner Wagner, and Commissioner Weber
Against: (1)	Director Fleming

MOTION CARRIED

Moved by Commissioner Campbell-Walters

That with respect to Report CPC2026-0728, the following be approved**, as amended**:

That Calgary Planning Commission:

Outline Plan and Land Use Amendment in Lewisburg (Ward 3) at multiple addresses, LOC2025-0014

1. Forward this report (CPC2026-0728) to the 2026 September 15 Public Hearing of Council;
2. As the Council-designated Approving Authority, approve the proposed outline plan located at 15350 – 6 Street NE and 15375 – 15 Street NE (Portion of NW1/4 Section 2-26-1-5; Portion of NE1/4 Section 2-26-1-5) to subdivide 100.50 hectares ± (248.33 acres ±) with conditions (**Revised** Attachment 2**, as amended**); and

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the redesignation of 100.50 hectares ± (248.33 acres ±) located at 15350 – 6 Street NE and 15375 – 15 Street NE (Portion of NW1/4 Section 2-26-1-5; Portion of NE1/4 Section 2-26-1-5) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, **Mixed Use – General (MU-1f5.0h40) District**, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Community Service (S-CS) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – Recreation (S-R) District.

For: (7) Director Fleming, Commissioner Boechler, Commissioner Campbell-Walters, Commissioner Hawryluk, Commissioner Small, Commissioner Wagner, and Commissioner Weber

MOTION CARRIED''

HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate lands in the community of Lewisburg to allow for mixed-use and residential development, a Neighbourhood Activity Centre (NAC), a school site, a permanent fire station, parks, open spaces and supporting public infrastructure.
- The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP) and the *Keystone Hills Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal would allow for increased housing choice within a compact greenfield development, which would be served by neighbourhood parks and local commercial uses.
- Why does this matter? Development of a greenfield site would contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.
- A development permit application for excavation, stripping and grading has been submitted and is under review.
- There is no previous Council direction related to this proposal.

Outline Plan and Land Use Amendment in Lewisburg (Ward 3) at multiple addresses, LOC2025-0014

DISCUSSION

This outline plan and land use amendment application, located in the northeast community of Lewisburg, was submitted on 2025 January 22 by Stantec Consulting Ltd. on behalf of the landowner, Jayman Living. A development permit (DP2025-07435) for excavation, stripping and grading was submitted on 2025 December 23 and is under review.

The subject site is bounded by the Lewiston neighbourhood to the south, the community of Livingston to the west, future 160 Avenue NE to the north and undeveloped lands within the *Nose Creek Area Structure Plan* to the east. The site is approximately 100.5 hectares (248.33 acres) in size and is currently undeveloped. Stantec Consulting Ltd. has provided a summary of their proposal in the Applicant Submission (Attachment 3).

The proposal complies with the *Keystone Hills ASP*, which envisions a neighbourhood on lands forming a logical continuation of development from Lewiston in a complementary and interconnected manner. The proposed Outline Plan is shown in Attachment 4.

As referenced in the Outline Plan Data Sheet (Attachment 5), future subdivision and development of the site would achieve an anticipated density of 23.7 units per gross developable hectare and anticipated NAC intensity of 312 people and jobs per gross developable hectare. These densities exceed the MDP minimums of 20.0 units per gross developable hectare and 60 people and jobs per gross development hectare, and NAC intensity of 100 people and jobs per gross developable hectare.

The outline plan and land use redesignation proposal seeks to accommodate mixed-use development including local commercial uses, low and medium-density residential development, municipal school reserve, parks and open space and a future municipal facility to contain a permanent fire station with household hazardous waste collection (Attachment 6).

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the Applicant Outreach Toolkit to assess which level of outreach with the public/interested parties and the community association was appropriate. The applicant did not conduct engagement based on the application being a greenfield site located within a developing area. The Applicant Outreach Summary with reasons can be found in Attachment 7.

City-Led Outreach

Outline Plan and Land Use Amendment in Lewisburg (Ward 3) at multiple addresses, LOC2025-0014

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.

Rocky View County was circulated in accordance with the *Rocky View/Calgary Intermunicipal Development Plan*. No concerns were raised from the circulation.

There is no community association for the subject area.

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

IMPLICATIONS

Social
The proposal would allow for a variety of housing choices in low and medium density residential and mixed-use building forms, providing a range of housing opportunities. The proposal would also provide education, employment and retail areas that would meet some of the needs of residents locally. The development of these lands may enable a more efficient use of land and infrastructure and support surrounding uses and amenities while introducing the location of additional amenities for the community and greater area.

Environmental
The applicant has indicated the outline plan proposes specific measures which will align with the *Calgary Climate Strategy – Pathways to 2050* (Themes: Natural Infrastructure and Zero Carbon Energy Transition). This includes green infrastructure such as the integration of storm ponds within a reconstructed wetland and exploration at future development stages for provision of solar panels for low-density residential areas, as well as opportunities for district energy systems for high-density multifamily and commercial developments.

Economic
Development of this greenfield site would contribute to Calgary's overall economic health by housing new residents and providing employment opportunities within city limits.

Service and Financial Implications
No anticipated financial impact.

RISK
There is potential safety risk associated with the ATCO natural gas pipeline crossing through the northern portion of the site. To mitigate this risk, a Quantitative Risk Assessment was required for the pipeline. It established that increasing the depth of soil covering over the pipeline from the current 1.0m to 1.5m will result in the proposed development population densities being consistent with acceptable land uses as per the Major Industrial Accident

Council of Canada (MIACC) land use planning guidelines. The Quantitative Risk Assessment was reviewed and the findings were accepted.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Approved** Proposed Outline Plan Conditions of Approval
3. Applicant Submission
4. **Approved** Proposed Outline Plan
5. **Approved** Outline Plan Data Sheet
6. Proposed Land Use Amendment Map
7. Applicant Outreach Summary
8. **Proposed Bylaw 105D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast quadrant of the city in the developing community of Lewisburg. The site is approximately 100.50 hectares (248.33 acres) in area. The plan area is undeveloped and was previously used for agriculture. The site is bounded by the developing neighbourhood of Lewiston to the south and the community of Livingston to the west, future 160 Avenue NE to the north and undeveloped lands within the *Nose Creek ASP* to the east.

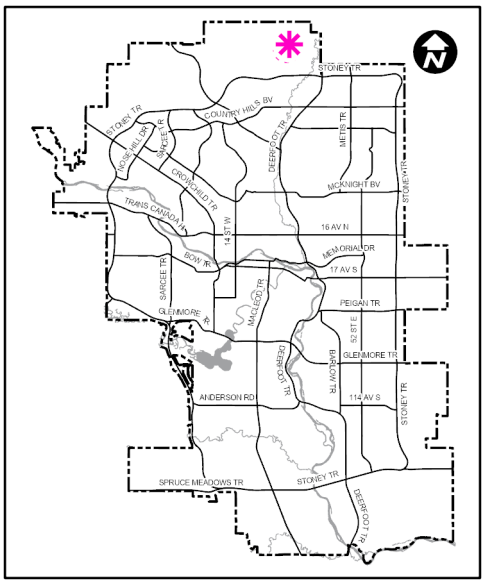
The site slopes moderately from the northwest towards the southeast. A significant feature of the site is a high pressure ATCO natural gas pipeline running diagonally east to west across the north portion of the outline plan area.

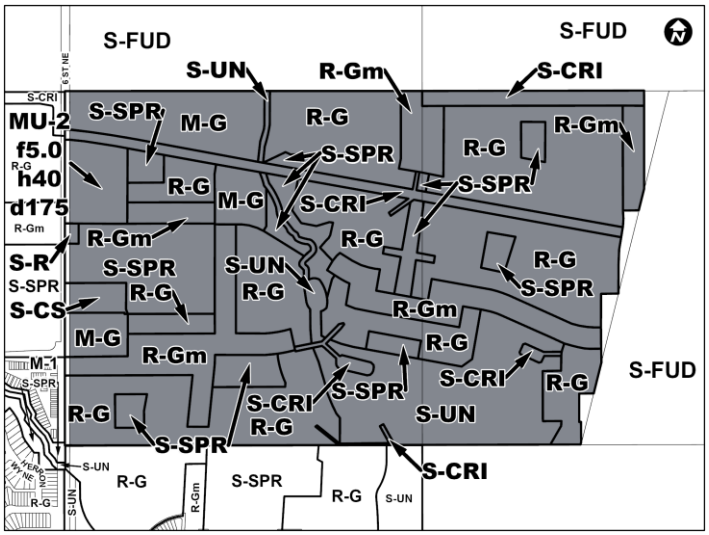
The outline plan lands constitute the final development phases of the *Keystone Hills ASP*. Council approved the growth application for these lands in November 2024.

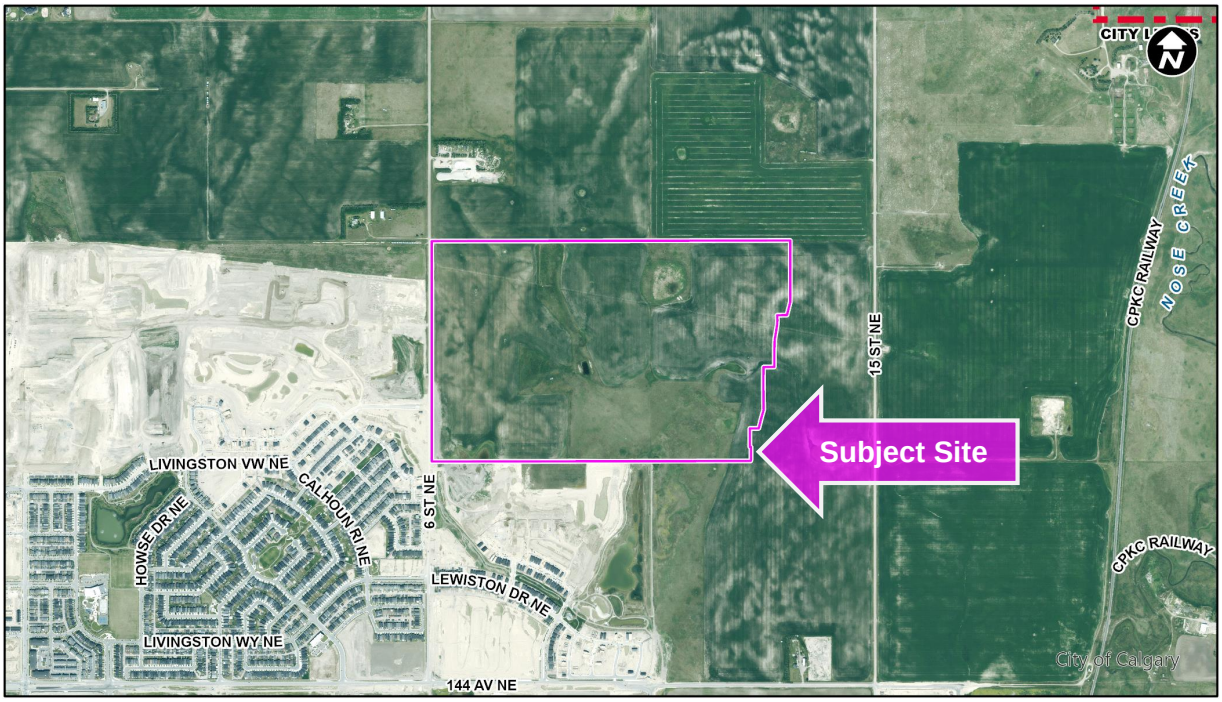
Community Peak Population Table

There is no population data for the subject area as this is a new community.

Location Maps







Previous Council Direction

None.

Planning Evaluation

Land Use
The existing Special Purpose – Future Urban Development (S-FUD) District is intended for lands that are awaiting urban development and utility servicing. A limited range of uses are allowed in this district which are intended to be easily removed at the time of fully serviced urban development.

The application proposes the following districts on the lands:

- Residential – Low Density Mixed Housing (R-G) District;
- Residential – Low Density Mixed Housing (R-Gm) District;
- Multi-Residential – At Grade Housing (M-G) District;
- Mixed Use – Active Frontage (MU-2f5.0h40d175) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District;
- Special Purpose – Community Service (S-CS) District;
- Special Purpose – Urban Nature (S-UN) District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District; and
- Special Purpose – Recreation (S-R) District.

The proposed R-G District is intended for low-density neighbourhoods in master-planned communities in suburban greenfield locations. This District is designed to support a variety of low-density residential building forms including single detached dwellings, duplex dwellings and

rowhouse buildings, along with secondary suites and backyard suites. The maximum building height is 12 metres. The application proposes a mix of both laned and laneless R-G parcels which have been located to work with the slope of the land.

The proposed R-Gm District has the same intent as the R-G District but does not allow for permitted-use single detached dwellings. Similar to the R-G District, the maximum building height is 12 metres. This district has been predominantly located along collector streets in the plan area.

The proposed M-G District is intended for multi-residential development of low height and low density. It is intended to be in close proximity or adjacent to low density residential development and requires that development achieves a minimum density of 35 units per hectare with a maximum density of 80 units per hectare and a maximum building height of 13 metres. This application proposes a total of 310 units in the M-G District.

The proposed MU-2f5.0h40d175 District allows street-oriented developments with opportunities for a mix of residential and at-grade commercial uses and provide compatible transition with the surrounding developments. The proposed land use requires at-grade commercial uses to promote street level activities. The maximum floor area ratio (FAR), building height and density are established through the use of modifiers. In this application, the proposed FAR is 5.0 with a building height modifier of 40 metres (about 12 storeys maximum building height) and a density of 175 units per hectare. This district is proposed for the Neighbourhood Activity Centre (NAC).

The proposed S-SPR District is intended to provide for schools, parks, open space and recreational facilities with parcels of various sizes and use intensities. This district is applied to lands that will be dedicated as school reserve or other forms of municipal reserve pursuant to the *Municipal Government Act* (MGA). The proposal includes 5.89 hectares (14.55 acres) of land for 10 separate public park spaces that are distributed throughout the plan area, and 4.86 hectares (12 acres) for a junior high school and associated playfields. The MGA provides the legislative authority for municipalities to require land dedication of municipal reserves for park space and other related uses. It indicates that up to 10 percent of the gross area of the lands may be dedicated for municipal reserve. The developer intends to dedicate 10 percent of the total gross area of the lands within this outline plan and a future outline plan in the adjacent *Nose Creek ASP* shown as shadow plan in this current outline plan map. Land dedication for this outline plan amounts to 10.74 hectares (26.55 acres) or 12.5 percent of gross area of the lands.

The proposed S-UN District is intended for lands that provide for natural landforms, vegetation or wetlands. The district is also used for lands that preserve existing characteristics of a natural plant or animal community or are undergoing naturalization. This District is applied to lands that will be dedicated as environmental reserve (ER) pursuant to the MGA, which includes the reconstructed wetland along the southeast site boundary and north-south reconstructed drainage running through the site.

The proposed S-CRI District is intended to provide for city and regional infrastructure necessary for the proper servicing of the development. This district is applied to the existing ATCO pipeline right-of-way proposed for a regional pathway, the existing ATCO pipeline right-of-way at the northeast site boundary, the storm ponds within the reconstructed wetland and local pathway connections, all designated as public utility lots pursuant to the MGA.

The proposed S-CS District is intended for educational and community uses, including police, fire and/or ambulance services. The S-CS District is applied to the Emergency Response Station (ERS) site on the western site boundary along 6 Street NE adjacent to the proposed junior high school site. The ERS site will contain a permanent fire station with co-location for hazardous household waste collection. Potential impacts of proposed location of the ERS site next to the M-G District multi-family and junior high school sites will be reviewed at the development permit stage.

The proposed S-R District is intended for a range of indoor and outdoor recreation uses, including community entrance features. This district is applied to 0.09 hectares (0.23 acres) within the site for entry features including landscaped areas, signage, and other aesthetic elements.

Subdivision Design

The outline plan proposes a subdivision design framework that responds to key site features including the large wetland at the southeast site boundary, the north-south drainage network connecting to the wetland and the ATCO pipeline right-of-way traversing diagonally east to west across the north portion of the site.

The outline plan proposes a NAC designated as MU-2f5.0h40d175 District at the northwest site boundary along 6 Street NE south of the pipeline right-of-way. The NAC serves as a focal point, offering a variety of amenities that cater to the diverse needs of residents. The highest residential development density will be provided in the NAC.

Three M-G District parcels located at the northwest corner of the site will provide medium density residential development close to the NAC. A fourth M-G District parcel is located south of the NAC at the corner of 6 Street NE and Prairiesong Avenue NE, within walking distance of the joint use school site. Low density residential development designated R-G and R-Gm Districts are located throughout the plan area and are conveniently connected by well distributed open spaces and pathway networks.

A joint use site containing a junior high school is located at the corner of two collector streets, Prairiesong Boulevard NE and Dusk Drive NE, at the middle of the west boundary along 6 Street NE. The school will be connected to the multi-use pathway network and the green corridor passing through the community. It has been observed that Calgary school registrations are trending upward in recent years. Any required off-site surface improvements would be considered at the subdivision stage and are not contemplated during the outline plan review stage. The ERS is provided on the western site boundary along 6 Street NE between the school playfields and multi-residential site.

The outline plan is well-served by a grid of collector streets that facilitate east-west and north-south travel, with residential streets branching off to create a cohesive network.

Open Space

The outline plan features an interconnected open space network that supports a range of recreational functions and experiences. The defining features of the community are the large reconstructed wetland at the southeast boundary, the reconstructed drainage running north to south of the site into the reconstructed wetland and the extensive 1.6 kilometre linear regional pathway overlaying the pipeline right-of-way. These features are complemented by strategically located neighbourhood parks and an extensive pathway system that connects residents and visitors to the landscape, supporting recreation and reinforcing the community's connection to

its environmental setting. The reconstructed wetland creates a large green space on the south side of the plan area which is connected to the neighbourhood parks throughout the site. The reconstructed wetland and reconstructed drainage that runs through the plan area will be dedicated as ER. Appropriate setbacks have been provided for both reconstructed drainage and reconstructed wetland.

A biophysical impact assessment was submitted and approved with this outline plan.

The outline plan proposes ten neighbourhood parks with varying amenities that include open play areas, playgrounds and picnic areas. The outline plan is designed to facilitate the preservation and enjoyment of natural environment, to ensure that all parks are within walking distance, and to provide a variety of spaces each with unique character and programming. The proposed multi-use and regional pathways form a comprehensive pathway network and are located throughout the outline plan area. Three-metre wide multi-use pathways are provided on Prairiesong Boulevard NE and Prairiesong Avenue NE to facilitate east to west pedestrian connection, and on Dusk Drive NE to facilitate north to south connection. The regional pathway along the pipeline right-of-way provides east to west pedestrian connectivity throughout the plan area. Other regional pathways are provided at 160 Avenue NE along the north site boundary, at 6 Street NE along the west site boundary and at the portion of Prairiesong Boulevard NE north of the school site. The regional pathways also link with the multi-use pathways throughout the outline plan providing connections to the reconstructed drainage, the reconstructed wetland and neighbourhood parks.

Density and Intensity

The anticipated density of the outline plan is 23.7 units per hectare (9.6 units per acre) with an intensity of 312 people and jobs per gross developable hectare. The subject site is anticipated to have a total of 2,038 units divided into 653 multi-residential units and 1,385 low-density units.

The *Municipal Development Plan* (MDP) sets out minimum density and intensity (population and jobs) targets for new communities at a density of 20 units per hectare (8 units per acre) and 60 people and/or jobs per gross developable hectare. The MDP sets out minimum intensity for NACs at 100 people and jobs per gross developable hectare. The ASP sets out the same density and intensity targets as the MDP. Based on the anticipated residential density and intensity, the subject application meets the targets of both the MDP and ASP.

Transportation

The proposed road network is planned as a modified grid pattern, respecting the contours and topography of the lands. Primary north and south traffic access to the subject plan area is provided from 6 Street NE and 15 Street NE, east and west access to the subject plan area is provided from Prairiesong Boulevard NE and 160 Avenue NE along the northern boundary (through the adjacent community to the east and west) to connect the community between 6 Street NE and 15 Street NE. Both 160 Avenue NE and 6 Street NE are classified as Arterial Streets.

Regional pathways are located along 6 Street NE on the west boundary of the plan area, along 160 Avenue NE on the north boundary of the plan area, Prairiesong Boulevard NE and along the ATCO pipeline right-of-way. Internal to the site, multi-use pathways and local pathways will be constructed that will provide residents with ample choices for getting around the community. A green corridor runs along the north-south reconstructed drainage and reconstructed wetland at southeast site boundary, then proceeds along Prairiesong Boulevard NE towards 15 Street NE.

Transit service will be provided along 160 Avenue NE and 6 Street NE with local service provided through the community along Prairiesong Boulevard NE. Transit service will be expanded into the area as the site develops.

A transportation impact assessment (TIA) was submitted in support of this application. Administration reviewed and accepted the TIA and the results were used to refine the outline plan design.

Environmental Site Considerations
A Phase 1 environmental site assessment was submitted in support of the proposed outline plan. The report concludes that there are no actual or potential sources of contamination from on-site or off-site sources that would warrant further investigation. This proposed land use amendment does not raise any additional environmental concerns or risks.

There are two existing ATCO pipelines present in the outline plan area that may require alterations/relocations. Confirmation of having this work completed shall be a requirement of subdivision. The right-of-way of the diagonal pipeline at the north portion of the outline plan area will be retained for a regional pathway.

Utilities and Servicing
A Stormwater Master Drainage Plan, Sanitary Servicing Study and Water Network Design have been submitted and accepted in support of the outline plan. The overall utilities and servicing for this development area have also been evaluated, and the proposed land uses are supportable from a capacity perspective. The required servicing infrastructure shall be established at the subdivision stage. Detailed design and construction drawing review will be assessed at the subdivision stage.

One sanitary capital line is required to be extended from the neighbourhood of Lewiston to service future areas of the outline plan. The sanitary capital line is required to be operational prior to the applicable phases or concurrently built with the subdivision. The affected areas requiring the sanitary capital line are east of the dividing reconstructed drainage in the outline plan.

An existing interim fire hall located southwest of the outline plan area on the Livingston Homeowner's Association site will provide sufficient fire response coverage to the initial phases of the subject outline plan area. The space is currently leased until 2030. The S-CS site located on the western boundary of the outline plan is intended to be developed as a permanent fire hall that will service the entirety of the subject outline plan area and the surrounding north sector communities.

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.

Rocky View County/City of Calgary Intermunicipal Development Plan (Statutory – 2012))
The site is within the Policy Area on Map 1: Plan Area of the *Rocky View County/City of Calgary Intermunicipal Development Plan* (IDP). The application was circulated to Rocky View County for their review and no concerns were identified. The proposal is consistent with the policies of the IDP.

Municipal Development Plan (Statutory – 2009)
Map 1: Urban Structure of the *Municipal Development Plan* indicates that the subject parcel falls within the Planned Greenfield with Area Structure Plan (ASP) typology. The MDP recognizes that ASPs are the appropriate policies to provide specific direction for development of local communities in these areas. The Keystone Hills ASP is the relevant ASP for the subject site. The density targets as included in the outline plan are in alignment with the MDP.

Calgary Climate Strategy (2022)
This application proposes two specific measures that support objectives of the *Calgary Climate Strategy – Pathways to 2050*:

- The integration of storm ponds within a reconstructed wetland, serving as additional natural stormwater management system at future development stages. This aligns with Theme: Natural Infrastructure (Focus Area G: Investing in Natural Infrastructure).
- The exploration at future development stages for provision of solar panels for low-density residential areas as well as opportunities for district energy systems for high-density multifamily and commercial developments. This aligns with Theme: Zero Carbon energy transition (Program Pathway D: Renewable energy).

Keystone Hills Area Structure Plan (Statutory – 2012)
The subject site is located within the area covered by the *Keystone Hills Area Structure Plan* (ASP). This application fulfills the policy objectives for this area by providing a range of housing forms within the community, open spaces that are sufficiently sized and spread throughout the plan area, and the provision of a joint-use site which is anticipated to contain a junior high school. The size and composition of this site comply with applicable policies and standards.

Map 5: Land Use Concept shows the subject site within the Neighbourhood Area and Environmental Open Space Study Area along with containing a school site and a NAC. The proposed land use meets the planning merits and achieves the neighbourhood design vision established by the ASP. The proposed outline plan establishes a subdivision framework to allow for the provision of a variety of housing options, a junior high school site, a NAC, parks, open spaces and pathways. The proposal is consistent with the applicable policies of the ASP.

Approved Outline Plan Conditions of Approval, as amended

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:

Conditions of Approval

If this Application is approved, the following Conditions of Approval shall apply:

Planning

1. Prior to Approval of the first tentative plan of subdivision, Street and Community names shall be approved by Calgary City Council.

2. As per section 663 of the Municipal Government Act, Municipal Reserves (MR) are required if the land to be subdivided is 0.8 hectares or greater. With the current parcel size 10 per cent of the land will be required to be provided in reserves for MR dedication.

3. Municipal Reserve land dedication shall be provided for on the appropriate phase of development, as indicated on the approved outline plan. A **deferred reserve caveat shall be registered** on the residual portion of the title(s) concurrent with the legal plan of subdivision.

4. Compensation for dedication of Municipal Reserve over 10 per cent is deemed to be one dollar ($1.00)

5. Compensation for dedication by the developer of roads or Public Utility Lots that exceed 30 percent of the outline plan area be deemed to be $1.00.

6. The land use signs for each phase shall show the location or proximity to any adjacent uses or constraint areas such as Noise Exposure Forecast contours, landfills, gravel pits, oil and gas facilities, wastewater treatment facilities, etc.

7. With each tentative plan of subdivision the developer shall submit a density phasing plan showing the proposed phasing within the outline plan area and the projected number of dwellings units within each phase to demonstrate compliance with the minimum required densities and variety of housing policies as required by the Area Structure Plan and Municipal Development Plan.

   The density phasing plan shall include a breakdown of the type of units anticipated within the land use district.

   If the number of units exceed the maximum number of units on the attached outline plan a revised Transportation Impact Assessment (TIA) and / or staged master drainage plan may be required at the discretion of the Development Applications Review Team (DART).

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8. With each tentative plan of subdivision, all lots abutting a lane shall only have direct vehicular access from that lane (no front drive garages), and **a restrictive covenant shall be registered** against the titles of those lots to that effect.

9. Relocation of utilities shall be at the developer's expense and to the appropriate standards.

10. A legal agreement shall be entered into between the City and the developer, to the satisfaction of the City Solicitor, deferring the provision of an undetermined amount of Environmental Reserve which may be required upon further subdivision of the residual lands. Said agreement is to be registered against the residual lands, by caveat, **concurrent with registration of the legal plan** of subdivision.

11. A **restrictive covenant shall be registered** against the titles of the affected residential parcels prohibiting the construction of any habitable building or part thereof within 15.0 meters of the centre line of the high pressure gas pipeline.

12. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for all semi-detached dwellings, rowhouses, or townhouses where applicable in the R-G and R-Gm Land Use District areas, shall be executed and registered against the titles concurrently with the registration of the legal plan of subdivision.

13. All mitigations in the approved Biophysical Impact Assessment (BIA) for LOC2025-0014 shall be adhered to throughout the development process.

14. Prior to approval of the first tentative plan of subdivision or development permit for excavation, stripping and grading (whichever comes first), it shall be confirmed that grading of the development site will match the grades of adjacent Municipal Reserve, Municipal School Reserve, and Environmental Reserve, with all grading confined to the private property, unless otherwise approved by Parks and Open Spaces.

15. Prior to approval of the first tentative plan of subdivision or related development permit for excavation, stripping and grading, the developer shall submit:

    a. Detailed finalized concept drawings (including cross-sections) and a Restoration Plan for the Environmental Reserve wetland and/or storm water management facility, with the Restoration Plan to include a functional wetland edge (transitional zone) and an upland grassland;

    b. Plans that clearly indicate specific stock piling locations for all salvaged wetland soils to be reused in the re-created wetland. These are not to be combined with other loam piles and it must be demonstrated how the soils will be kept viable; and Cross-section details for the sedimentation forebay Public Utility Lot (PUL) adjacent to the Environmental Reserve and Municipal Reserve lands.

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c. The developer shall submit a Wetland Management Plan and Pond report for the Constructed wetland.

d. A Wetland Management Plan (WMP) is required to be submitted with the Pond Report. WMPs are iterative, and while they are submitted during Pond Report to ensure that these reports coincide, the WMP will not be approved until submission of Landscape Construction Drawings.

16. Prior to the approval of the affected tentative plan of subdivision, it shall be demonstrated through concepts and cross-sections that the local and regional pathways around the (re) constructed wetland are located outside of the high water line.

17. Prior to approval of the tentative plan of subdivision, landscape concepts prepared at the outline plan stage shall be refined to add:

- A site plan showing general conformance to outline plan landscape concepts, intended park program, site layout, and preliminary planting.

- Grading plans that are coordinated with engineering to show updated perimeter grades to confirm slope percentage and details of any other features, including (but not limited to) retaining structures, utility rights-of way, green infrastructure, trap lows, drainage from private lots, etc.

- Storm-related infrastructure details above and below ground, including (but not limited to) access roads with required vehicle turning radii, inlets, outlets, retaining walls, control structures, oil grit separators, etc.

18. Prior to approval of the tentative plan of subdivision or development permit for excavation, stripping and grading (whichever comes first), an onsite meeting shall be arranged to confirm that the surveyed boundaries of the Environmental Reserve (ER) area meet Parks and Open Spaces approval. A plan illustrating the surveyed ER boundaries must be provided to Parks and Open Spaces in advance of the onsite meeting.

19. 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, Municipal School Reserve, and (re)constructed Environmental Reserve lands are to be submitted to the Coordinator, Landscape Construction Approvals for review and approval prior to construction.

20. Prior to approval of the tentative plan of subdivision or development permit for excavation, stripping and grading permit (whichever comes first), the developer shall submit a written approval from ATCO for the proposed pathways crossing and within ATCO pipeline right-of-way.

21. With the submission of Landscape Construction Drawings, the developer shall include a detailed Habitat Restoration Plan (the Plan) including a maintenance schedule for each Environmental Reserve proposed to be affected by any construction. The Plan shall conform to requirements detailed in the City of Calgary Habitat Restoration Project Framework and specify how it will be rehabilitated and restored. The restored area(s) shall be maintained by the

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developer until it is established and approved by Calgary Parks and Open Spaces prior to Final Acceptance Certificate.

22. Prior to the approval of the affected tentative plan of subdivision, the developer shall confirm fencing requirements adjacent to Municipal Reserve, Municipal School Reserve, and Environmental Reserve parcels to the satisfaction of the Director, Calgary Parks and Open Spaces.

23. The developer shall minimize stripping and grading within the Environmental Reserve (ER). Any proposed disturbance within the ER, including that for roadways, utilities, and storm water management infrastructure, shall be approved by Calgary Parks and Open Spaces prior to development permit for excavation, stripping and grading.

24. Prior to the approval of a development permit for excavation, stripping and grading, a development agreement or a subject area tentative plan of subdivision, Calgary Parks and Open Spaces requires details pertaining to the total limit of disturbance adjacent to Environmental Reserve, Municipal School Reserve, and Municipal Reserve extents resulting from the proposed development in its entirety.

25. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent Environmental Reserve to protect public lands prior to the commencement of any stripping and grading related to the site and during all phases of construction. Contact the Parks' Development Inspector (403-991-7903) to approve the location of the fencing prior to its installation.

26. Pursuant to Part 4 of the Water Act (Alberta), the applicant shall promptly provide a copy of the Water Act approval and associated mapping from Alberta Environment to the City of Calgary Parks and Open Spaces.

27. The wetland(s) identified within the outline plan area are subject to The City of Calgary's Calgary Wetland Conservation Plan (the 'Plan') and its 'no net loss' policy. All Class III and above wetland(s) (as defined by the Stewart and Kantrud Wetland Classification System) identified within the outline plan area qualify as Environmental Reserve (ER) pursuant to the Municipal Government Act (MGA) and are to be dedicated to The City of Calgary as ER, pursuant to the MGA. Pursuant to the Plan, the Subdivision Authority may permit an applicant to damage or destroy Class III and above wetland(s) provided that prior to the approval of the affected tentative plan of subdivision and/or development permit, the applicant shall provide the City of Calgary Parks and Open Spaces with a copy of the agreement entered into with the Province of Alberta or its agent that provides for compensation for the loss or alteration of the Class III and above wetland(s).

28. Until receipt of the Water Act approval by the applicant from Alberta Environment, the wetland(s) affected by the development boundaries shall not be developed or disturbed in any way and shall be protected in place.

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29. The developer shall submit detailed Engineering Construction Drawings and Landscape Construction Drawings for the proposed (re)constructed wetland/storm pond to both Water Resources and Parks and Open Spaces for review.

    To achieve the Environmental Reserve (ER) designation, a reconstructed wetland must meet habitat function, depth, and water quality and quantity criteria as per the City of Calgary and Alberta Environment and Protected Area's requirements. Alternative water treatment options, such as Oil and Grit Separator (OGS), sediment traps, Low Impact Development (LID) buffering zones, berms, piped infrastructure, etc. shall be located outside of the ER extents.

30. With the submission of engineering construction drawings, the reconstructed drainage channel must be designed to have varying slopes (5:1, 7:1 etc.) with a maximum slope of 3:1, to add interest to the channel and make it more natural in appearance. Any expansion of the channel width should be maintained within the naturalized Municipal Reserve and not interfere with any other infrastructure. Construction drawings to be circulated to Parks and Open Spaces, and Environmental Planning for review and approval.

31. At detailed design the width of the box culvert will be reassessed for wildlife passage, to determine if adjustments can be made from the current concepts to meet the specifications outlined in the Biological Impact Assessment Table K: Potential Impacts and Mitigations;

    "For a road between 10 metres and 25 metres in width, consider using a culvert approximately 1.0 to 1.5 metres in diameter designed to maximize openness, moisture retention, and light penetration. Open-bottom culverts or arched structures with natural substrates are recommended (Patrick et al., 2010; Conservation Evidence, 2023). Exclusion fencing is recommended on either side of the roadway to direct amphibians into the crossing structure and limit amphibian access to the roadway."

    Construction drawings should be submitted to Parks and Open Spaces and Environmental Planning for review.

32. Rehabilitate all portions of the Environmental Reserve, Municipal School Reserve, and Municipal Reserve lands along the boundaries of the plan area that are damaged as a result of this development, all to the satisfaction of the Director, Calgary Parks and Open Spaces.

33. The developer shall restore, to a natural state, any portions of the Environmental Reserve lands along the boundaries of the plan area that are damaged in any way as a result of this development. The restored area is to be maintained until established and approved by the Park Development Inspector. The associated restoration plan shall conform to requirements detailed in the City of Calgary Habitat Restoration Project Framework and be approved by Calgary Parks and Open Spaces.

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34. Construct all local and regional pathway routes within and along the boundaries of the plan area according to Calgary Parks and Open Spaces *Development Guidelines and Standard Specifications: Landscape Construction (current version)*, including setback requirements, to the satisfaction of the Director, Calgary Parks and Open Spaces.

35. When a Regional Pathway is also to be used as a service vehicle access road, the pathway is to be constructed to a Residential Road standard so that the pathway can support the weight of maintenance vehicles.

36. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.

37. Any development or grading related to permanent disturbance which results from stormwater infrastructure within lands designated as Environmental Reserve requires approval from the Director of Calgary Parks and Open Spaces.

38. 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.

39. Backsloping of private lots into reserve lands is not permitted, unless otherwise approved by Parks and Open Spaces.

40. Stormwater or other drainage from the development onto the adjacent Municipal Reserve, Environmental Reserve and Municipal School Reserve parcel is not permitted, unless already approved in the SMDP for LOC2025-0014. Any drainage from private lots onto the adjacent MR, ER and MSR upon development completion of the subject site must be resolved to the satisfaction of the Director, Parks and Open Spaces and any damage resulting from unauthorized drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector.

41. All stormwater related infrastructure is to be located within Public Utility Lots (PUL) extents.

42. All shallow utility alignments, including street light cables, shall be set back 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)*.

43. The developer, at its sole cost and expense, shall be responsible for the construction of the Municipal Reserve (MR) and 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).

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44. The applicant has conditional Historical Resources Act (HRA) approval with the outstanding requirement of a Palaeontological monitoring program of any ground disturbance as outlined in the requirement letter. Prior to endorsement of the first legal plan of subdivision or prior to decision on a development permit for excavation, stripping and grading (whichever occurs first), please provide the Final Report for the Historic Resources Impact Assessment for palaeontological resources and HRA response letter from the province to Calgary Parks and Open Spaces.

45. Retaining walls placed within reserve lands is not permitted, unless otherwise approved by Parks and Open Spaces.

Utility Engineering

46. The developer must develop and use this site in accordance with the Development and Geotechnical Covenant that is registered on title by way of caveat.

47. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report:
• Geotechnical Report, prepared by Englobe (File No 02312474.000), dated January 2025.

48. **Concurrent with the registration of the legal plan of subdivision**, execute and register on all parcels with double frontage lots that are adjacent to a collector road, a neighbourhood boulevard, an urban boulevard, an arterial road, a skeletal road, or a Transportation Utility Corridor, a Screening Fence Access Easement Agreement with the City of Calgary. The agreement and registerable access right of way plan shall be approved by the Coordinator, Utility Generalists and the City Solicitor **prior to endorsement of the legal plan**. A standard template for the agreement can be found at https://www.calgary.ca/planning/publications.

49. This subject plan area is within the boundary of the Nose Creek drainage catchment and subject to stormwater volume control measures. The SDMP must demonstrate compliance with the updated Nose Creek drainage targets outlined in the Nose Creek Watershed Partnership's (NCWP) Bulletin dated November 30, 2022.

The Bulletin specifies two acceptable discharge options for storm water management:
Option 1: Runoff volume discharge to a maximum of 25 mm; or
Option 2: Runoff flow duration discharge to alignment of the Nose Creek flow duration Curve.

50. Servicing arrangements shall be to the satisfaction of the Manager, Development Engineering.

51. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).

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52. **Prior to endorsement of any legal plan of subdivision/prior to release of a development permit**, execute a Development Agreement. Contact the Infrastructure Strategists, Development Commitments for further information.

53. Off-site levies, charges and fees are applicable. Contact Development Commitments, Development Engineering for further information.

54. 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 6 Street NE, 160 Avenue NE, 15 Street NE along the boundaries 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 Municipal School Reserve/Municipal Reserve/Environmental Reserve/Public Utility Lot within the plan area.

    f) Construct the multiuse pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.

55. Make satisfactory cost sharing arrangements with Brookfield Residential (Alberta) for part cost of the existing storm pond constructed in Lot 1ER and 2PUL in Block 2 (02-26-01-5-SW) that was paid for and/or constructed by Brookfield Residential (Alberta) under Livingston, Phase 26, DA2021-0005.

    Make satisfactory cost sharing arrangements with Brookfield Residential (Alberta) for part cost of the existing underground utilities (sanitary, storm, water) installed in 6 Street NE that was paid for and/or constructed by Brookfield Residential (Alberta) under Livingston, Phase 32, DA2024-1024.

56. Prior to approval of a development permit for excavation, stripping and grading or tentative plan of subdivision that includes ground disturbance activities on the pipeline right of ways the applicant must provide documentation from the operator, ATCO Gas and Pipelines, confirming that they do not object to the proposed work. All documentation shall be reviewed to the satisfaction of The City of Calgary.

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57. Prior to the endorsement of the applicable legal plan of subdivision, provide confirmation that the alterations/relocation work are satisfactorily completed by ATCO Gas and Pipelines regarding Licenses 58534 and 56256. The confirmation shall include the completed work required to bury the existing 22-inch pipeline to a required minimum 1.5 metre fill depth as prescribed in the Prairiesong Development Quantitative Risk Assessment Report prepared by Stantec Consulting Ltd - File number 116500933.

58. Prior to decision of each subdivision application, submit a deep fills and slope stability report assessing the final grading and contours of the development area.

59. Ultimate water servicing for LOC2025-0014 outline plan area will require the following:
- Relocation of the Airdrie Meter chamber and connection to the 600 mm main within the plan area (chamber to be relocated in summer 2026)

Multi-family and Industrial/Commercial/Institutional uses can only proceed if one of the following conditions are met:

- Connection to the 600 mm dia. main after relocation of meter chamber in 2026

OR

- An additional Pressure Reducing Valve can be installed after the North Calgary Water Servicing infrastructure is in place.

60. Ultimate sanitary servicing for LOC2025-0014 outline plan area will require construction of a capital sanitary trunk (located within Lewiston and the subject outline plan area). Prior to decision of any tentative plan of subdivision where the proposed sanitary trunk is located, contact Development Engineering Utility Specialists (DE-US) to determine if capital funding can be provided for open cut methods of installation. The capital sanitary infrastructure will be required to be operational prior to or concurrently with applicable phases east of the dividing reconstructed drainage in the outline plan.

Mobility Engineering

61. In conjunction with the tentative plan of subdivision that exceeds 1,200-unit equivalents and 130,000 square feet of retail, submit a Transportation Impact Assessment to determine the area road network connections that will be necessary to support further development. The necessary road network connection may include but will not be limited to:

- The full construction of the connection of 11 Street NE, which transitions to 15 Street NE between 144 Avenue NE and 160 Avenue NE as a 6-lane 46.5 metre divided arterial,
- The full construction of 160 Avenue NE divided arterial between 6 Street NE and 15 Street NE, and
- The full construction of 160 Avenue NE as a 6-lane 43 metre divided arterial between 15 Street NE and Deerfoot Trail NE.

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62. In conjunction with the initial Tentative Plan, the Developer shall dedicate the boundary half of 6 Street NE (northbound 2 lanes Stage 1) between the south outline plan boundary and 160 Avenue NE; and the ultimate south half of the intersection of 160 Avenue and 6 Street NE, inclusive. Local widening will be required along 6 Street to accommodate dual parallel northbound and southbound left-turn bays at 160 Avenue NE. In conjunction with the applicable tentative plan, 6 Street NE and ancillary works (boulevard, noise attenuation, etc.) necessary to support the plan shall be designed and constructed at the Developer's sole expense, subject to normal oversize, endeavours to assist, and boundary cost recoveries.

63. In conjunction with the initial Tentative Plan, the Developer shall dedicate the eastbound lanes of 160 Avenue NE between 6 Street and Blossom Boulevard NE; all applicable intersections, inclusive. In conjunction with the applicable tentative plan, 160 Avenue NE and ancillary works (boulevard, noise attenuation, etc.) necessary to support the plan shall be designed and constructed at the Developer's sole expense, subject to normal oversize, endeavours to assist, and boundary cost recoveries.

64. In conjunction with applicable tentative plan of subdivision that includes Blossom Boulevard NE, the intersection of 160 Avenue NE and 15 Street NE shall be designed, to the satisfaction of Manager, Development Engineering, to determine right-of-way impacts to the intersection.

65. In conjunction with each applicable tentative plan of subdivision, detail design of Prairiesong Boulevard NE adjacent to MR/ER parcels are required to determine right-of-way boundary. If back sloping is required to support the integrity of the roadway, then the impacted lands are to be dedicated right-of-way, to the satisfaction of Manager, Development Engineering.

66. In conjunction with each applicable tentative plan of subdivision, the developer shall register road plans for collector standard streets 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 of subdivision boundary connecting to the arterial street network.

    The continuous collector street 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 resident will have two routes into and out of the plan area.

67. In conjunction with the applicable tentative plan of subdivision or development permit, the developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.

68. In conjunction with the applicable tentative plan of subdivision(s), the developer shall submit detailed construction drawings with cross-sections, for the interim and ultimate grades for 6 Street NE, 160 Avenue NE, and 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-

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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 the Manger, Development Engineering.

69. In conjunction with the applicable tentative plan of subdivision, the developer shall submit detailed construction drawings (with turn templating analysis), for all adjacent intersections on 6 Street NE, and 160 Avenue NE adjacent to and within the outline plan boundary. The intersection designs shall demonstrate and provide dimensions for any proposed road widening, including the parallel and/or slotted left-turn bays at the intersections where applicable. Adjustments to the tentative plan boundary may be required to accommodate all necessary intersection right-of-way requirements. Prior to the approval of the affected tentative plan, the design and right-of-way for the subject intersections will be determined to the satisfaction of the Manager, Development Engineering.

70. In conjunction with the applicable tentative plan of subdivision, the developer shall submit construction drawings with fastest path analysis showing the geometry of and vehicle templating for the roundabouts within the outline plan boundary. Prior to the approval of the affected tentative plan, the design and right-of-way for the roundabout will be determined to the satisfaction of Development Engineering.

71. 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 Manager, Development Engineering.

72. In conjunction with each applicable tentative plan of subdivision, a guardrail warrant analysis shall be performed adjacent the stormwater pond and creek crossing locations, to the satisfaction of the Manager, Development Engineering.

73. 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).

74. No direct vehicular access is permitted along 160 Avenue NE, and 6 Street NE from the subject lands. A **restrictive covenant shall be registered concurrent** with the registration of the legal plan of subdivision to that effect.

75. In conjunction with the applicable tentative plan of subdivision or development permit, access for all multi-family, mixed-use, and commercial sites shall be designed and located to the satisfaction of the Manager, Development Engineering.

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76. In conjunction with the applicable tentative plan of subdivision, no direct vehicle access is permitted to collector standard roadways, or along regional and multi-use pathways for all R-G/R-Gm residential lots to the satisfaction of the Manager, Development Engineering. Vehicular access shall be provided from the rear lanes. **Restrictive covenants shall be registered** on all applicable titles concurrent with the registration of the legal plan of subdivision to that effect.

77. 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).

78. In conjunction with the applicable tentative plan of subdivision of subdivision or development permit, all community entrance features must be located outside the public right-of-way. No direct vehicular access to the community entrance feature is permitted to intersection corners at Prairiesong Boulevard NE and 6 Street NE.

    A restrictive covenant shall be registered concurrent with the registration of the legal plan of subdivision to that. Vehicular access will be provided from the adjacent lanes or via access easements over the adjacent lots. Access easements to that effect will be registered with the applicable legal plan.

79. In conjunction with the applicable tentative plan of subdivision, the developer shall ensure that lane corner cut of 4.5 metres by 4.5 metres to address lane crossing to multi-use pathway at Prairiesong Boulevard NE between Dusk Drive NE and Icicle Lane NE, Sunflower Path NE between Prairiesong Boulevard NE and Solstice Place NE, Blossom Boulevard NE between 160 Avenue NE and Blossom Bend Place NE, to the satisfaction of the Manager, Development Engineering.

80. In conjunction with the applicable tentative plan of subdivision that includes intersections and mid-block crossings, the Developer shall design and construct infrastructure at its sole expense, as follows:

    a. Curb extensions shall be built, at a minimum, at all proposed mid-block and higher volume crossing locations to the satisfaction of the Manager, Development Engineering; and

    b. Approach grades for all proposed mid-block crossing locations shall be no more than 4 per cent.

81. All crosswalks where regional pathways or multi-use pathways intersect with the street shall be designed to the satisfaction of the Manager, Development Engineering. At the effected tentative plan of subdivision stage, the installation of pedestrian-actuated crossing signals or other treatments such as a rapid flash beacon (RRFB) may be required if warranted, at the expense of the developer.

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Locations where RRFB are required include:

- where regional pathways or multi-use pathways intersect with the street;
- at mid-block crossings; and
- at intersections or pedestrian crossings adjacent to Joint Use sites.

Prior to the endorsement of the applicable legal plan of subdivision, the developer shall provide a Letter of Credit for pedestrian-activated crossing signals (RRFB) within the tentative plan area. 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.

82. In conjunction with the applicable tentative plan of subdivision or development permit, a noise attenuation study is required for residential development adjacent to all arterial standard streets - 6 Street NE, 160 Avenue NE, and 15 Street NE, certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, shall be submitted to Capital Priorities and Investment for approval. Note that where sound attenuation is not required adjacent to arterial streets, a uniform screening fence shall be provided to the satisfaction of the Manager, Development Engineering.

83. In conjunction with the applicable tentative plan of subdivision or development permit, all noise attenuation features (noise walls, berms, etc) and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, etc and associated ancillary works shall not infringe into the road right-of-way).

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Applicant Submission

Stantec Consulting Ltd.
200-325 25 Street SE
Calgary AB T2A 7H8

July 23, 2026

Project/File: 116500933

Felix Ochieng
City of Calgary

Dear Felix Ochieng,

Reference: Prairiesong Outline Plan - Applicant Submission

The Prairiesong Outline Plan (OP) and Land Use Amendment (LUA) report, prepared by Stantec Consulting Ltd. for Jayman Living, outlines the development of a new community within the Keystone Hills Area Structure Plan (ASP) for an area of 100.50 ha (248.33 ac).

Plan Vision

The vision for Prairiesong is to create a vibrant, sustainable, and well-integrated community that prioritizes pedestrian mobility and offers a diverse mix of housing options. The design principles focus on urban form, housing diversity, safe mobility choices, and preservation of natural assets. Jayman Living, as an integrated land developer and builder, is also dedicated to sustainability in both the communities and homes they deliver through innovative and sustainable approaches.

Highlights

The community design emphasizes inviting open spaces and Neighbourhood Activity Centre (NAC) that serve as focal points for social interaction and local commercial uses. The comprehensive open space network features local parks, a significant centrally located reconstructed wetland, and a primary east-west regional pathway. The plan includes a Junior High School site situated on the western side of the community, close proximity to the NAC and connected to the multi-use pathway network and green corridor.

Outline Plan and Land Use

The proposed OP is informed by natural environment considerations, comprehensive planning, transportation, and infrastructure. The land use redesignation proposes various residential, mixed-use, and open space districts to implement the envisioned development. Residential districts include R-G for single-detached residential offerings, R-Gm for rowhouses, and M-G for medium-density multi-residential housing. The mixed-use district (MU-2) promotes activities at the street level through commercial uses at grade and residential uses in the same building. Open spaces include S-UN for environmentally sensitive areas, S-SPR for municipal reserves, and S-CRI for stormwater ponds.

Parks and Open Space

The parks and open spaces within Prairiesong are designed to highlight connectivity and create dynamic environments for recreation, relaxation, and socialization throughout the year. The reconstructed wetland serves as the community's primary stormwater management feature and a focal point for connecting surrounding parks and pathways.

Mobility

The proposed plan outlines the street network, transit connections, and active transportation network, emphasizing safe travel choices for all modes of transportation. The active transportation network features dedicated off-street pathways and protected street-adjacent sidewalks and bike paths.

Infrastructure

The infrastructure section highlights water, stormwater, and sanitary servicing details, along with the proposed phasing of the development. The development phasing plan illustrates the proposed direction and sequencing of the development, starting in the southwest corner and advancing north and east.

Conclusion

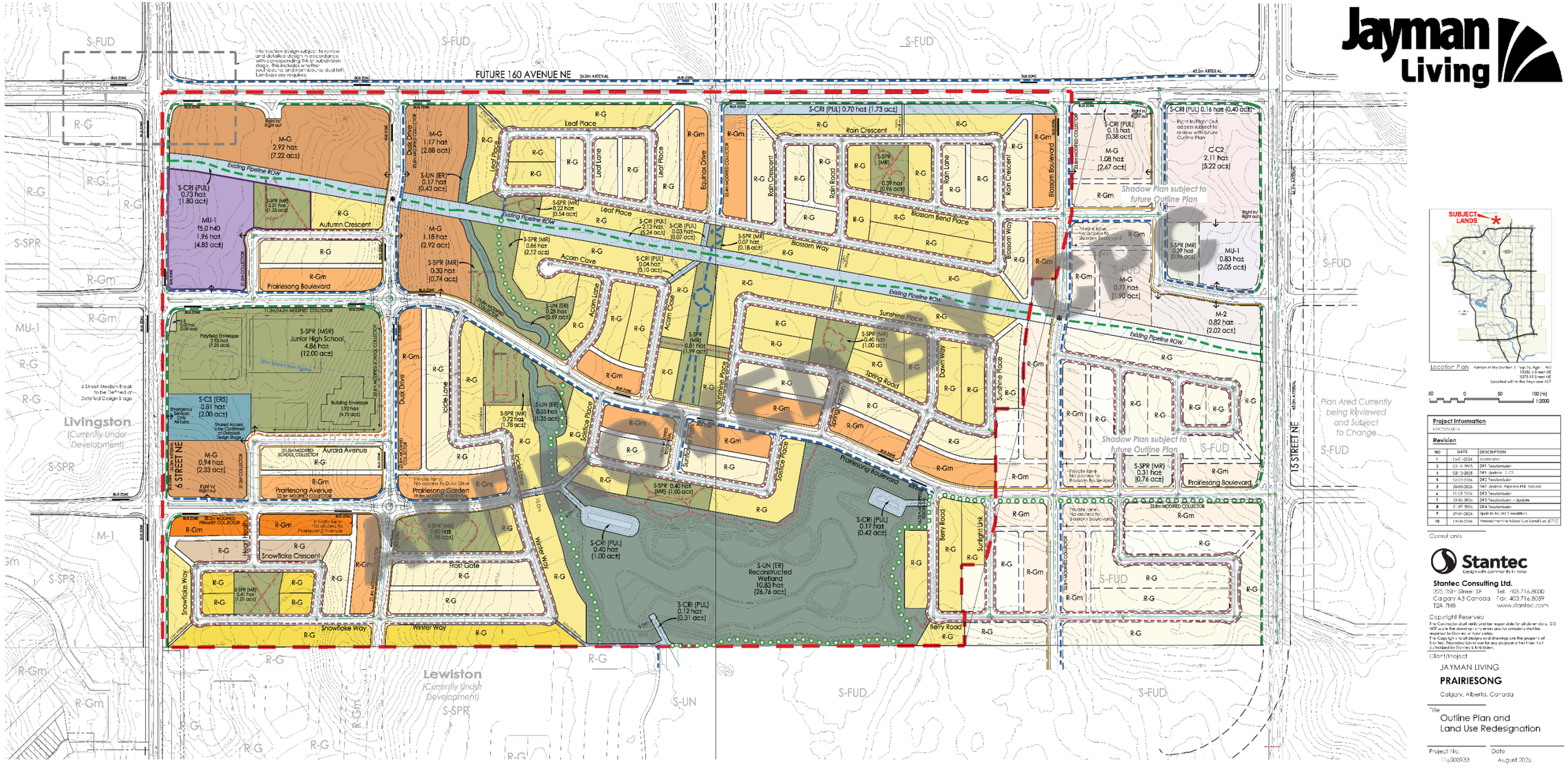
The Prairiesong OP application provides a comprehensive framework for creating a vibrant, sustainable, and well-integrated community that celebrates its natural features and offers a diverse range of housing options and amenities.

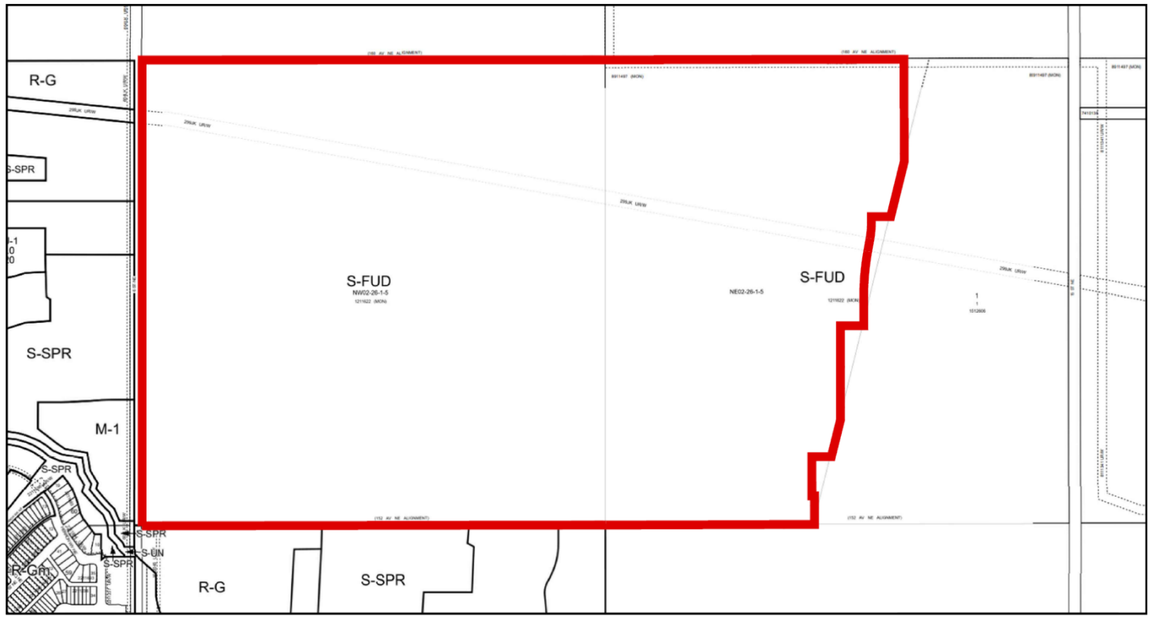
Regards,

Stantec Consulting Ltd.

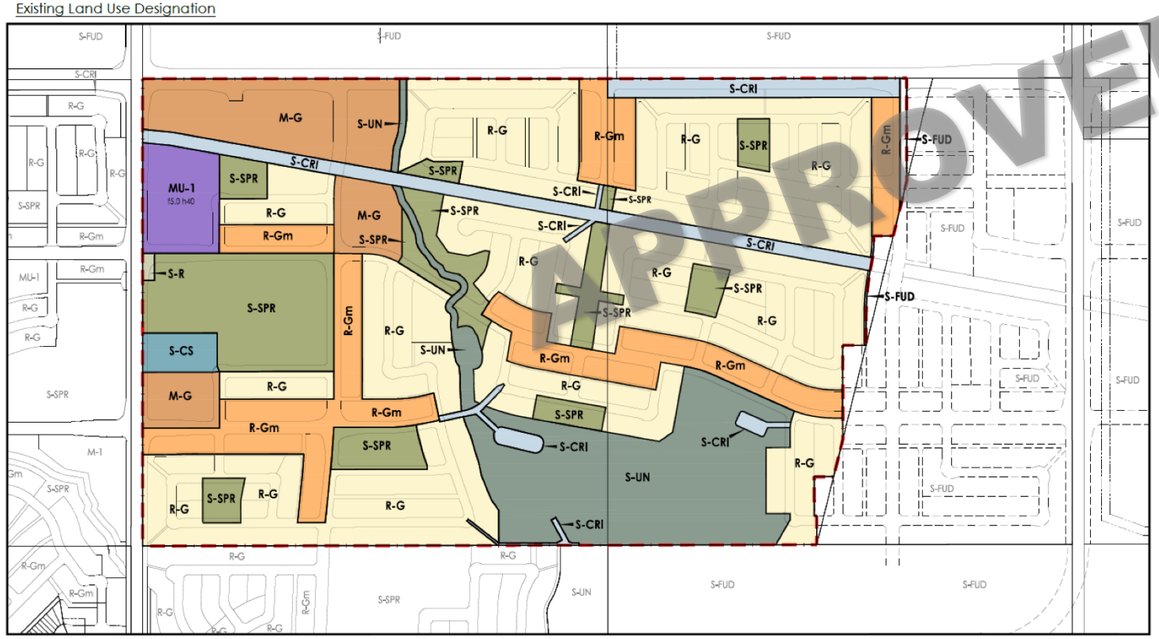
Approved Outline Plan, as amended

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





Existing Land Use Designation



Proposed Land Use Redesignation

OUTLINE PLAN STATISTICS

TOTAL AREA OUTLINED	**100.50 ha**	**248.33 ac**		
less **ENVIRONMENTAL RESERVE (S-UN)**	**11.83 ha**	**29.23 ac**		
less **Existing Pipeline ROW (S-CRI)**	**2.85 ha**	**7.05 ac**		
GROSS DEVELOPABLE AREA (GDA)	**85.82 ha**	**212.05 ac**		**100.0%**
			Frontage	Units
RESIDENTIAL	**48.45 ha**	**119.72 ac**		**56.5%**
Low Density	**40.28 ha**	**99.52 ac**		**46.9%**
RG - Laned	10.15 ha	25.07 ac		
Anticipated Number of Units (8.53m lot width)			2,934m	343 units
RG - Laned (30.5m Depth)	0.59 ha	1.46 ac		
Anticipated Number of Units (8.53m lot width)			186m	21 units
RG - Front Drive	19.53 ha	48.26 ac		
Anticipated Number of Units (9.75m lot width)			5,558m	570 units
RG - Front Drive (30.5m Depth)	2.29 ha	5.66 ac		
Anticipated Number of Units (9.75m lot width)			715m	73 units
RGm - Townhomes	6.99 ha	17.26 ac		
Anticipated Number of Units (6.1m lot width)			2064m	338 units
RGm - Townhomes (28.5m Depth)	0.73 ha	1.81 ac		
Anticipated Number of Units (6.1m lot width)			245m	40 units
Total frontage			11,702m	
High Density	**8.17 ac**	**20.20 ac**		**9.5%**
M-G	6.21 ha	15.35 ac		
Number of units (50 upha)				310 units
MU-1 f5.0 h40	1.96 ha	4.85 ac		
Number of units (148 upha)				290 units
TOTAL UNITS			Anticipated	1985 units
DENSITY				
Anticipated: 23.1 upha				
9.4 upac				
CREDIT OPEN SPACE (S-SPR)	**10.74 ha**	**26.55 ac**		**12.5%**
Open Space & Parks	5.89 ha	14.55 ac		
School Site	4.86 ha	12.00 ac		
NON-CREDIT OPEN SPACE (S-R)	**0.02 ha**	**0.05 ac**		**0.0%**
SPECIAL PURPOSE - COMMUNITY SERVICE	**0.81 ha**	**2.00 ac**		**0.9%**
S-CS	0.81 ha	2.00 ac		
PUBLIC DEDICATION	**25.79 ha**	**63.73 ac**		**30.1%**
S-CRI (PUL)	1.47 ha	3.63 ac		
Roads and Lanes	24.32 ha	60.10 ac		

LAND USE STATISTICS

S-FUD to R-G	46.07 ha	113.83 ac
S-FUD to R-Gm	12.71 ha	31.41 ac
S-FUD to M-G	8.14 ha	20.11 ac
S-FUD to MU-1	2.41 ha	5.95 ac
S-FUD to S-R	0.09 ha	0.23 ac
S-FUD to S-SPR	12.32 ha	30.45 ac
S-FUD to S-CRI	5.40 ha	13.34 ac
S-FUD to S-UN	12.18 ha	30.10 ac
S-FUD to S-CS	0.87 ha	2.15 ac
Total Redesignation	100.19 ha	247.57 ac
S-FUD to remain S-FUD	0.31 ha	0.76 ac

NAC INTENSITY

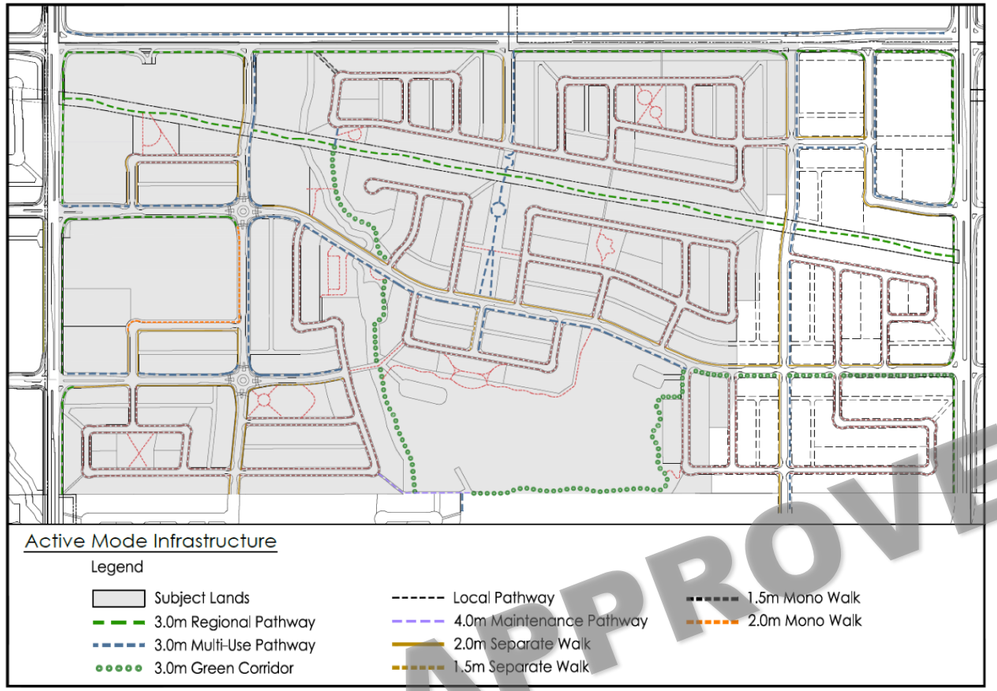
Land Use	Parcel Area	Units	Building Area	People	Jobs
MU-1	1.96 ha				
Commercial (1 job/15 m^2)			300 m^2		20
Residential (2.19 ppu)		290		635	
S-SPR (MR)	0.51 ha				
Total	**2.47 ha**	**290**		**635**	**20**
Anticipated NAC Intensity				**265 ppl + jobs/ha**	

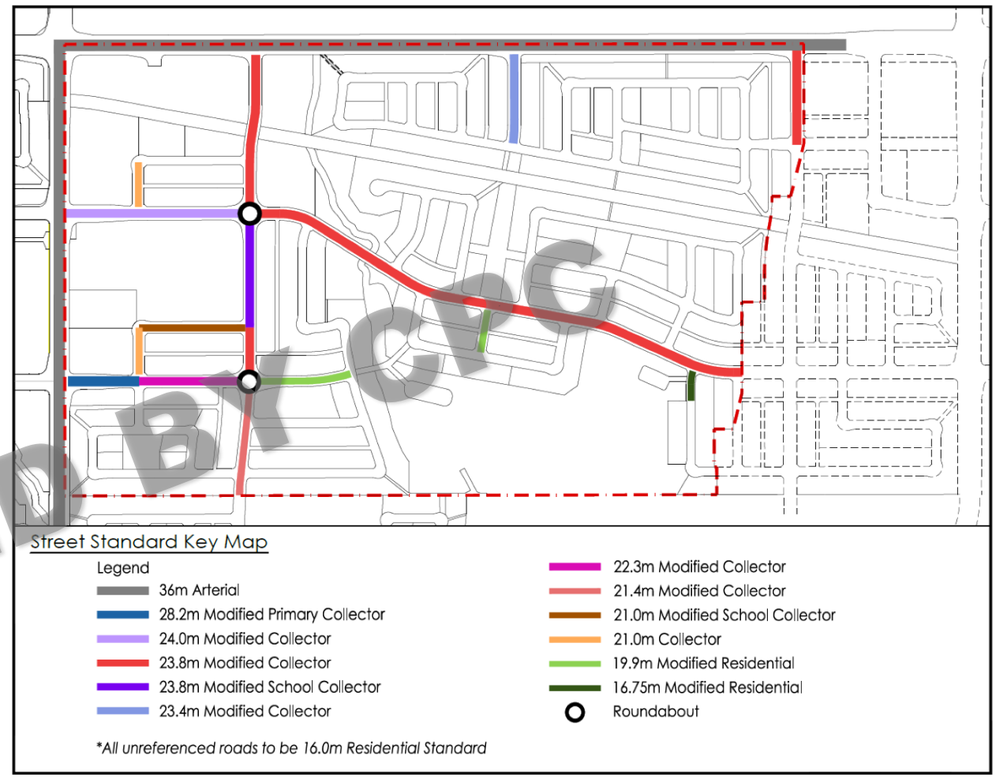
Legend

- Outline Plan Boundary
- NAC Boundary
- 3.0m Regional Pathway
- 3.0m Multi-Use Pathway
- 3.0m Green Corridor
- Local Pathway
- 4.0m Maintenance Pathway
- 2.0m Separate Walk
- 1.5m Separate Walk
- 2.0 Mono Walk
- 1.5 Mono Walk
- Potential Access Locations
- Proposed Mid-Block Crossing
- Proposed Sanitary Sewer/Manhole
- Proposed Storm Sewer/Manhole
- Proposed Water Main

Notes
1. All walkways are intended to be 3.0m in width. Where these are required for underground utilities or overland drainage, the appropriate easements will be provided.
2. All unreferenced roads to be 16.0m Residential standard.
3. All lanes are 7m unless otherwise noted.
4. All lane cornercuts are to be 3m x3m.
5. All road cornercuts are to be 4.5m x4.5m.

APPROVED BY CPC





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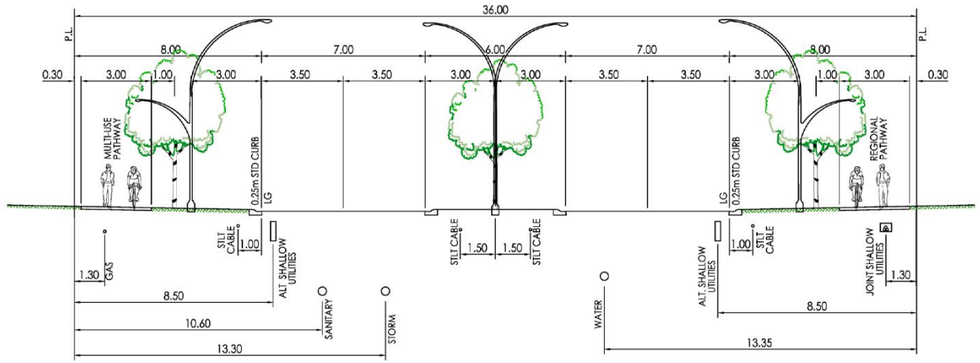
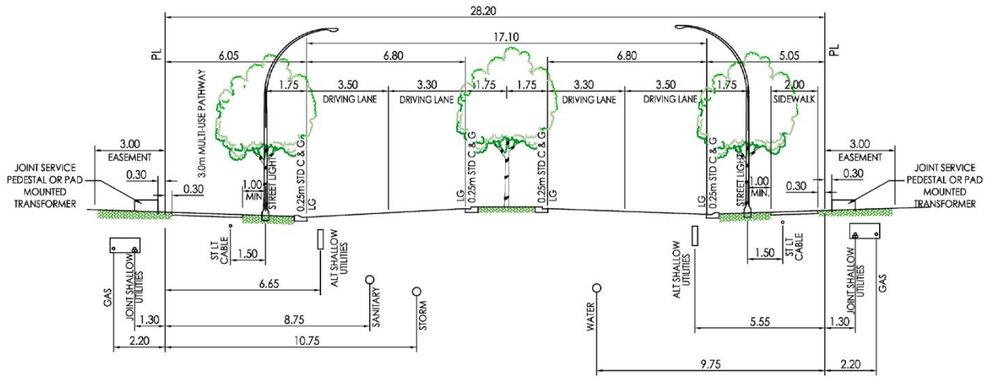
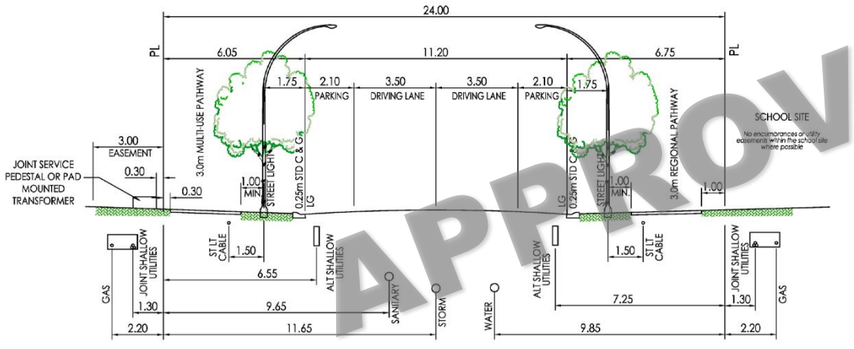


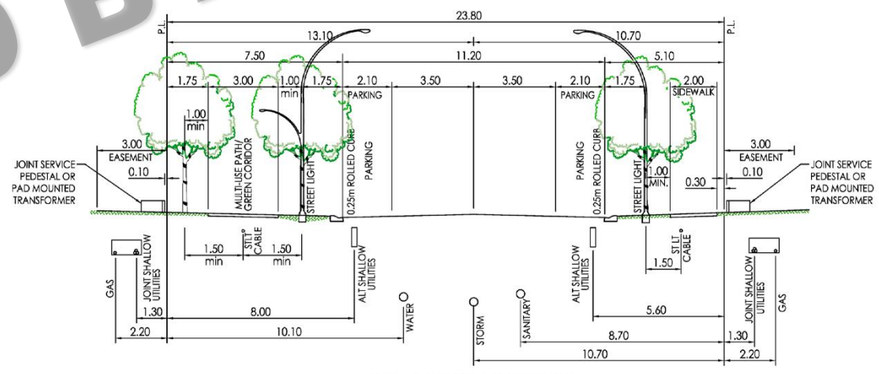
36.0m ARTERIAL
NO PARKING / 3.0m REGIONAL PATH/MULTI-USE PATHWAY BOTH SIDES
Scale 1:200



28.2m MODIFIED PRIMARY COLLECTOR
MULTI-USE PATHWAY ONE SIDE / 2.0m SEPARATE WALK ONE SIDE
Scale 1:200

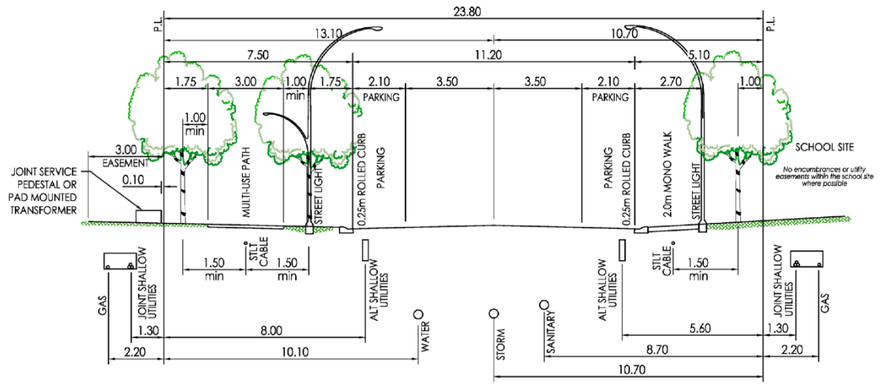


24.0m MODIFIED COLLECTOR
MULTI-USE PATHWAY ONE SIDE / REGIONAL PATHWAY ONE SIDE / OFF-STREET BIKES BOTH SIDES
Scale 1:200

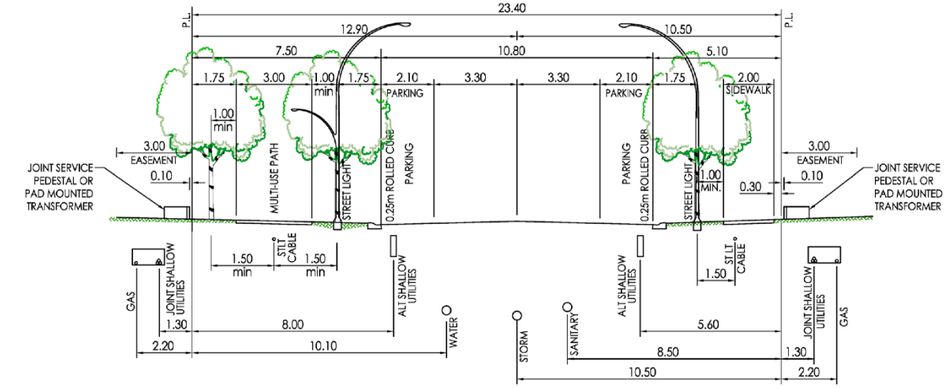


23.8m MODIFIED COLLECTOR
PARKING BOTH SIDES / 2.0m SEPARATE WALK ONE SIDE /3.0m REGIONAL PATH ONE SIDE - TRANSIT ROUTE
Scale 1:200

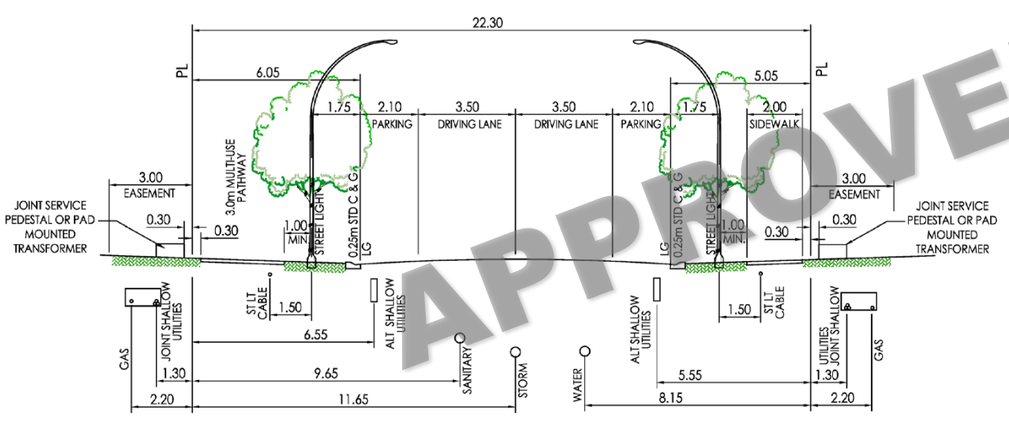
APPROVED BY CPC



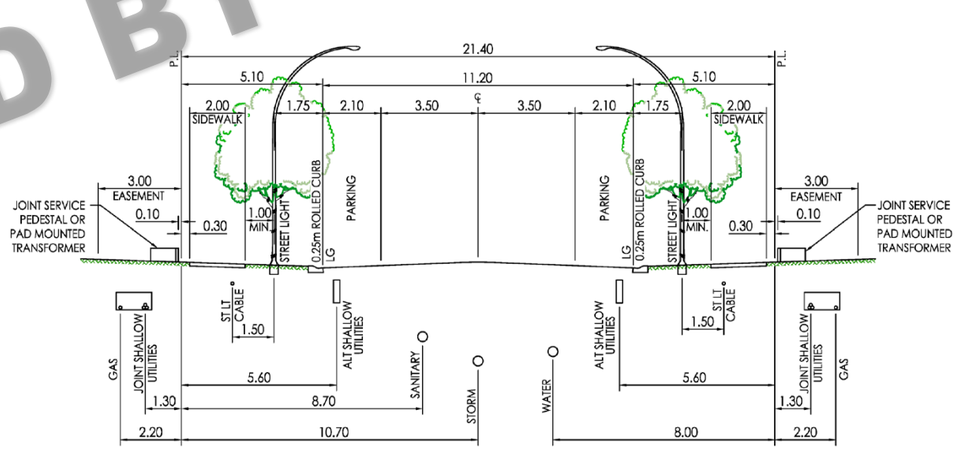
23.8m MODIFIED SCHOOL COLLECTOR
PARKING BOTH SIDES / 3.0m REGIONAL PATH ONE SIDE / 2.0m MONO WALK ONE SIDE - TRANSIT ROUTE
Scale 1:200



23.4m MODIFIED COLLECTOR
PARKING BOTH SIDES / 2.0m SEPARATE WALK ONE SIDE /3.0m REGIONAL PATH ONE SIDE
Scale 1:200

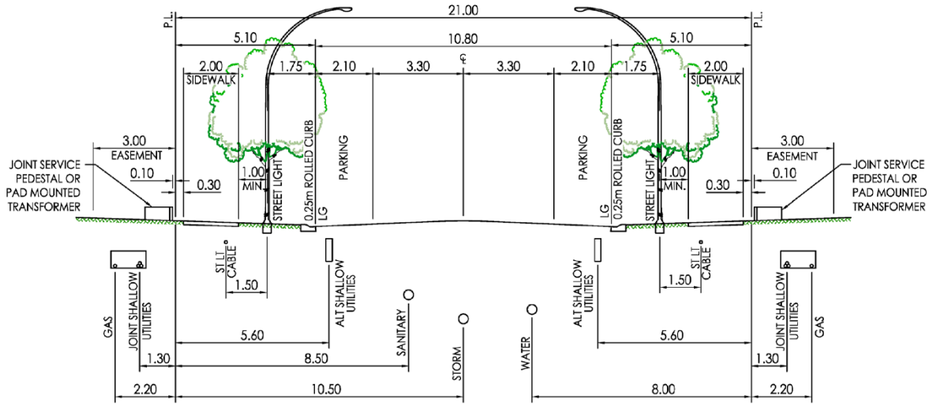


22.3m MODIFIED COLLECTOR
MULTI-USE PATHWAY ONE SIDE / 2.0m SEPARATE WALK ONE SIDE
Scale 1:200



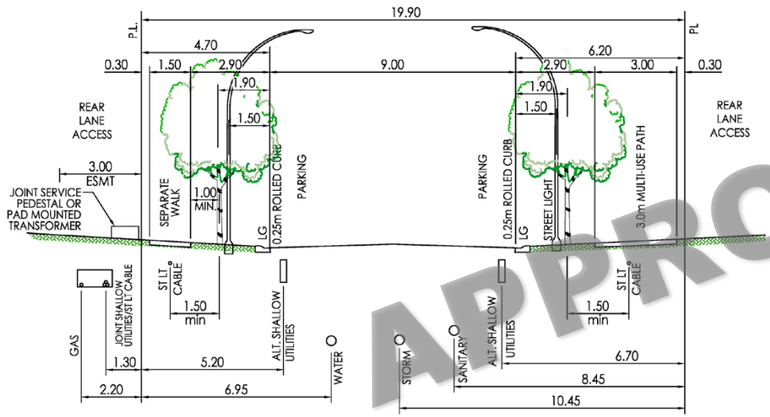
21.4m MODIFIED COLLECTOR
PARKING BOTH SIDES / 2.0m SEPARATE WALK BOTH SIDES - TRANSIT ROUTE
Scale 1:200

APPROVED BY CPC



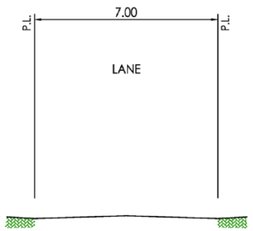
21.0m COLLECTOR
PARKING BOTH SIDES / 2.0m SEPARATE WALK BOTH SIDES
Scale 1:200

21.0m MODIFIED SCHOOL COLLECTOR
PARKING BOTH SIDES / 2.0m SEPARATE WALK ONE SIDE / 2.0m MONO WALK ONE SIDE
Scale 1:200



19.9m MODIFIED RESIDENTIAL
PARKING BOTH SIDES / 1.5m SEPARATE WALK ONE SIDE /3.0m MULTI-USE PATH ONE SIDE
Scale 1:200

16.75m MODIFIED RESIDENTIAL
GREEN CORRIDOR ONE SIDE / 1.5m MONO WALK ONE SIDE
Scale 1:200



7.0m LANE
Scale 1:200

APPROVED BY CPC

Approved Outline Plan Data Sheet, as amended

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

	HECTARES	ACRES
GROSS AREA OF PLAN	100.50	248.33
LESS: ENVIRONMENTAL RESERVE	11.83	29.23
LESS: EXISTING PIPELINE ROW	2.85	7.05
NET DEVELOPABLE AREA	85.82	212.05

LAND USE (Residential)	HECTARES	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED # OF UNITS (Multi Residential)
R-G	32.56	80.45	1,007	
R-Gm	7.72	19.07	378	
M-G	6.21	20.20		310
Total Residential			1,385	310

LAND USE (Mixed Use)	HECTARES	ACRES	ANTICIPATED # OF RESIDENTIAL UNITS	ANTICIPATED COMMERCIAL AREA (SQ.M)
MU-1f5.0h40	1.96	4.85	343	300
Total Residential			343	
Total Commercial				300

	HECTARES	ACRES	% OF NET AREA
ROADS (Credit)	24.32	60.10	28.34
PUBLIC UTILITY LOT (S-CRI)	1.47	3.63	1.71

APPROVED BY CPC

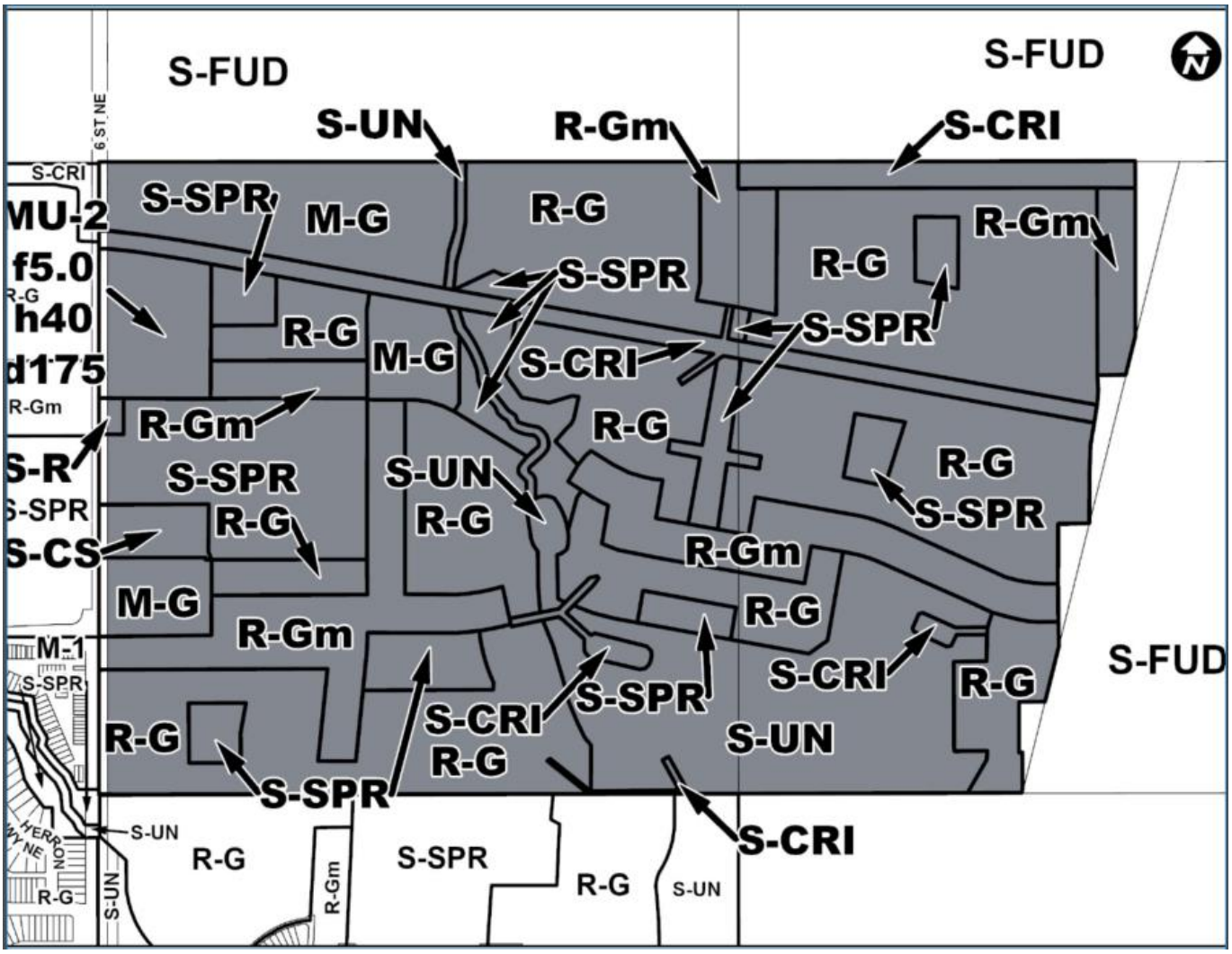
RESERVES	HECTARES	ACRES	% OF NET AREA
MR Credit (S-SPR)	5.89	14.55	6.86
MR Non-Credit (S-SPR)	0	0	0
MSR (S-SPR)	4.86	12.00	5.65

SPECIAL PURPOSE	HECTARES	ACRES	% OF NET AREA
Community Service (S-CS)	0.81	2.00	0.9
Recreation (S-R)	0.09	0.23	0.1

	UNITS	UPH	UPA
ANTICIPATED # OF RESIDENTIAL UNITS	2,038		
ANTICIPATED DENSITY		23.7	9.6
ANTICIPATED INTENSITY (NAC)	312 people + jobs/ ha		

APPROVED BY CPC

Proposed Land Use Amendment Map



Applicant Outreach Summary

2026 July 21

Calgary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Prairiesong

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

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

As per the Community Outreach Assessment Tool, this project is likely of low impact to the community and is not proposing a major change or disruption relative to the new developments that are already taking place in the area.

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)

In alignment with Administration's standard practices, a large-format notice will be posted on-site and application information circulated to adjacent landowners by City staff. The application will also be advertised online through the City's general notices and Development map.

Jayman Living has been in regular contact with adjacent landowners, providing updates to the planning process and ensuring integration with adjacent planning exercises.

Affected Parties

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

Potential stakeholders include adjacent landowners (to be notified through City Administration circulation) and interested members of the public (through standard application advertising methods by City Administration).

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.

Input has been received by stakeholders in the area and their consultant firms. Input was captured in the shadow planning details of adjacent lands to ensure integration and connected future planning occurs for lands outside the application area.
Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners (by City Administration). CPC's recommendation and the Public Hearing date for this application will also be advertised.

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.

This may be updated if there are any landowner comments. No changes are proposed that would impact the objectives of the approved Keystone Hills ASP.

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)

Meetings and discussions have resulted in the submitted plan that reflects input from adjacent property owners and their technical teams.

calgary.ca/planningoutreach

PROPOSED

CPC2026-0728
ATTACHMENT 8

BYLAW NUMBER 105D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2025-0014/CPC2026-0728)

* *

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 _____

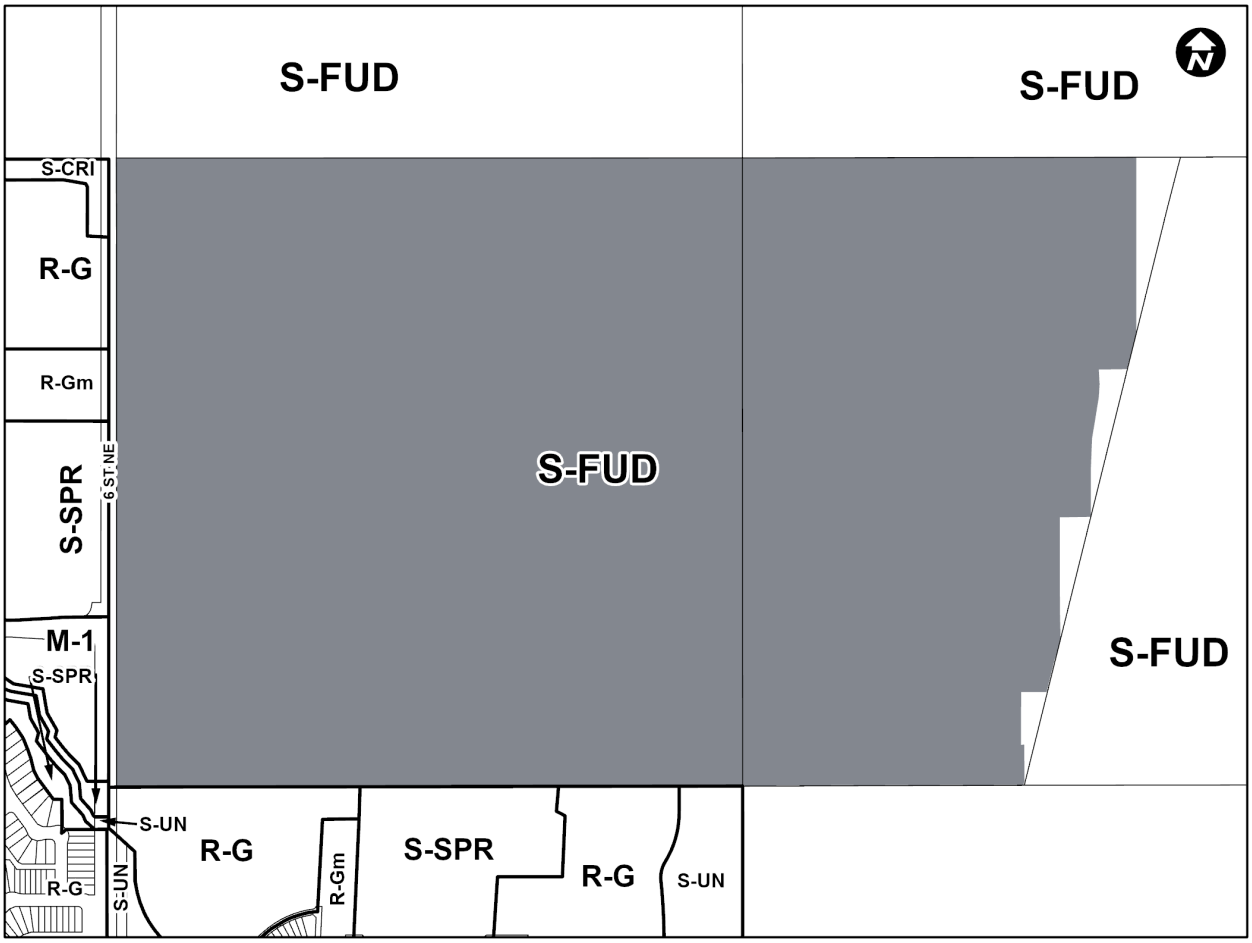
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0014/CPC2026-0728
BYLAW NUMBER 105D2026

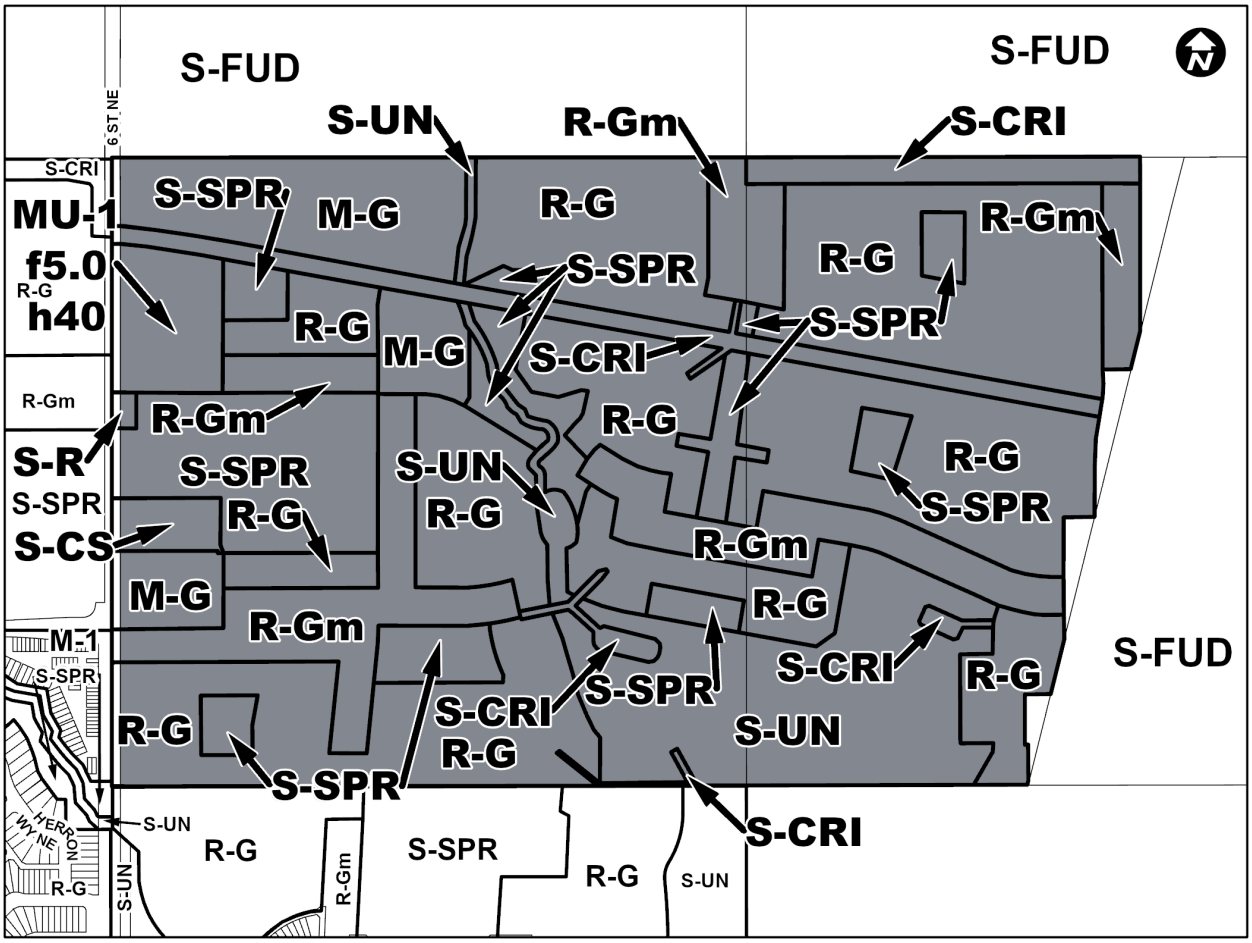
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0014/CPC2026-0728
BYLAW NUMBER 105D2026

SCHEDULE B



Land Use Amendment in Residual Sub-Area 5F (Ward 5) at 10717R — 84 Street

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Refuse and abandon the proposed bylaw for the redesignation of 1.89 hectares ± (4.67 acres ±) at 10717R – 84 Street NE (Plan 8411160, Block 1) from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – Community Institution (S-CI) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 JULY 30:

That Council refuse and abandon the **Proposed Bylaw 100D2026** for the redesignation of 1.89 hectares ± (4.67 acres ±) at 10717R – 84 Street NE (Plan 8411160, Block 1) from Special Purpose – Future Urban Development (S-FUD) District to Special Purpose – Community Institution (S-CI) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to a Special Purpose – Community Institution (S-CI) District to allow for the development of a Place of Worship and other associated uses. This proposal is considered a permanent use on the site.
- Administration recommends refusal of the proposed redesignation because it is deemed a permanent use of the site, which is premature in the absence of an Area Structure Plan (ASP). This contravenes the direction of both the *Municipal Development Plan* (MDP) and the *Rocky View County/City of Calgary Intermunicipal Development Plan* (IDP) which protect Future Greenfield Areas for cohesive future planning by restricting premature development.
- What does this mean to Calgarians? The proposal would hinder efforts to protect land for future urban development in an area that is currently unplanned.
- Why does this matter? There are currently no City services (water, sanitary, and stormwater) available for the subject site. The proposal is an impediment to long-term planning as large land areas in the city identified for future urban development should be planned comprehensively through Area Structure Plans.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application is located in the northeast community of Residual Sub-Area 5F and was submitted by Datta and Tayefi Architects on behalf of the landowner, Radha Madhav Cultural Association on 2025 September 15. As per the Applicant Submission (Attachment 2) the proposal is intended to accommodate a 500-person Place of Worship (either Medium or Large) and other supporting uses including space for hosting community events and educational programming. No subdivision or development permit application has been submitted for the subject site.

Land Use Amendment in Residual Sub-Area 5F (Ward 5) at 10717R — 84 Street

The subject site is a large, single parcel approximately 1.89 hectares (4.67 acres) in size, and is not serviced with water, sanitary and storm connections. The area does not have an established street and sidewalk network, and the site is accessed via a private gravel road on the adjacent parcel to the east through an access easement registered on title. This road further connects to 84 Street NE to the east. The site is surrounded by Stoney Trail NE to the north and west, but direct access to it is prohibited. Access to Stoney Trail NE requires use of the surrounding street network to the east and north. The site currently contains a single detached dwelling, detached garage and a 45.7-metre-high telecommunications tower.

Administration's recommendation of refusal is based on the following:

- The proposal does not conform to the direction of the IDP, which encourages comprehensive planning through the ASP process and notes that only temporary uses should be considered prior to the approval of an ASP.
- The proposal does not conform to the direction of the MDP. The MDP encourages the protection of Future Greenfield Areas for future urban development by restricting premature subdivision and development.
- There is no approved ASP to guide land use, development and municipal infrastructure in the area. Allowing for an early land use redesignation proposal in the absence of an approved ASP is an impediment to long-term planning as it could restrict the ability to realize efficient urban development pattern in the future and preclude the consideration of appropriate mobility, land use and development patterns for the area.
- The S-FUD District is intended to allow a limited range of interim or temporary uses that can easily be removed when land is redesignated to allow for urban forms of development. In this case, the proposed land use designation would allow for a permanent development with periods of fairly high-intensity use, which may lead to constraints in a limited-service situation.

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 relevant public groups and the respective community association was appropriate. As part of the initial application submission, the applicant noted that the site is located on the city's urban fringe with no immediate neighbors. They concluded that outreach efforts would not generate any meaningful input and hence decided not to conduct any community outreach. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published online. Notification letters were also sent to adjacent landowners. There is no community association for the subject area.

Land Use Amendment in Residual Sub-Area 5F (Ward 5) at 10717R — 84 Street

No public comments were received. The application was circulated to Rocky View County and no comments were noted.

Administration considered the relevant planning issues specific to the application and has determined the proposal is not appropriate at this time.

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
While the proposal may provide an added space for members of the faith community and residents in northeast Calgary, the proposed land use is premature in an area with no ASP and would potentially limit the future potential for other uses.

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

Economic
The proposed land use would not provide for a more efficient use of land. Development in advance of guiding policy and budget considerations could impact the future operating and capital budget of infrastructure to service the site (fire, water, sanitary, stormwater, mobility, etc.).

Service and Financial Implications
Unknown at this time. Should Council approve the proposed land use redesignation, The City does not currently have funding to extend servicing infrastructure to the subject parcel. The proposed use will likely rely on a private servicing system, details of which are unknown at this time, which introduces potential risks regarding its feasibility, provision and long-term operation and maintenance.

RISK
There is risk in approving permanent development in an un-serviced area in advance of proper overall analysis and planning for the area. Approval of this land use amendment prior to local area policy, which guides the future development vision, land use, financial considerations and municipal infrastructure, may negatively impact the ability to realize efficient urban planning in the future and achieve the best community outcomes.

ATTACHMENTS
1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 100D2026**

Land Use Amendment in Residual Sub-Area 5F (Ward 5) at 10717R — 84 Street

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in Residual Sub-Area 5F, east of Stoney Trail NE, but has no direct access to it. The site is approximately 1.89 hectares (4.67 acres) in size and has an irregular configuration. The main portion of the site is approximately 116 metres wide and 113 metres deep and is connected to a narrow northern extension (panhandle) measuring approximately 15 metres in width and 300 metres in length. The site does not have an approved Area Structure Plan (ASP) and municipal utility services are not available. The site is currently developed with a single detached dwelling, detached garage and a telecommunications tower. The site is accessed via a gravel driveway on the adjacent parcel to the east, through an access easement registered on title, which further connects to 84 Street NE to the east. The site is also located in proximity to high-pressure pipelines to the north.

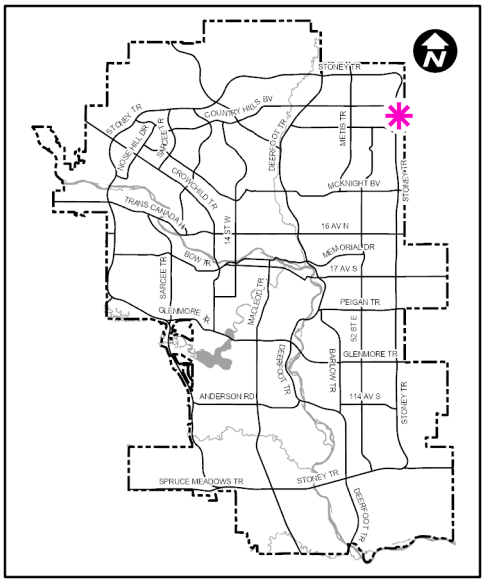
The developing community of Cornerstone is located west of Stoney Trail NE, approximately 400 metres west of the subject site. While the site is in proximity to Cornerstone, Stoney Trail NE creates a substantial separation / barrier between the existing urban areas of the city and the subject site, with no direct connectivity available. As a result, travel time between the site and the closest developing community, Cornerstone, requires use of the surrounding road network, resulting in an approximate driving distance of 4.5 kilometres (about seven minutes) or a walking time of approximately 45 minutes, thereby reducing the site's integration with adjacent neighbourhoods.

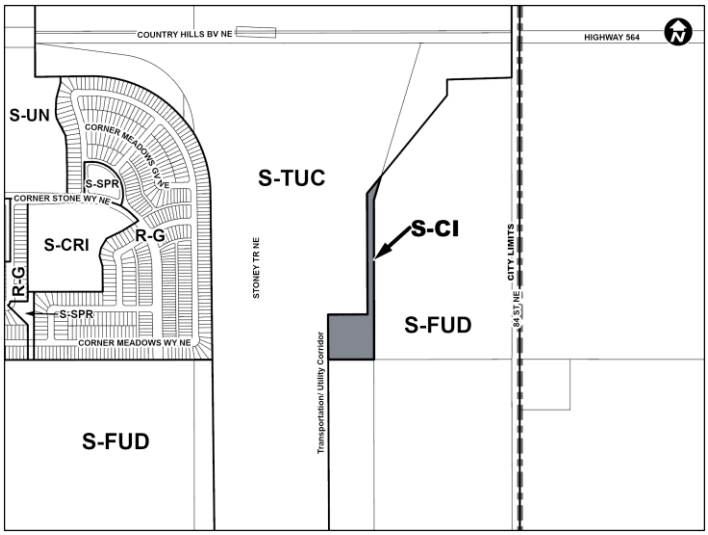
Surrounding development is characterized by large parcels designated as Special Purpose – Future Urban Development (S-FUD) District that are predominantly undeveloped and vacant, although some parcels are used for agricultural activities. The S-FUD parcels immediately south of the subject site are currently used for outdoor vehicle storage, which is an allowed use in the District.

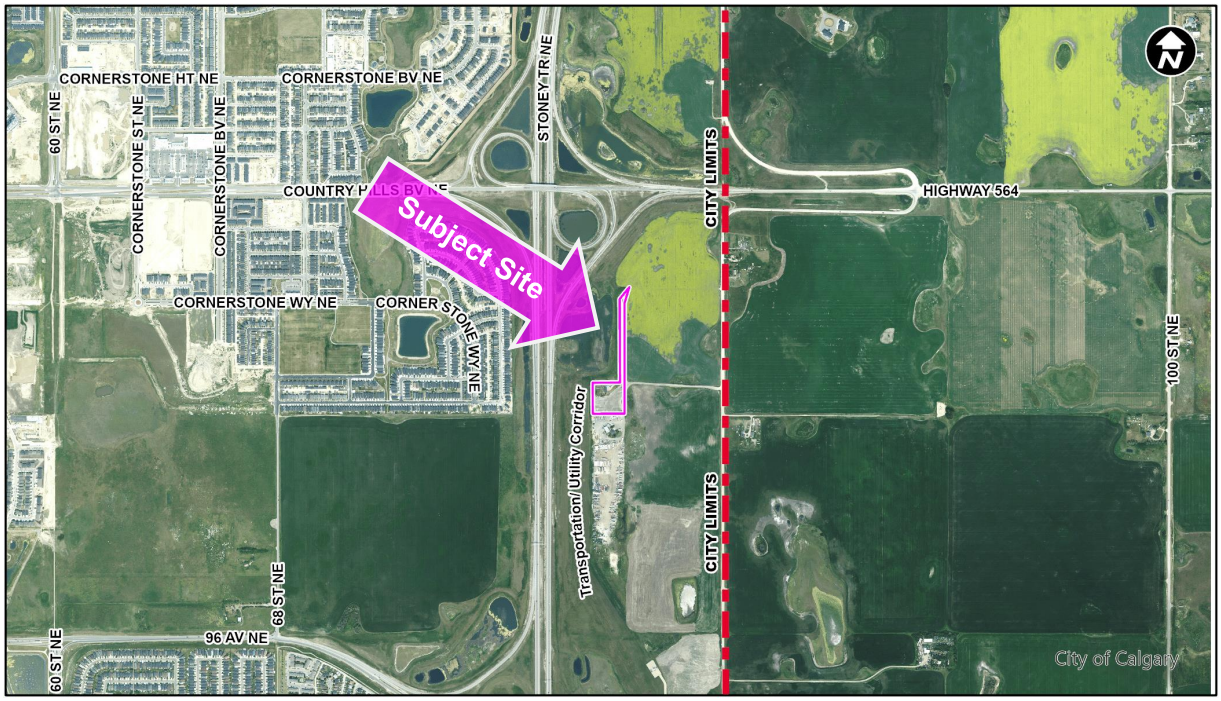
Community Peak Population Table

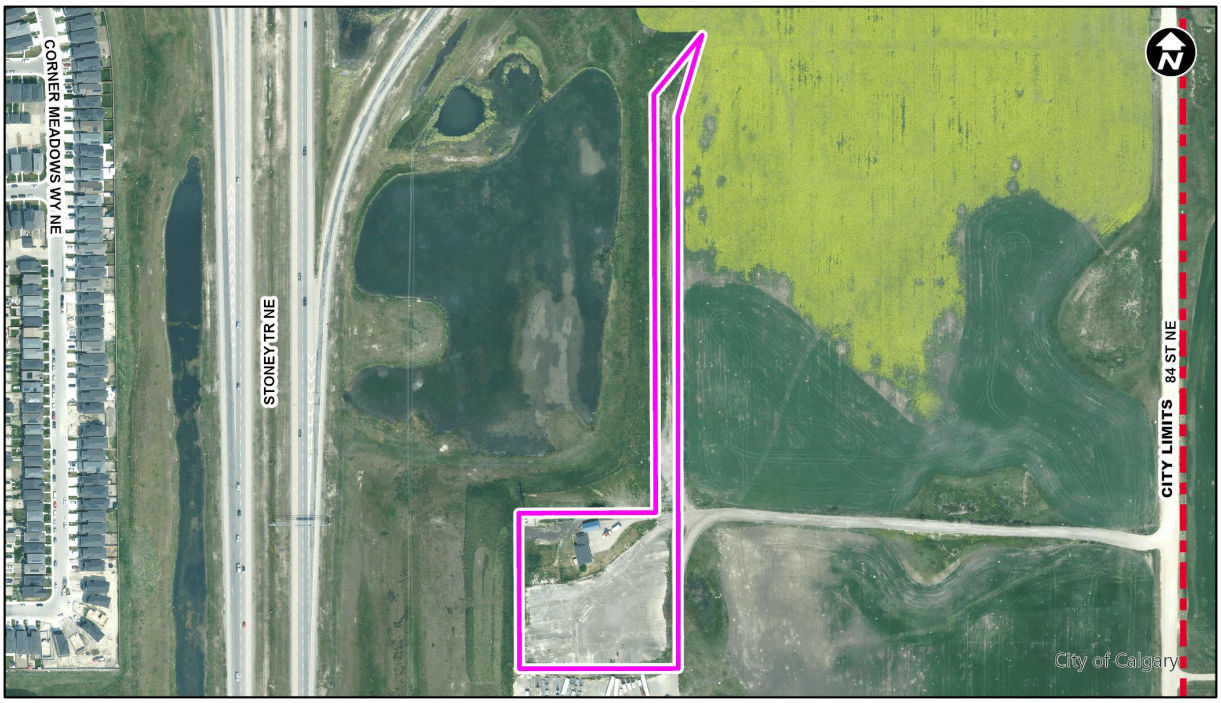
There is no community population data available for this area.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing S-FUD District is intended for parcels that are awaiting urban development and utility servicing. The District's intent is to protect lands for future urban development and density by restricting premature subdivision and development. A very limited number of uses are included in this District, including Vehicle Storage, Outdoor Recreation Area, and Utility Building. The included uses are intended to be temporary and easily removed when land is redesignated to allow for urban forms of development. The District does also allow for home-based uses that may be occurring in existing rural residential areas such as Bed and Breakfast, and Single Detached Dwelling.

The proposed Special Purpose – Community Institution (S-CI) District is intended to accommodate large-scale cultural, worship, education, health and treatment facilities in a wide variety of building forms in serviced areas. The S-CI District is proposed on the subject site to accommodate a Place of Worship, along with the additional uses of Child Care Service, Conference and Event Facility, and Instructional Facility.

Development and Site Design
Should Council approve this land use redesignation, the rules of the proposed S-CI District and Land Use Bylaw would provide guidance for future site development including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Items that would be considered through the development permit review process include, but are not limited to:

- water, sanitary, and stormwater servicing;
- site access and parking, including securing a new access easement to allow for improvements to the existing site access;
- qualitative risk assessment to evaluate the potential risks associated with the high-pressure pipelines in the area;
- how development addresses the direction contained within *Improving Calgary's Entranceways: A Guide for Development Adjacent to Entranceways* which provides guidelines for development adjacent to Stoney Trail NE; and
- layout and configuration of the proposed development.

Transportation
The regional road network consists of Stoney Trail NE, which is classified as a skeletal roadway. No vehicular access from the subject site is possible onto Stoney Trail NE, nor is there any direct access available from a public street. Presently, vehicular access to the site is available from the east through a private gravel driveway on a separate parcel through an access easement. Should Council approve this land use redesignation, registration of a new access agreement will be required to allow for improvements to the driveway and continued maintenance of the private access necessary to serve the proposed higher-intensity use.

There are currently no pedestrian sidewalks or pathways in the area to support alternative modes of transportation. There is no transit service near the site and no street parking available adjacent to the site. There is no on-street or other off-site parking available in the area and all required parking for future development must be contained on-site. A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations
No environmental concerns were identified at this time.

Utilities and Servicing
City water, sanitary and stormwater services are not currently available for this site. Provisions of future utility systems are not known or planned at this time for this area. Therefore, land use redesignation or subdivision is not recommended until a servicing solution has been approved.

Should Council approve this land use redesignation, detailed site servicing and stormwater management plans would be required and reviewed at the development permit stage, with all associated infrastructure and servicing costs to be borne by the developer. A Sanitary Servicing Study and a hydrogeological report would be required as part of any subsequent development application. In addition, the site is located within the Calgary Airport Bird Hazard Zone and written approval from the Calgary Airport Authority and/or Transport Canada will be needed confirming the location and design of the proposed stormwater management facilities.

The site is also located in proximity to high-pressure pipelines. As such, a qualitative risk assessment would also be required at a future development stage to evaluate the potential risks associated with this hazard source and to demonstrate that the risks can be properly mitigated.

Legislation and Policy

South Saskatchewan Regional Plan (2014)
The proposal is not in alignment 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. The Plan suggests that new development on previously undeveloped lands be minimized and advocates for development that best utilizes existing infrastructure and minimizes the need for new or expanded infrastructure. The proposed redesignation does not align with these principles as it is located in an unserviced, undeveloped area.

Rocky View County/City of Calgary Intermunicipal Development Plan (Statutory – 2012)
The site falls within the policy area of the *Rocky View/Calgary Intermunicipal Development Plan* (IDP), which identifies the site to be located within the Residual Long-Term Growth Areas. Administration's recommendation aligns with the policy of IDP which notes that these areas should be planned comprehensively through an ASP, and prior to the approval of an ASP, only temporary uses such as agriculture and open space (for example) should be considered. Further, if an ASP or equivalent is not in place, applications for subdivision, redesignation or development should be evaluated according to strategic policies of the MDP.

The proposal was circulated to Rocky View County and no comments were received. Rocky View County would be further engaged through any future development permit application.

Municipal Development Plan (Statutory – 2009)
The subject site is located within the Future Greenfield Area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). This typology describes large land areas that have been identified for future urban development and do not yet have an approved ASP in place. Future Greenfield Area policies in Section 3.6.2 (a) state that these areas should be protected for future urban development by restricting premature development. The MDP also emphasizes that plans for these areas are to be established through an ASP, a process that has not yet been initiated for this area. While the MDP does support a limited range of uses that should not compromise the developability of the land for future urban purposes, the uses proposed in this application are outside of that scope and approval may negatively impact the future development of the area.

MDP: Volume 2, Part 1 New Community Planning Guidebook stipulates that land use amendments should only be approved in this area once a Growth Application has been approved for the site (4.3.1(a)) and that Growth Applications may only be supported within an area under the purview of an ASP (4.3.1(b)). There is no ASP for the area and a Growth Application has not been submitted for the subject site at this time nor contemplated in the near future.

In summary, this proposal conflicts with the policies of the MDP which encourage the protection of Future Greenfield Areas as premature development that is not complementary to the planned future urban structure may result in inefficient land-use patterns, including underutilized parcels and discontinuous development. This can also complicate the long-term planning and delivery of servicing and mobility infrastructure. The proposal further does not comply with the policies of the MDP, as there is no approved ASP to guide land use, development and municipal infrastructure in the area. Allowing an early land use redesignation proposal in the absence of an approved ASP is an impediment to long-term planning as it could restrict the ability to realize efficient urban development pattern in the future.

Additionally, without municipal services being extended to the subject parcel, the proposed high-intensity uses will likely rely on a private servicing system, details of which are unknown at this time. These high intensity uses also require significant site access upgrades. There is risk in approving permanent development in an un-serviced area in advance of proper overall analysis and planning for the area to achieve the best community outcomes.

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.

Applicant Submission

2025 September 15

Applicant's Submission – Planning Rationale

Project: Land Use Redesignation (S-FUD → S-CI)
Site: 10717R 84 Street NE (Plan 8411160, Block 1)

1. Purpose of Application

The purpose of this application is to redesignate the subject lands from S-FUD (Special Purpose – Future Urban Development District) to S-CI (Special Purpose – Community Institution District).

The proposed redesignation will enable the development of Radha Madhav Cultural Association (RMCA) Project that includes:

- A +/-500-person assembly hall (Place of Worship – Medium/Large).
- Outdoor amenity areas for family gatherings and community events.
- Ancillary classrooms and instructional spaces for cultural and social programming.
- Multipurpose rooms.

This application seeks to establish the appropriate land use framework. All supporting design, servicing, and technical studies will be advanced at the Development Permit stage.

2. Planning Rationale

Alignment with Policy

- The Municipal Development Plan (MDP) identifies the importance of community institutions to support Calgary's diverse population and strengthen social infrastructure.
- Places of worship, social activities and cultural centres are specifically recognized as facilities that contribute to inclusive, complete communities.
- The proposed redesignation provides an opportunity to meet these objectives by delivering a facility that directly supports cultural, educational, and social needs of the communities at large.

Suitability of the S-CI District

- The S-CI District is designed to accommodate institutions such as *Place of Worship*, *Instructional Facility*, *Social Activities* and *Community Recreation Facility*.
- This district provides the flexibility required to integrate multiple community-serving functions within a single designation.
- Establishing S-CI zoning now creates certainty of use without presupposing the outcomes of future community planning exercises.

Transitional Use Rationale

- Low Intensity: Places of worship, social/cultural facilities generate concentrated but periodic activity, making them manageable in advance of full urban build-out.
- Compatible with Future ASP: Community institutions are standard components of future communities. The use can be integrated seamlessly into a more comprehensive Area Structure Plan once established.
- Non-Preclusive: The proposed use does not prevent future development or servicing strategies. It can adapt to evolving road, utility, and policy frameworks.
- Timely Response to Demand: Calgary's RMCA community requires a facility now. This redesignation addresses immediate need without delaying until long-range planning is complete.
- Strategic Location: The site's frontage on 84 Street NE and proximity to Stoney Trail make it regionally accessible and appropriate for a destination-oriented institutional use.

3. Community Benefits

The proposed facility will:

- Provide a permanent spiritual, social and cultural home for Calgary's various communities.
- Offer educational programming that strengthens cultural continuity and youth development.
- Establish inclusive gathering spaces for family celebrations, cultural festivals, and community events.
- Contribute to Calgary's broader goals of multicultural inclusion and social well-being.

4. Conclusion

The redesignation of 10717R 84 Street NE from S-FUD to S-CI represents a logical and policy-consistent step that delivers immediate community benefit while remaining fully compatible with future comprehensive planning.

The S-CI district is the appropriate designation under the Land Use Bylaw for a place of worship, social and cultural facility of this nature. Advancing this application now enables the timely delivery of an important community institution while ensuring that detailed design and servicing matters will be addressed at the Development Permit stage.

Prepared by:
BLV Development Management Ltd.

Reviewed by:
Arup Datta Architect Ltd.

Applicant Outreach Summary

2025 September 15

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Rezoning for Radha Madhav Cultural Association (RMCA)

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

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

The proposed development site is located on the City's urban fringe at Stoney Trail and Country Hills Boulevard, with no immediate residential neighbours or established community associations nearby. Because there are no nearby stakeholders with direct relationship to the site, applicant-led outreach would not generate meaningful input or address specific community concerns.

The City's standard notification and circulation process is therefore appropriate to ensure that anyone with an interest has the opportunity to review the application and provide feedback. This approach reflects best practice by tailoring engagement to the level of potential impact and avoiding unnecessary or duplicate outreach where no immediate stakeholders exist.

For these reasons, no applicant-led outreach has been undertaken.

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

Affected Parties

Who did you connect with in your outreach program? List all 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 input influence decisions?
Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

N/A

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

N/A

calgary.ca/planningoutreach

PROPOSED

CPC2026-0679
ATTACHMENT 4

BYLAW NUMBER 100D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2025-0181/CPC2026-0679)

* *

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 _____

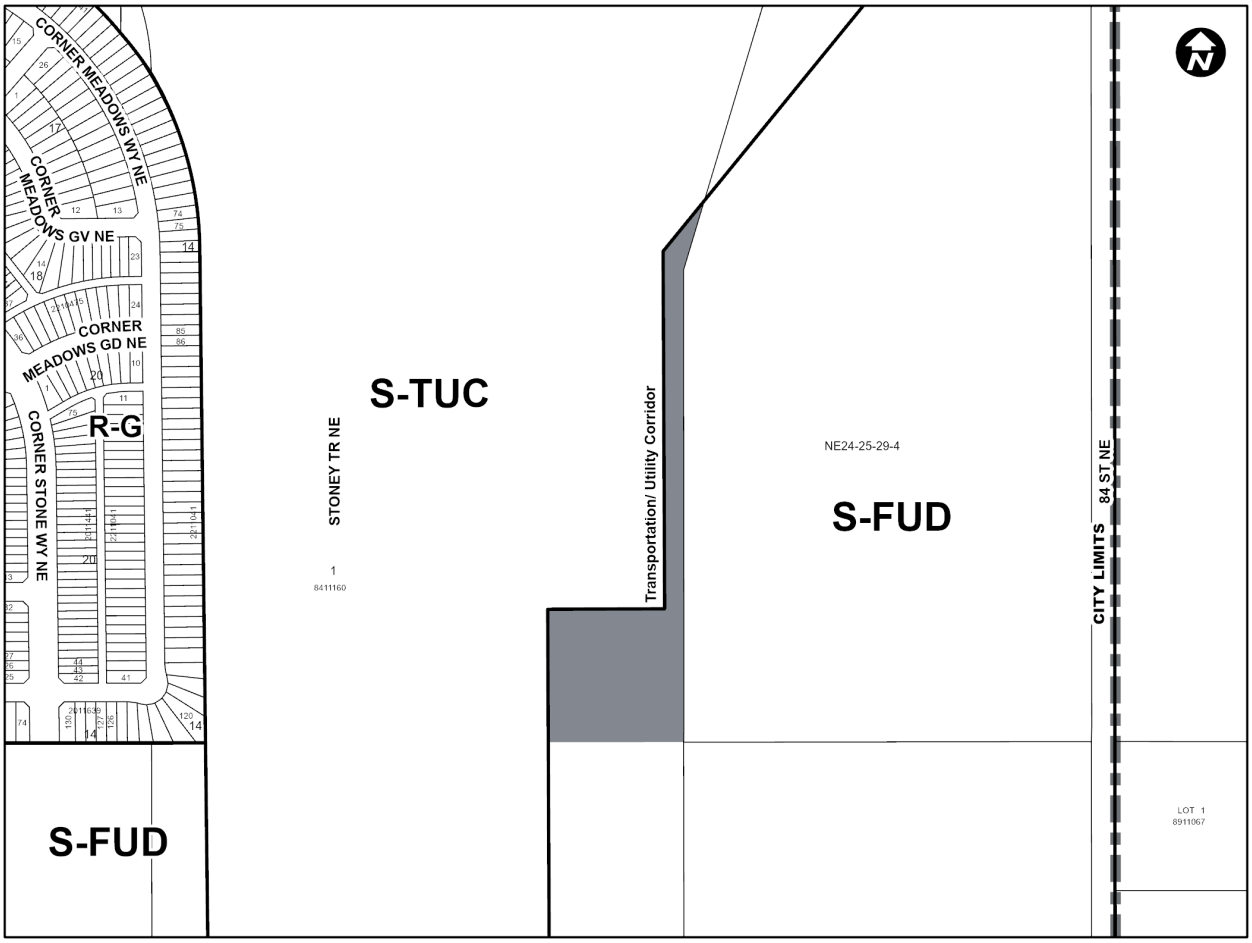
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2025-0181/CPC2026-0679
BYLAW NUMBER 100D2026

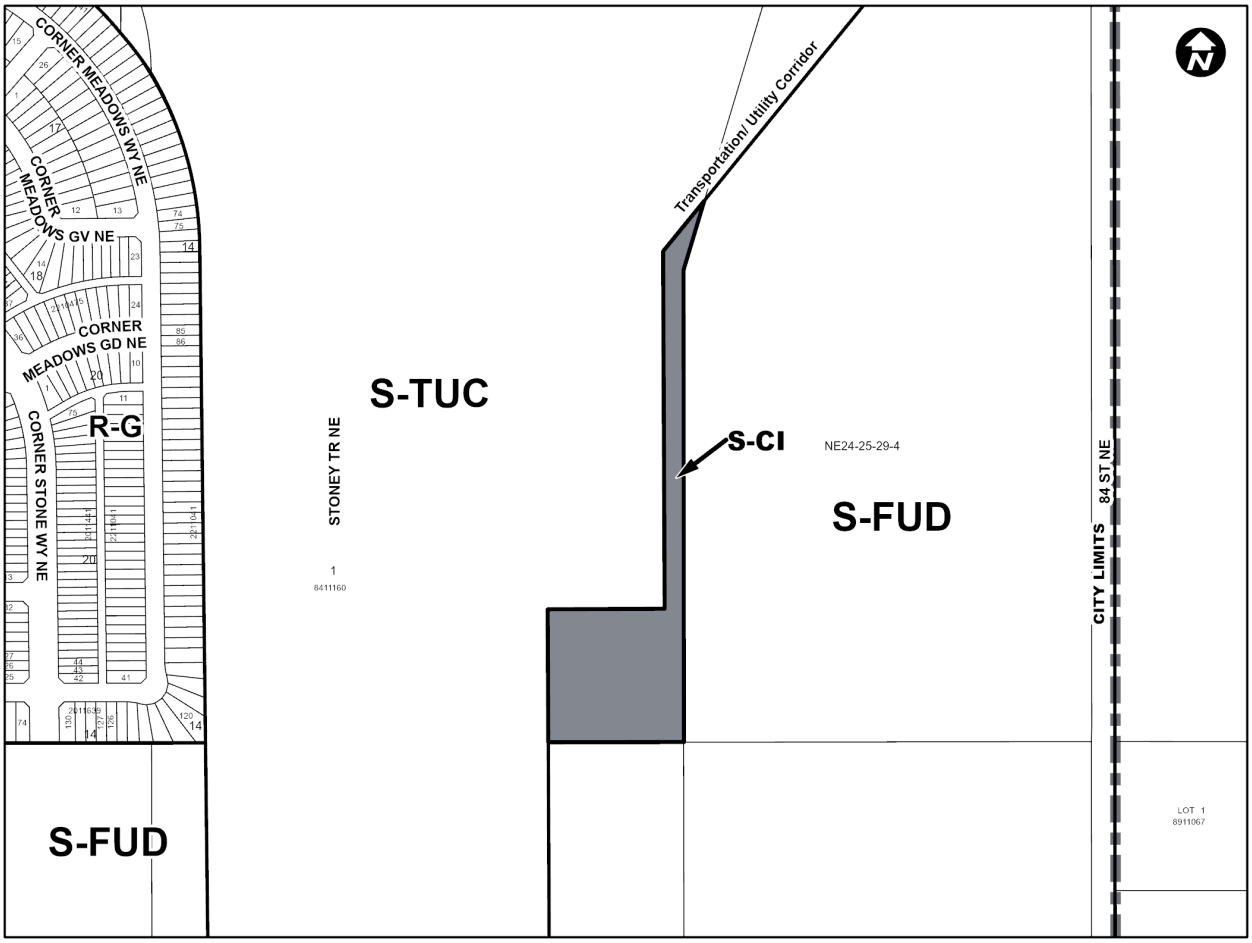
SCHEDULE A



PROPOSED

AMENDMENT LOC2025-0181/CPC2026-0679
BYLAW NUMBER 100D2026

SCHEDULE B



Outline Plan and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2026-0026

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2026-0522) to the 2026 September 15 Public Hearing Meeting of Council;

2. As the Council-designated Approving Authority, approve the proposed outline plan located at 41, 49 and 57 Elveden Drive SW (Plan 9312540, Block 1, Lots 2 to 4) to subdivide 2.38 hectares ± (5.87 acres ±) with conditions (Attachment 2); and

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the redesignation of 2.38 hectares ± (5.87 acres ±) located at 57, 49 and 41 Elveden Drive SW (Plan 9312540, Block 1, Lots 2 to 4) from Direct Control (DC) District to Residential – One Dwelling (R-1s) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 AUGUST 13:

That Council give three readings to the **Proposed Bylaw 104D2026** for the redesignation of 2.38 hectares ± (5.87 acres ±) located at 57, 49 and 41 Elveden Drive SW (Plan 9312540, Block 1, Lots 2 to 4) from Direct Control (DC) District to Residential – One Dwelling (R-1s) District.

Excerpt from the Minutes of the Regular Minutes of the Calgary Planning Commission, held 2026 August 13:

"The following documents were distributed with respect to Report CPC2026-0522:
- Revised Attachment 1
- Revised Attachment 2…

Moved by Commissioner Boechler

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

Calgary Planning Commission:

1. Forward this report (CPC2026-0522) to the 2026 September 15 Public Hearing Meeting of Council;
2. As the Council-designated Approving Authority, approve the proposed outline plan located at 41, 49 and 57 Elveden Drive SW (Plan 9312540, Block 1, Lots 2

to 4) to subdivide 2.38 hectares ± (5.87 acres ±) with conditions (**Revised** Attachment 2); and

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the redesignation of 2.38 hectares ± (5.87 acres ±) located at 57, 49 and 41 Elveden Drive SW (Plan 9312540, Block 1, Lots 2 to 4) from Direct Control (DC) District to Residential – One Dwelling (R-1s) District.

For: (8) Director Fleming, Commissioner Boechler, Commissioner Campbell-Walters, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Small, Commissioner Wagner, and Commissioner Weber

MOTION CARRIED"

HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate lands in the community of Springbank Hill to allow for single detached dwellings and a new road.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *Springbank Hill Area Structure Plan* (ASP).
- What does this mean to Calgarians? This proposal would allow for the development and servicing of additional residential lots surrounded by existing residential development in the community of Springbank Hill.
- Why does this matter? The proposed outline plan would allow for a continuation of the existing community design, leveraging and integrating with the established servicing infrastructure and the surrounding road network.
- A development permit (DP2026-03595) for stripping and grading has been submitted and is currently under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This outline plan and land use amendment application in the southwest community of Springbank Hill was submitted by Planning Plus on behalf of the landowner, 1902647 Alberta Ltd. (William Blake Homes Ltd), on 2026 February 27. The site is approximately 2.38 hectares (5.87 acres) in size and includes two vacant parcels and one parcel containing a single detached dwelling. A municipal reserve parcel to the north is designated as Special Purpose – School, Park and Community Reserve (S-SPR) District.

As referenced in the Applicant's Submission (Attachment 6), the proposal seeks to obtain outline plan and land use approval to accommodate low density residential uses under the R-1s District (Attachment 4) in the form of single detached dwellings. The proposal is consistent with the *Springbank Hill ASP* and future development on the site will be linked to adjacent residential areas, an open space, services and other amenities through vehicular and pedestrian connections.

The proposed outline plan (Attachment 3) anticipates a density of 9.7 units per hectare and a development intensity of 33 people and jobs per hectare as shown in the Proposed Outline Plan

Outline Plan and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2026-0026

Data Sheet (Attachment 5). The MDP supports growth and change in low density areas that are similar in scale and built form. This area of the *Springbank Hill ASP* is identified as standard suburban which includes single detached and semi-detached residential development ranging from seven to 17 units per gross developable hectare.

A detailed planning evaluation of the application, including 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 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 Springbank Hill Community Association (CA), contacted adjacent landowners and the Ward 6 Councillor's Office to share the application concept and held an in-person open house on 2026 February 24. The open house was attended by 28 residents. 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.

Administration received one letter of objection from the public concerning the number of parcels that would have access to the municipal reserve, density and traffic.

The Springbank Hill CA replied to Administration's standard circulation form and indicated support for the application (Attachment 8).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. A Natural Area Protection Plan will be required at subsequent development stages to assess the direct and indirect impacts to the existing naturalized municipal reserve to the north, and the applicant has indicated intention to maintain the existing mature tree stand that borders the municipal reserve lands to the north. The R-1s District enables new residential development that is compatible with the existing surrounding development and utilizes the existing road and infrastructure network.

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.

Outline Plan and Land Use Amendment in Springbank Hill (Ward 6) at multiple addresses, LOC2026-0026

IMPLICATIONS

Social
The proposal would provide new residential development in an existing neighbourhood and on underdeveloped parcels. In addition, it would provide for pedestrian and road connections to improve liveability and accessibility in the community.

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

Economic
The proposed application would allow for more efficient use of land and existing infrastructure by housing residents within the existing community.

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. **Approved** Proposed Outline Plan Conditions of Approval
3. **Approved** Proposed Outline Plan
4. Proposed Land Use District Map
5. **Approved** Proposed Outline Plan Data Sheet
6. Applicant Submission
7. Applicant Outreach Summary
8. Springbank Hill Community Association Response
9. **Proposed Bylaw 104D2026**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the developing southwest community of Springbank Hill. The irregularly shaped parcel is approximately 2.38 hectares (5.87 acres) in size and is located east of 77 Street SW on Elveden Drive SW. The subject site is composed of three remnant rural acreages, two are vacant and one contains a single detached dwelling. The site slopes along Elveden Drive SW from a high point on the east to a lower point on the west approaching 77 Street SW. The site is generally flat as it extends northward from the building locations. The site also features several stands of mature trees.

The surrounding area is predominantly low density residential development in the form of single detached and semi-detached dwellings designated as Residential – One Dwelling (R-1/R-1s) District, Residential – One / Two Dwelling (R-2) District and Direct Control (DC) District that support low density dwelling forms with a maximum building height of 10.0 metres (Bylaw 12Z96 and 80Z99). An open space directly north of the site is designated as Special Purpose – School, Park and Community Reserve (S-SPR) District and includes the Springbank Hill Community Park. Griffith Woods School (K-9, Calgary Board of Education) is located approximately 700 metres (a 12-minute walk) north of the site and is also designated as the S-SPR District.

Community Peak Population Table

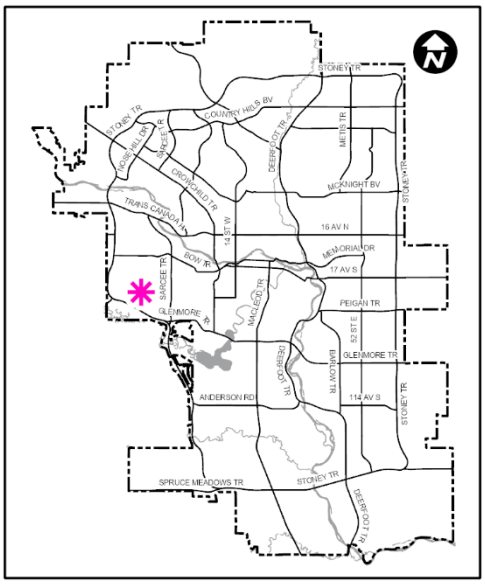
As identified below, the community of Springbank Hill reached its peak population in 2018.

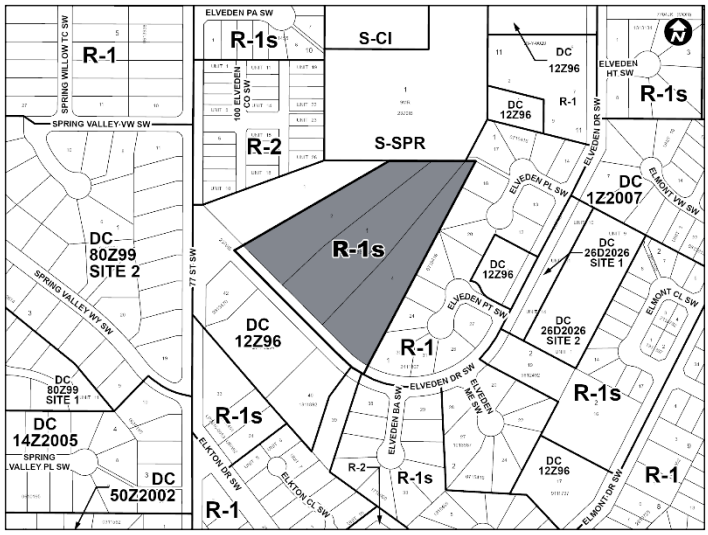
Springbank Hill	
Peak Population Year	2018
Peak Population	10,052
2019 Current Population	9,943
Difference in Population (Number)	- 109
Difference in Population (Percent)	- 1.08 %

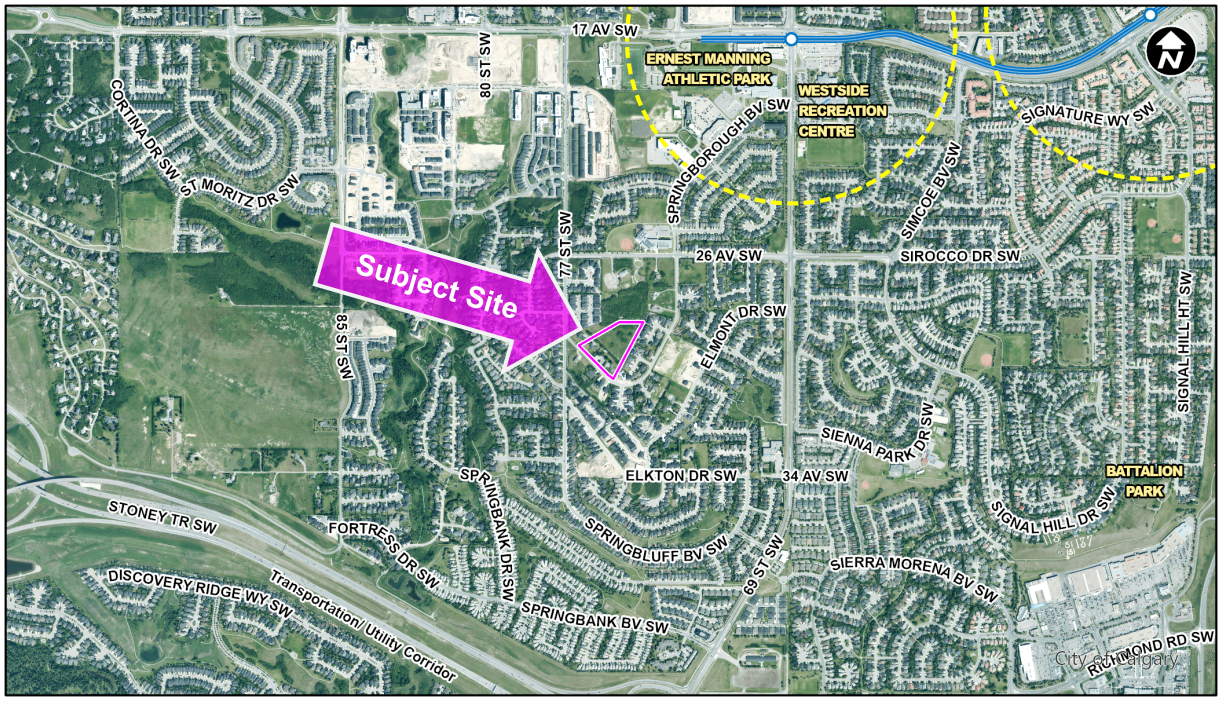
Source: *The City of Calgary 2019 Civic Census*

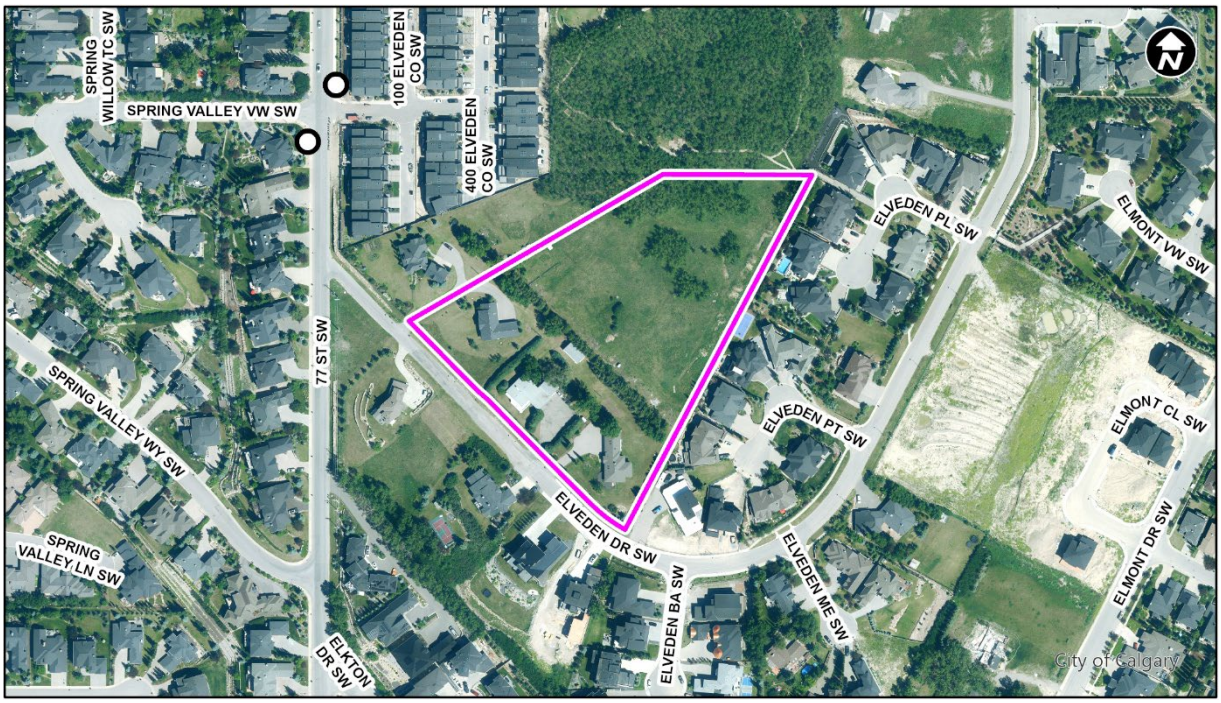
Additional demographic and socio-economic information may be obtained online through the Springbank Hill Community Profile.

Location Maps









Previous Council Direction

None.

Planning Evaluation

Land Use
The existing DC District (Bylaw 12Z96) is based on the Special Districts contained in Section 48 of Land Use Bylaw 2P80 and is intended to accommodate rural residential development. The maximum building height is 10.0 metres and allows for single detached dwellings.

The proposed application seeks to redesignate the subject site to the Residential – One Dwelling (R-1s) District. The R-1s District is intended to support residential development in the form of single detached dwellings and allows for a maximum building height of 12.0 metres. In the R-1s District, secondary suites are listed as permitted use.

On 2026 April 8, City Council approved a repeal of citywide rezoning to restore the land use bylaw districts in Bylaw 1P2007 and the land use designation of affected parcels to their original state prior to citywide rezoning (Rezoning for Housing) approved in May 2024. The approved Bylaw 9P2026 (C2026-0153) for citywide rezoning repeal came into effect on 2026 August 4.

The applicant initially proposed a redesignation to the Residential – Low Density Mixed Housing (R-G) District. However, in response to Bylaw 9P2026 reintroducing low density residential districts, the applicant determined that the R-1s District is more appropriate, as surrounding R-G properties **have transitioned from R-G District back to the R-1, R-1s and R-2 Districts.**

Subdivision Design
The proposed outline plan consists of approximately 2.38 hectares (5.87 acres) of land. The development vision is to accommodate 23 single detached residential lots (R-1s District). The plan includes a three-metre walkway to the existing open space north of the site. Nine of the proposed lots will have direct vehicular access from the existing road, Elveden Drive SW, and the remainder from the proposed cul-de-sac. The applicant has indicated that the stand of mature aspen trees along the north boundary of the site is to remain. A Natural Area Protection Plan will be required at subsequent development stages to assess the direct and indirect impacts to the existing naturalized municipal reserve to the north.

Road Network
The proposed internal road will connect to the existing transportation network via Elveden Drive SW. A cul-de-sac configuration provides access to the proposed residential lots while providing support for pedestrian connectivity within the community. The proposed residential road, Elveden View SW, will include sidewalks on both sides of the street and a three-metre walkway that will link the development to an existing walking trail within the natural area to the north.

Environmental Reserve
There are no applicable environmental reserves on the subject site.

Municipal Reserve and Open Space
Municipal Reserve (MR) was previously provided and is not required as part of this application.

Density and Intensity
The site is located within the Standard Suburban land use concept of the ASP, where densities are intended to range from seven to 17 units per gross developable hectare. The proposal anticipates a density of 9.7 units per hectare for a total of 23 dwelling units and an intensity of 33 people and jobs per hectare. The proposed anticipated density is in alignment with the Standard Suburban land use concept of the ASP.

Administration also determined that the proposal is compatible with the surrounding neighbourhood, which is characterized by predominantly low density, single detached development.

Transportation
Pedestrian access would be provided through a proposed three-metre pathway connection from the open space north of the site, in addition to sidewalks throughout the outline plan area.

Vehicle access would be provided from Elveden Drive SW via a proposed cul-de-sac designed as a 16.0-metre residential street (no rear lane) cross-section, including sidewalks and rolled curbs on both sides. On-street parking would be permitted along the proposed road, with parking details to be further evaluated through subsequent development permit applications.

The subject site is located 140 metres (a two-minute walk) from the south bound bus stop for Calgary Transit Route 164 (Aspen Summit) and 170 metres (a three-minute walk) from the north bound bus stop for Route 164 (Aspen Summit). This bus route connects to the 69 Street Light Rail Transit (LRT) Station that provides direct access to the city centre and the Richmond Bus Terminal.

Environmental Site Considerations
No environmental concerns were identified.

Utilities and Servicing
Water, storm and sanitary mains are available to service this subject site. A development agreement would be executed and registered as part of a future subdivision to connect the water, sanitary and storm services to the subject site.

Legislation and Policy

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

Municipal Development Plan (Statutory – 2009)
The subject site is within the area described as Developing Residential – Planned Greenfield with Area Structure Plan as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). Policy 3.6.1(a) of the MDP recognizes the ASP in place prior to the adoption of the MDP as the guiding document for development in the community. The MDP supports growth and change in low-density residential neighbourhoods that are similar in scale and built form (Section 2.2.5(a)). This 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 would be explored and encouraged at subsequent development application stages.

Springbank Hill Area Structure Plan (Statutory – 2017)
The *Springbank Hill Area Structure Plan* (ASP) identifies the site as being part of the Standard Suburban area as per Map 2: Land Use Concept. The applicable policies indicate that densities range between seven to 17 units per hectare and should accommodate single detached and semi-detached housing forms.

This application fulfills the policy objectives for this area by providing low density residential development that supports the completion of the developing community. The application reflects a subdivision pattern, land for road dedication and servicing installation that allows the site to integrate with the surrounding area. This application aligns with the applicable ASP policies.

Approved Outline Plan Conditions of Approval

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

The following Conditions of Approval shall apply:

Planning:

1. Existing buildings that are to be removed must be removed **prior to endorsement** of the legal plan of subdivision for the area where the building is located.

2. 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.

3. Relocation of any utilities shall be at the developer's expense and to the appropriate standards.

4. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent Municipal Reserve to protect public lands prior to the commencement of any stripping and grading related to the site and during all phases of construction. Contact the Parks' Development Inspector to approve the location of the fencing prior to its installation.

5. Rehabilitate all portions of the Municipal Reserve along the boundaries of the plan area that are damaged as a result of this development, all to the satisfaction of the Director, Calgary Parks and Open Space.

6. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.

7. **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 extents resulting from the proposed development in its entirety.

8. **Prior to approval** of the first tentative plan 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), with all grading confined to the private property, unless otherwise approved by Parks.

9. Calgary Parks and Open Spaces does not support point source drainage directed towards Municipal Reserve (MR) extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of MR areas.

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10. All shallow utility alignments, including street light cables, shall be set back 1.5 metres from the street tree alignment on all road cross sections in accordance with Section 4.1.3 of Calgary Calgary Parks and Open Spaces *Development Guidelines and Standard Specifications: Landscape Construction (current edition)*. All street trees must have a minimum of 1.0 metre distance provided from hard surfaces and vertical elements.

11. **Prior to the approval** of the tentative plan of subdivision, the developer shall prepare and submit a Natural Area Protection Plan (NAPP) to Natural Areas Management, Parks and Open Spaces. Please contact Parks Ecologist Patricia Striker (Patricia.Striker@calgary.ca) to scope and prepare the NAPP.

12. Throughout the development process, the applicant shall adhere to all recommendations and mitigation measures outlined in the approved LOC2026-0026 Preliminary Natural Site Assessment.

13. At the development permit stage, a permanent 1.2 metre fence will be constructed along the boundary with the open space to the north.

14. Protect as many existing tree stands as possible in the north end/rear yard of private lots adjacent to the Municipal Reserve to be in alignment with the Springbank Hill Area Structure Plan (ASP) Policies 4.4 Open Space 12., 14.d., 14.h., and 7.6 Slope Adaptive Design 1., 2. and 3.

Utility Engineering

15. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s): Slope Stability Report, prepared by Lone Pine Geotechnical Ltd. (File No. 1678-L2), dated June 13, 2026. Deep Fills Report, prepared by Lone Pine Geotechnical Ltd. (File No. 1678-L1), dated June 11, 2026

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. **Prior to approval** of any tentative plan of subdivision, provide confirmation and authorization from the existing driveway owner that the access easement will discharged or revised to resolve any conflict with proposed swale, or provide alternative.

19. Prior to endorsement of any tentative plan of subdivision or release of any development permit, execute a Development Agreement. Contact the Infrastructure Strategist, Development Commitments for further information at 403-333-6895 or email jamie.greenshields@calgary.ca

20. Off-site levies, charges and fees are applicable.

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21. 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 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 boundary 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.

22. The slope stability report makes assumptions on what will be constructed on the fill slope. Once this is known at a future stage of development, the slope stability should be reassessed to confirm that the assumptions are still valid.

Mobility Engineering

23. **In conjunction with the initial tentative plan of subdivision**, the developer shall construct all necessary off-site network connections to support the subdivision, to the satisfaction of the Manager, Development Engineering and provide all standard boundary requirements which will be reflected in the Development Agreement necessary to service the proposed development.

24. **In conjunction with the initial tentative plan of subdivision**, the Developer shall register a road plan to the satisfaction of the Manager, Development Engineering for Elveden View SW.

25. **In conjunction with the applicable tentative plan of subdivision**, Construction 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.

26. **In conjunction with the applicable tentative plan of subdivision**, Elveden View SW shall be located, designed, and constructed at the Developer's sole expense to the satisfaction of the Manager, Development Engineering.

27. **In conjunction with the applicable tentative plan of subdivision,** the developer shall construct the boundary half of the ultimate cross-section of Elveden Drive SW.

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28. **In conjunction with the applicable tentative plan of subdivision or development permit**, all access to parcels within the subject lands shall be located and designed to the satisfaction of the Manager, Development Engineering.

29. In order to minimize impact to pedestrians and the public realm, curb cuts shall not be permitted on residential streets with rolled curb and monolithic sidewalk. A restrictive covenant shall be registered on all applicable titles **concurrent with the registration of the legal plan of subdivision**

30. **In conjunction with the spplicable tentative plan of subdivision and associated Construction Drawing submission**, driveways shall not conflict with crosswalks/wheelchair ramp locations.

31. **In conjunction with the applicable tentative plan of subdivision or development permit**, the developer shall dedicate the public walkways for pedestrian access as indicated on the outline plan, to the satisfaction of the Manager, Development Engineering.

32. **In conjunction with each tentative plan of subdivision**, 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.

33. **With the submission of each tentative plan of subdivision**, if the developer intends to use any road subject to load restrictions (as indicated on the City of Calgary Load Bans Map), they must obtain a valid load ban permit before using that road. For more details, please refer to the link below: https://www.calgary.ca/roads/permits/overweight-load-bans.html

34. **Prior to approval of any development**, the developer shall provide a statement on the condition of those roads and their ability to handle the construction and development traffic that will be generated by the development. Confirm maintenance requirements with the Mobility Maintenance section. Where development will cause excess wear and tear on adjacent rural or existing roads directly attributable from the subject site for construction traffic, the developer will be responsible for the additional maintenance and/or upgrade of the roads, or pay to the City the costs caused by excess wear and tear.

35. **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.

36. **In conjunction with the applicable tentative plan of subdivision**, no retaining walls, stairs or similar structures will be permitted in road right of way.

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37. **Prior to approval of construction drawings** and permission to construct surface improvements, the Developer shall provide signed copies of back sloping agreements for any back sloping that is to take place on adjacent lands.

38. Future revisions, addendums, or submissions within the development area are subject to further Transportation review and analysis, at the discretion and satisfaction of the Manager, Development Engineering.

39. **At each tentative plan of subdivision stage**, the cross-sections approved as part of the outline plan shall apply. However, if new standards or priorities are introduced by the City prior to or during subsequent tentative plan submissions, the approved cross-sections may be required to be modified to meet the standards of the day.

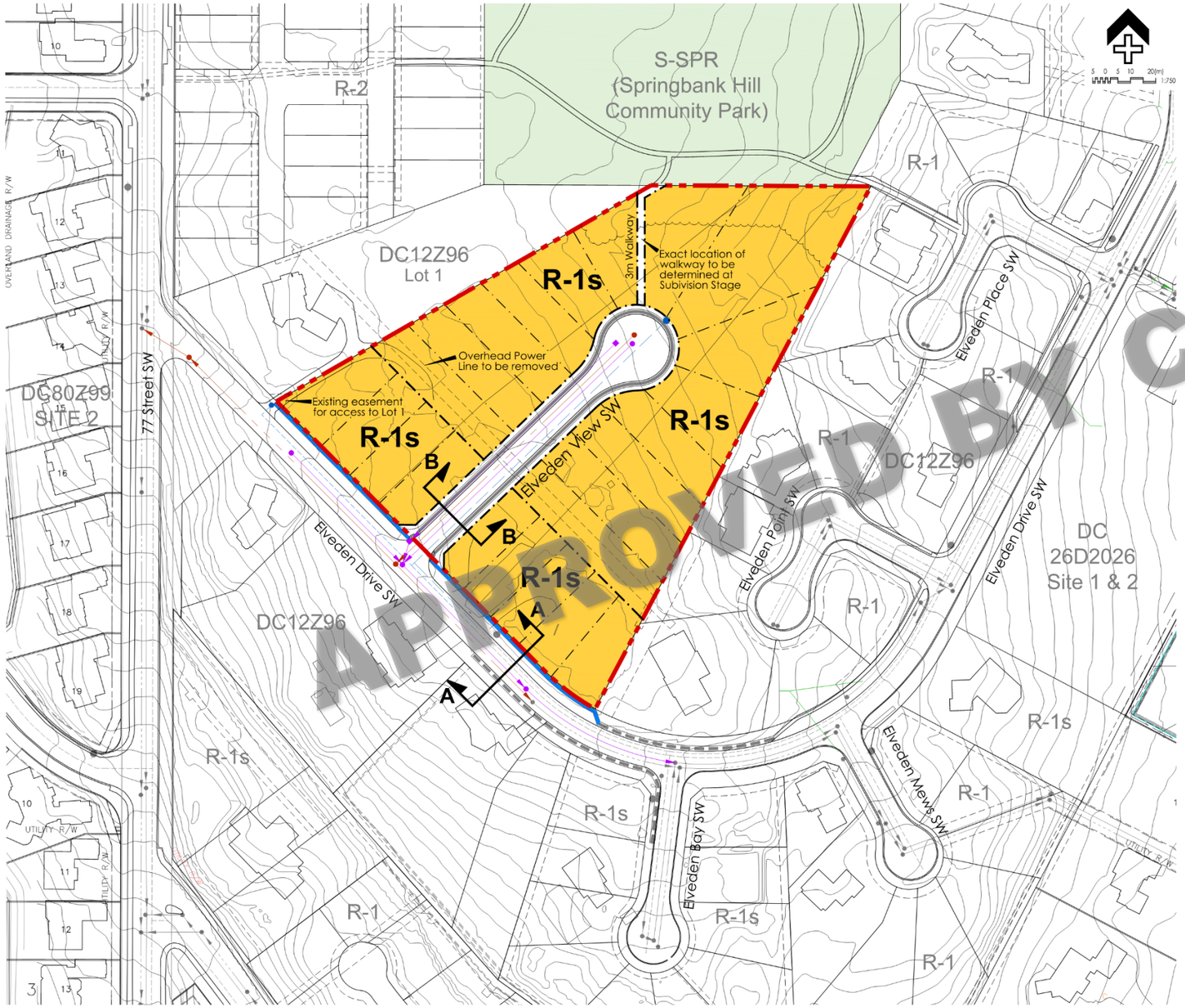
40. All roads and intersections shall be designed to Calgary Complete Street Guideline standards, constructed at the expense of the developer, and to the satisfaction of the Manager, Development Engineering.

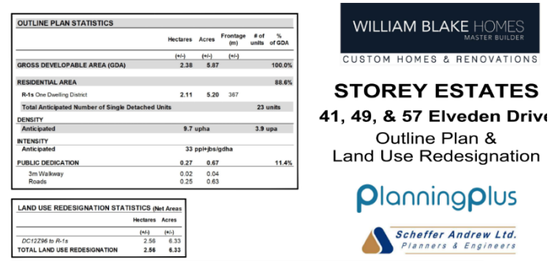
41. **In conjunction with the applicable tentative plan of subdivision or development permit**, the existing mutual access to Elveden Drive SW shall be either fully maintained or an alternative access be provided to full satisfaction of the Manager, Development Engineering.

APPROVED BY CPC

Approved Outline Plan

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

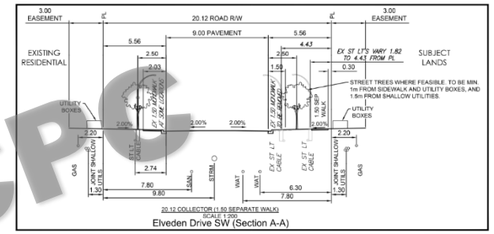


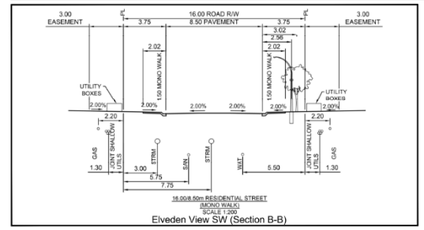


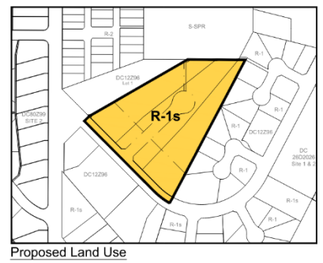
WILLIAM BLAKE HOMES
MASTER BUILDER
CUSTOM HOMES & RENOVATIONS

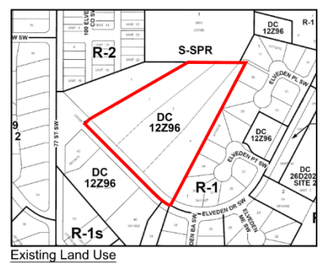
STOREY ESTATES
41, 49, & 57 Elveden Drive
Outline Plan &
Land Use Redesignation

PlanningPlus
Scheffer Andrew Ltd. Planners & Engineers









Jul 20 2026
RECEIVED
CITY OF CALGARY
CORPORATE PLANNING APPLICATIONS GROUP

Legend
- Outline Plan Boundary
- Contour Interval 1.0m
- Existing 1.5m Mono Walk
- Proposed 1.5m Mono Walk
- Proposed1.5m Separate Walk
- Area of Trees Potential to Remain

Deep Services - Existing
- Storm Sewer/Manhole
- Sanitary Sewer/Manhole
- Water Main/Hydrant

Deep Services - Proposed
- Storm Sewer/Manhole
- Sanitary Sewer/Manhole
- Water Main/Hydrant

Legal Description:
Lots 2, 3, 4, Block 1, Plan 9312540

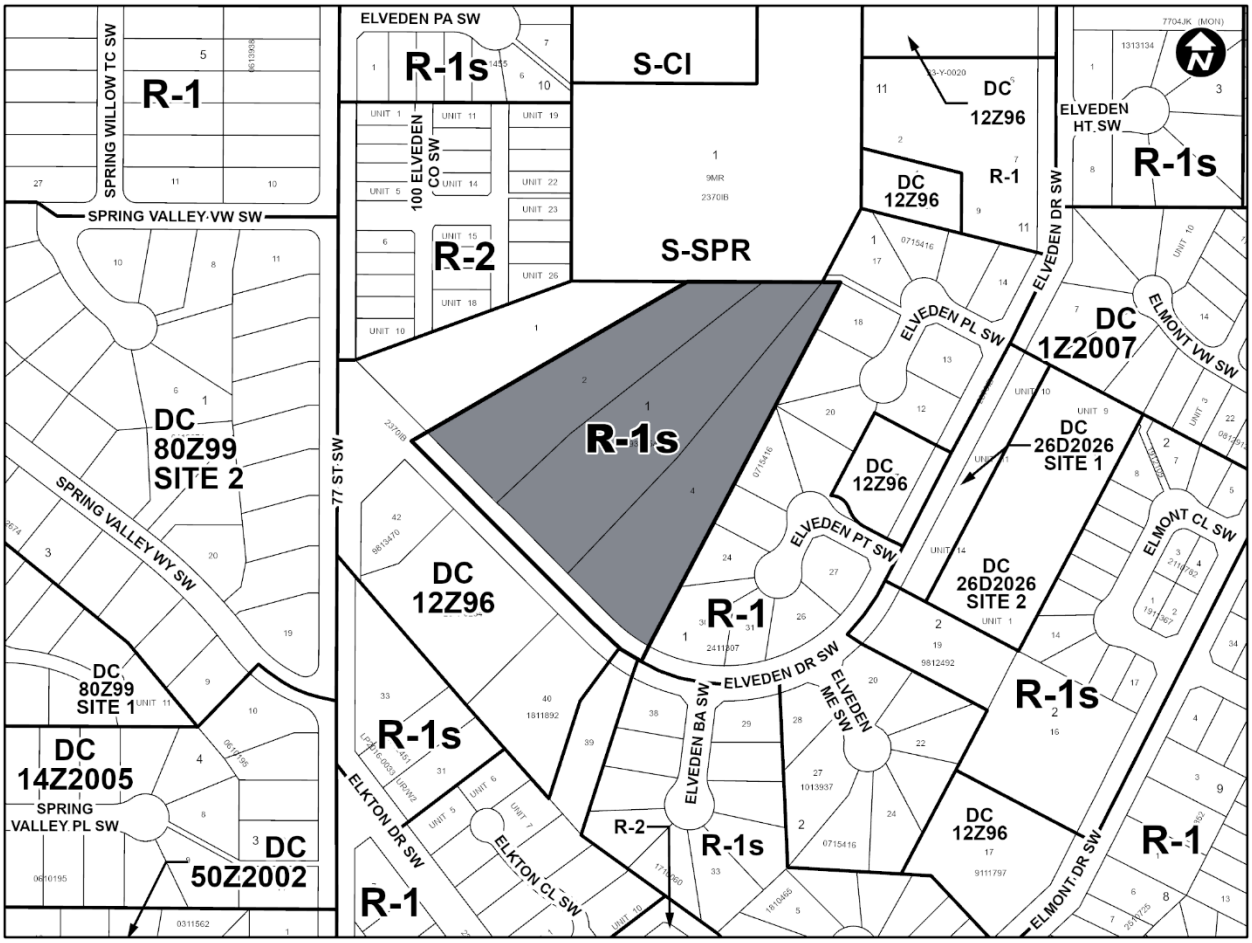
Project Information

LOC

Revision

NO	DATE	DESCRIPTION
1	25-11-2025	Pre-Application
2	12-02-2026	OP Submission
3	01-05-2026	DR1 Resubmission
4	19-06-2026	DR2 Resubmission
5	20-07-2026	Contextual Land Use Update

Proposed Land Use Amendment Map



Approved Outline Plan Data Sheet

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

	HECTARES	ACRES
GROSS AREA OF PLAN	2.38	5.87
LESS: LAND PURCHASE AREA	0.27	0.67
NET DEVELOPABLE AREA	2.11	5.20

LAND USE (Residential)	HECTARES	ACRES	ANTICIPATED # OF LOTS	ANTICIPATED # OF UNITS (Multi Residential)
R – 1s	2.56	6.33	23	
Total Residential	2.56	6.33	23	

	HECTARES	ACRES	% OF NET AREA
ROADS (Credit)	0.27	0.67	11.4%

	UNITS	UPH	UPA
ANTICIPATED # OF RESIDENTIAL UNITS	23		
ANTICIPATED DENSITY		9.7	3.9
ANTICIPATED INTENSITY		33	13

Note:
Intensity calculations assume the following based on the Guide to the MDP:

- *Low Density Residential (R-1s) = 3.3 people per unit*
- *Home based jobs = 3.8 jobs per 100 people*

APPROVED BY CPC

Applicant Submission

2026 June 18

Company Name (if applicable):
William Blake Homes

LOC Number (office use only):

Applicant's Name:
PlanningPlus

Date:
June, 2026

The proposed Storey Estates Land Use and Outline Plan application for William Blake Homes (WBH), one of Calgary's premium custom home builders, is for a total area of 2.38 hectares (5.88 acres) located at 41, 49, 57 Elveden Drive SW in the Community of Springbank Hill.

The Land Use Redesignation is for R-1s (Residential – One Dwelling) district for residential development. WBH is proposing to build 22-24 large single detached homes that will be complementary to the surrounding existing homes to the east and south. Homes fronting Elveden Drive will benefit from southwest mountain views, while homes along the eastern edge will maximize city view, positioning Storey Estates as a high-amenity, view-oriented enclave.

The proposed cul de sac layout with larger lots allows the parcel to be serviced in a financially feasible manner on lands that have proven to be challenging to service. The larger and deeper lots will allow William Blake Homes to make all practicable efforts to retain trees located in the northern portion of the lands. A proposed pedestrian walkway in the northwest corner will connect to the existing pathway system within Springbank Hill Community Park. This connection will enhance active mobility for both new and existing residents south of Elveden Drive, providing convenient walking and cycling access to nearby schools, Ambrose University, the recreation centre, and the LRT station via the community park network.

The proposed density falls within the 7–17 units per hectare range contemplated for Standard Suburban development under the Springbank Hill Area Structure Plan. The proposal was well received by the Springbank Hill Community Association and adjacent residents. William Blake Homes remains committed to maintaining open and transparent communication with area residents and the Community Association throughout the approval process.

Overall, the revised proposal will allow for:

- A cost-effective and financially feasible development option that minimizes the length of the road and creates an efficient servicing option for the lands;
- An environmentally sensitive design option which endeavors to save existing trees on private property; and
- Creation of larger lots to offer a wider housing choice in Calgary that is aligned with the adjacent development.

Applicant Outreach Summary

2026 June 18

Calgary

Community Outreach on Planning & Development
Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Storey Estates, Springbank Hill

Did you conduct community outreach on your application? [X] 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)

Community Outreach – William Blake Homes (WBH) and PlanningPlus representatives met with Springbank Hill Community Association (SBH CA) representative and shared the proposal on February 9, 2026. The CA received the final package from the City and had follow up questions regarding visitor parking. The CA was satisfied with the response and sent in a letter of support on May 6, 2026.

Adjacent Neighbours Outreach - WBH representatives have reached out to adjacent owners informally to inform them of the project.

Adjacent Landowner Outreach - WBH representatives met with the owner of Lot 1 or 65 Elveden Drive to share the plans and ensure mutually acceptable access to Lot 1.

Open House – An Open House was held by WBH on February 24,2026 at Ambrose University. The open House was attended by 28 Residents.

Councillor Liaison - WBH and PlanningPlus representatives met with Cllr Pantazopoulos and his team on January 19, 2026.

Stakeholders

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

WBH team reached out to the following stakeholders:

- Springbank Hill (SBH) Community Association
- Adjacent Neighbours
- Adjacent Landowner
- Ward 6 Councilor John Pantazopoulos
- Springbank Hill Residents

calgary.ca/planningoutreach

Community Outreach for Planning & Development
Applicant-led Outreach Summary

What did you hear?
Provide a summary of main issues and ideas that were raised by participants in your outreach.

Springbank Hill CA representatives were very supportive of the proposed development and its compatibility with existing residential. Traffic along Elveden was brought up as an issue and representatives felt that the low density of proposed development will have less impact on the existing traffic. CA had follow up questions regarding visitor parking along Elveden Drive and was satisfied with the response.

The Open House on February 24, 2026, was attended by 28 residents. The residents generally expressed support for the proposed development.

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.

There were no issues raised at the meeting with the CA on February 9, 2026.

The residents who attended the open house on February 24, 2026, expressed their support for the project.

In March 2026, Springbank Hill CA, sought clarification whether houses along Elveden Drive will have large enough aprons to contain visitor parking. CA was satisfied with WBH team response.

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)

There were no concerns raised by the CA or the residents who attended the open house. In March 2026, Springbank Hill CA, sought clarification whether houses along Elveden Drive will have large enough aprons to contain visitor parking. CA was satisfied with WBH team response. Springbank Hill CA submitted a letter of support on May 6, 2026.

WBH will keep the communication open with interested stakeholders through the application process.

Community Association Response

2026 July 4

Springbank Hill Community Association
Belong!

7541- 26 Ave SW
Calgary, AB, T3H 3X2
Email: info@springbankhill.org

July 4, 2026

TO: The City of Calgary, Community Planning, Planning and Development

Attn: Carolina Yepes-Castano

RE: LOC2026-0026 Storey Estates 41, 49 and 57 Elveden Drive by William Blake Homes

Carolina, thank you for this opportunity to review LOC2026-0026.

This R-1s development is on 5.88 acres joining three older houses on the highest point of Elveden Drive. 22-24 large single detached homes are proposed on a cul-de-sac immediately south of the Springbank Hill park. William Blake Homes appears to have done a nice job with this Storey Estates development.

The Community Association having regard to the Land Use Redesignation Application is only concerned about visitor parking particularly along Elveden Drive.

We asked the Applicant whether the residences that face Elveden Drive will have garage aprons large enough to contain visitor parking on their properties. We were advised that William Blake Home builds larger homes. Most homes in this project are expected to have 2-3 car garages with associated driving aprons, which are typically used for visitor parking. They have conducted draft test fits, showing the cars in the garages and driveways and not on Elveden Drive SW.

Storey Estates has good features: - walkway into the park providing access and a tie between the park and the community, claim to preserve trees, addressing parking issues, similar character to adjacent homes, and mountain or city views for many of the houses.

Springbank Hill Community Association

Belong!

The Community Association is supportive of this Application as a nice neighbourhood addition by a respected developer.

Sincere regards,

Springbank Hill Community Association

Per: Stephen Carter-Edwards, Director Planning and Development

CC: Office of Councillor John Pantazopoulos

CL Ward 6

EA Ward 6

CA Ward 6

CS Ward 6

Executive, SBHCA

Visit us at www.springbankhill.org

PROPOSED

CPC2026-0522
ATTACHMENT 9

BYLAW NUMBER 104D2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2026-0026/CPC2026-0522)

* *

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

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

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

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

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

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

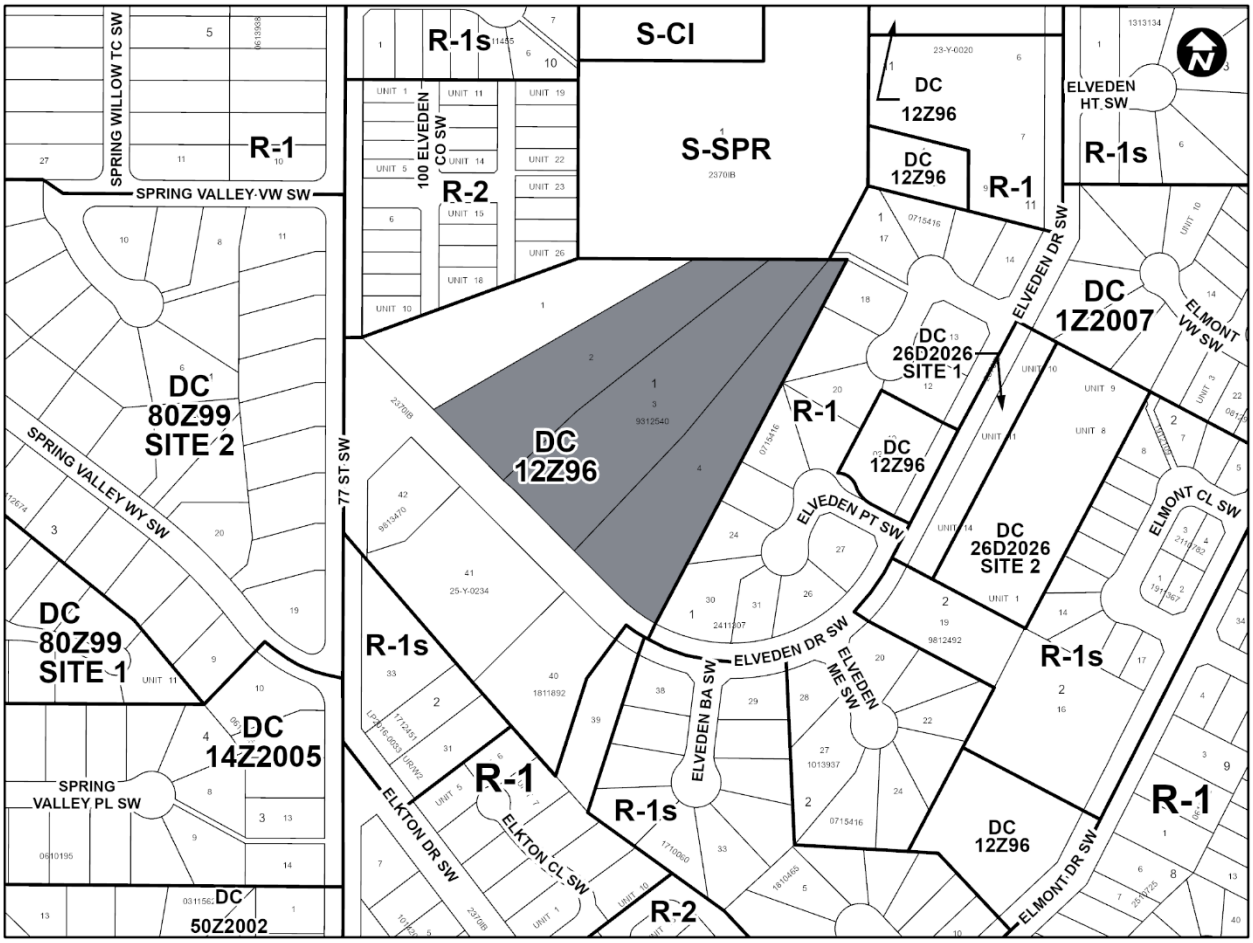
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

PROPOSED

AMENDMENT LOC2026-0026/CPC2026-0522
BYLAW NUMBER 104D2026

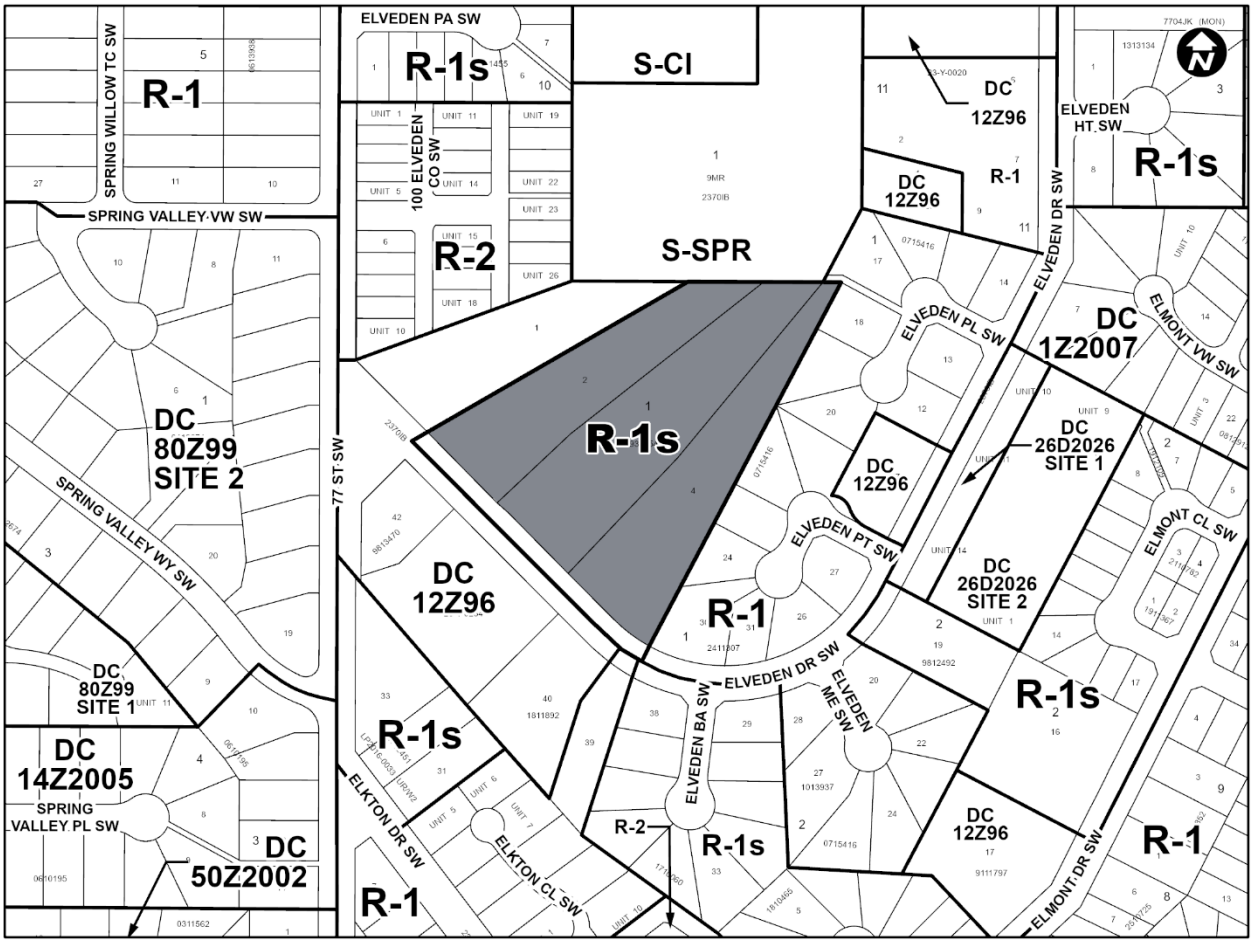
SCHEDULE A



PROPOSED

AMENDMENT LOC2026-0026/CPC2026-0522
BYLAW NUMBER 104D2026

SCHEDULE B



Planning & Development Services Report to Infrastructure and Planning Committee
2026 July 15

ISC: UNRESTRICTED
IP2026-0606

Land Use Bylaw Amendments to Support the Changing Needs of Schools

PURPOSE

This report proposes amendments to the Land Use Bylaw 1P2007 (the Bylaw) to provide schools with greater flexibility to respond to changing student populations. The amendments remove unnecessary rules for portable classrooms and support interim uses in vacant school buildings.

PREVIOUS COUNCIL DIRECTION

None.

RECOMMENDATION(S):

That the Infrastructure and Planning Committee:

1. Forward this Report to the 2026 September 15 Public Hearing of Council; and
2. Recommend that Council give three readings to the proposed amendments to Land Use Bylaw 1P2007 (Attachment 1).

RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE, 2026 JULY 15:

That Council give three readings to **Proposed Bylaw 34P2026,** proposed amendments to Land Use Bylaw 1P2007 (Attachment 1).

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report.

HIGHLIGHTS

- Calgary continues to experience record enrolment in schools, and school boards must respond to quickly changing needs.
- To quickly relieve pressures from fast-growing student numbers, school boards use modular classrooms (“portables”).
- The proposed Bylaw amendments remove red tape for portables, reducing permit timelines, costs and complexity for school boards.
- Additional Bylaw amendments allow vacant school buildings to be used on an interim basis for public benefit.

DISCUSSION

Portable Classrooms

Calgary has experienced significant population growth in recent years, and school boards are dealing with the challenges of record enrolment growth. Portables are a quick solution to help relieve accommodation pressures while new schools are being constructed. Every year school boards submit a prioritized list of portable classroom requests to the Province. If approved and

funded, school boards must quickly complete site designs and obtain development and building permits in time for the upcoming school year.

Portables are a permitted use in the Bylaw. They are subject to rules requiring additional landscaping, bicycle parking, loading stalls, and pick-up and drop-off stalls. School boards are challenged to comply with these rules because sites have limited space, and no additional funding is provided to help school boards meet these requirements.

Administration consistently relaxes these rules. Approved Bylaw relaxations must be advertised for a 21-day period before the application can be released and the applicant can obtain a building permit. This time introduces risks and delays that jeopardize the schools' readiness for the upcoming school year.

Administration recommends amending the Bylaw to exempt up to six cumulative portables on a site from the landscaping, bicycle stalls, loading stalls, and pick-up and drop-off stall rules in the Bylaw. The proposal to exempt portables from these four requirements formalizes an existing practice and shortens the time to the development permit release. The proposed rule also limits the maximum square footage of the portables based on the standard portable sizes being built today.

Application statistics can be found in Attachment 2.

Interim Uses in Schools

The Joint Use Coordinating Committee (JUCC) is responsible for allocating, planning and managing land and facilities for schools, parks, recreation and community use. In 2019, The City of Calgary Charter Regulation changed to allow The City and the school boards, through a Joint Use and Planning Agreement (JUPA), to provide for additional uses on certain reserve lands, where the parties agree the uses "provide a public benefit compatible with school board purposes." The JUPA was executed in 2023 and allows the JUCC to approve such public benefit compatible uses subject to the requirements of the agreement. Examples of such uses include libraries, recreation centres, daycares, and private or commercial schools.

Administration was planning to reflect this change in the new Zoning Bylaw. However, in 2025 August, the JUCC approved their first commercial school to operate on an interim basis in the vacant Sir James Lougheed School, and an amendment to Land Use Bylaw 1P2007 is now needed.

Administration is recommending that interim uses in school buildings approved by the JUCC be exempt from a development permit. The exemption only applies for interim uses approved by the JUCC that serve a public benefit compatible with school board purposes and operate on an interim basis, typically two years. Any changes to the building or site, such as additions or landscaping, would require a development permit.

Manager of Transportation Reference

This report proposes removing the reference to the "General Manager of Transportation" in section 126 of the Bylaw, which relates to the location of pick-up and drop-off stalls. This is an outdated position title, and it is Administration's preferred practice to only reference the Development Authority as the approver. This is only a textual change in terms of titles and there are no rule changes with this amendment. Applications will continue to be circulated to mobility engineering for review and consultation as part of the development permit review process.

Land Use Bylaw Amendments to Support the Changing Needs of Schools

A summary of the proposed amendments is provided in Attachment 3.

A redline version of the proposed amendments is provided in Attachment 4.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- ☐ Public engagement was undertaken
- ☒ Public/interested parties were informed
- ☒ Dialogue with interested parties was undertaken
- ☐ Public communication or engagement was not required

The JUCC and Joint Use Planning Committee Site Planning Team (a JUCC sub-committee) were consulted and provided feedback that they support the proposed amendments. They shared that while new schools are typically planned to accommodate portables, older school sites are not, which makes it challenging to meet Bylaw requirements for landscaping, loading stalls, bicycle parking and pick-up and drop-off stalls. Community Associations were informed of the proposed amendments by an electronic newsletter from the Federation of Calgary Communities sent on 2026 June 06. Calgarians were informed through an update to the Land Use Bylaw page on https://www.calgary.ca on 2026 May 29.

IMPLICATIONS

Social

The proposed changes make it easier for school boards to build portable classrooms and respond to changes in student numbers. This will reduce the need for students to travel to overflow schools further from their homes, supporting continuity of education in their own community. Interim uses in vacant school buildings that provide a public benefit provide communities with greater access to community services and reduce the risks associated with vacant buildings.

Environmental

Portable classrooms can be relocated and repurposed with a lower impact on the environment than the construction of new permanent school buildings. These changes will reduce the need for students to travel to overflow schools further from their homes and increase the likelihood of students walking and cycling to school. Utilizing existing buildings and infrastructure is a more efficient use of land.

Economic

The proposed changes result in improved public asset utilization, contributing to increased neighborhood vitality. Additional uses such as libraries, recreation centres and public or commercial schools can attract more people to the area, increase foot traffic, and support local businesses.

Service and Financial Implications

Planning & Development Services Report to Infrastructure and Planning Committee 2026 July 15

ISC: UNRESTRICTED IP2026-0606

Land Use Bylaw Amendments to Support the Changing Needs of Schools

No anticipated financial impact

RISK

Not exempting portables from certain Bylaw rules risks making school boards continue to meet unnecessary levels of review relative to the scope of development.

Not approving interim uses in underutilized school buildings creates a misalignment among the Bylaw, The City Charter and the Joint Use Planning Agreement (JUPA).

Deleting an obsolete term represents Administration's ongoing effort to improve clarity and usability of the Land Use Bylaw. If the amendments are not approved there is a risk in maintaining a bylaw that contains errors.

ATTACHMENT(S)

1. **Proposed Bylaw 34P2026**
2. Development Permit Statistics
3. Summary of Land Use Bylaw Amendments
4. Proposed Amendments to Land Use Bylaw 1P2007 Redlined Copy
5. Presentation
6. Letter of Support from FrancoSud School Division

General Manager/Director	Department	Approve/Consult/Inform
Debra Hamilton	Planning and Development Services	Approve
Kathy Davies Murphy	City and Regional Planning	Approve
Teresa Goldstein	Community Planning	Consult

Author: Arysha Lalach, City & Regional Planning

City Clerks: A. Lennox / K. Picketts

PROPOSED

IP2026-0606
ATTACHMENT 1

BYLAW NUMBER 34P2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (IP2026-0606)

* *

WHEREAS it is desirable to amend the Land Use Bylaw 1P2007, as amended;

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

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

1. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:

(a) Renumber subsection 13(121.3) to 13(121.4).

(b) After subsection 13(121.2), add new subsection (121.3) as follows:

"**(121.3)** "***school portable***" means a single modular movable ***building*** accessory to a **School Authority – School** that:

(a) is used as a classroom or washroom facilities, which may include a hallway;

(b) has a ***gross floor area*** equal to or less than 120.0 square metres; and

(c) may be attached to other ***school portables*** or a **School Authority – School** ***building***."

(c) After subsection 25(1)(u), add new subsection (v) as follows:

"(v) interim uses in schools, if the ***development***:

(i) provides a public benefit compatible with school board purposes, as approved in accordance with the ***City's*** Joint Use and Planning Agreement authorized under the *Municipal Government Act*;

(ii) operates on an interim basis; and

(iii) is located in an existing ***building*** used or previously used as a **School Authority – School**."

(d) Amend subsection 126(1)(b) by deleting “and the General Manager of Transportation or his delegate”.

(e) After section 365.1, add new subsection 365.2 as follows:

“**School Portables**

365.2 Where a **School Authority – School** is legally existing or approved, proposed ***school portables*** must comply with the rules of the S-SPR District.”

(f) After section 575, add new section 575.1 as follows:

“**School Portables**

575.1 Where a **School Authority – School** is legally existing or approved, proposed ***school portables*** must comply with the rules of the S-SPR District.”

(g) After section 1020, add new section 1020.1 as follows:

“**School Portables**

1020.1 Where a **School Authority – School** is legally existing or approved, proposed ***school portables*** must comply with the rules of the S-SPR District.”

(h) After subsection 1032, add new section 1032.1 as follows:

“**School Portable Rules**

1032.1 The following sections of this Bylaw do not apply to ***school portables*** for a legally existing or approved **School Authority – School**, if there are 6 or fewer ***school portables*** on a school site:

(a) Sections 123(5), 291(c), 291(d), 291(e), 1014, 1015, 1030, 1031.”

PROPOSED

BYLAW NUMBER 34P2026

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 _____

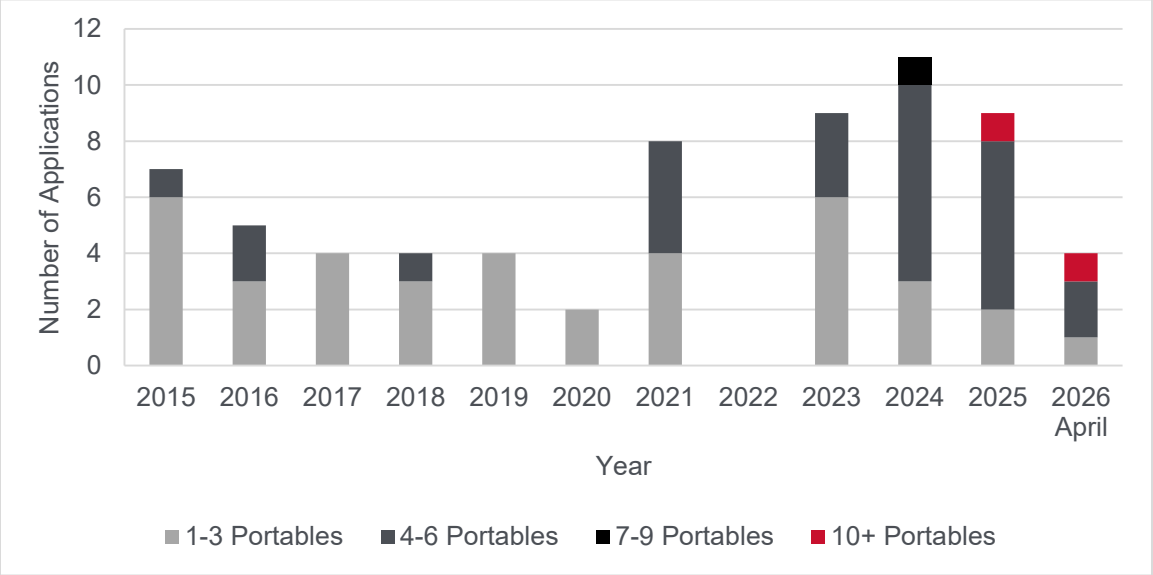
_____
MAYOR
SIGNED ON _____

_____
CITY CLERK
SIGNED ON _____

Development Permit Statistics

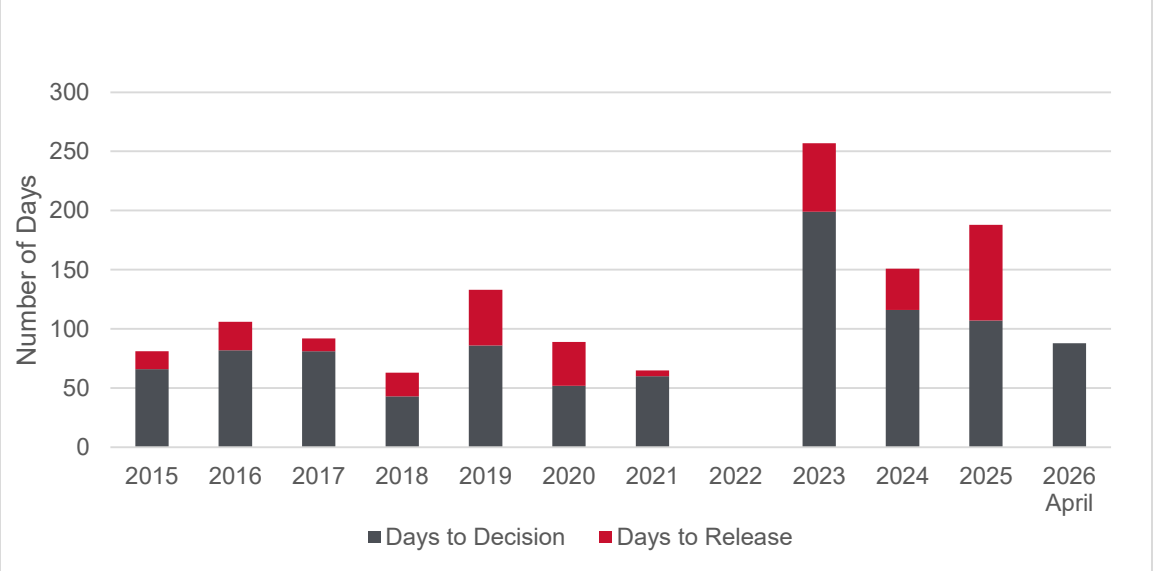
Number of Portables per Application

The following table shows that development permit applications volumes are increasing, varying in the number of portables per application, and proposing more portables per application.



Application Timelines

The following table shows development permit timelines are increasing both in terms of reaching approval and release.



ISC:UNRESTRICTED

Summary of Land Use Bylaw Amendments

Land Use Bylaw Section	Explanation
13(108.1) New defined term "***school portable***"	Adding a new defined term for school portables differentiates them from other temporary, movable buildings, limits their size, and ensures they can only be approved in conjunction with the School Authority – School use.
365.2 General Rules for Low Density Residential Districts	This new section refers school sites designated as a low-density residential district to the rules in the Special Purpose – School, Park and Community Reserve (S-SPR) district where the requirements are better suited for the school use.
575.1 General Rules for Multi-Residential Districts	This new section refers school sites designated as a multi-residential district to the rules in the Special Purpose – School, Park and Community Reserve (S-SPR) district where the requirements are better suited for the school use.
1020.1 General Rules for Special Purpose Districts	This new section refers school sites designated as a different Special Purpose district to the rules in the Special Purpose – School, Park and Community Reserve (S-SPR) district where the requirements are better suited for the school use.
1032.1 Portable School Classroom Rules in the S-SPR District	This new section in the S-SPR district exempts up to a total of 6 portable school classrooms on a school site from the requirements for landscaping, pick-up and drop-off stalls, loading stalls and bicycle parking stalls which are difficult to accommodate on existing sites and require significant and costly changes.
25(1)(v) Development permit exemption for interim uses in schools	This new section allows interim uses in school buildings to be exempt from requiring a development permit if the use is approved by the Joint Use Coordinating Committee as a use with public benefit that is compatible with school board purposes and operates on an interim basis. This removes the need for change of use development permits, preventing a redundant process for when the school board is ready to reoccupy the school.
126(1) Removing reference to the General Manager of Transportation	Removing the reference to the General Manager of Transportation as this is an outdated title. It is best practice to only refer to the Development Authority.

Redline of Proposed Land Use Bylaw Amendment

Part 1; Division 2: Definitions and Methods

General Definitions

13 (1) In this Bylaw, the following terms have the following meanings.

(121.3) "***school portable***" means a single modular movable ***building*** accessory to a **School Authority – School** that:

(a) is used as a classroom or washroom facilities, which may include a hallway;
(b) has a ***gross floor area*** equal to or less than 120.0 square metres; and
(c) may be attached to other ***school portables*** or a **School Authority – School** ***building***.

Part 2; Division 3: Development Permits

Exempt Developments

25 (1) The following ***developments*** do not require a ***development permit*** if the conditions of section 24 are met:

(v) interim uses in schools, if the ***development***:
(i) provides a public benefit compatible with school board purposes, as approved in accordance with the ***City's*** Joint Use and Planning Agreement authorized under the *Municipal Government Act*;
(ii) operates on an interim basis; and
(iii) is located in an existing ***building*** used or previously used as a **School Authority – School**.

Part 3; Division 6: Requirements for Motor Vehicle Parking Stalls, Bicycle Parking Stalls and Loading Stalls

Motor Vehicle Pick-Up and Drop-Off Stalls

126(1) All minimum required ***pick-up and drop-off stalls*** must be located:

(a) on the same ***parcel*** as the ***development*** requiring them; or
(b) within a ***street***, if approved by the ***Development Authority*** ~~and the General Manager of Transportation or his delegate.~~

ISC:UNRESTRICTED

Part 5; Division 1: General Rules for Low Density Residential Land Use Districts

School Portables

365.2 Where a **School Authority – School** is legally existing or approved, proposed ***school portables*** must comply with the rules of the S-SPR District.

Part 6; Division 1: General Rules for Multi-Residential Land Use Districts

School Portables

575.1 Where a **School Authority – School** is legally existing or approved, proposed ***school portables*** must comply with the rules of the S-SPR District.

Part 9; Division 1: General Rules for Special Purpose Districts

School Portables

1020.1 Where a **School Authority – School** is legally existing or approved, proposed ***school portables*** must comply with the rules of the S-SPR District.

Part 9; Division 3: Special Purpose – School, Park and Community Reserve (S-SPR) District

School Portable Rules

1032.1 The following sections of this Bylaw do not apply to ***school portables*** for a legally existing or approved **School Authority – School,** if there are 6 or fewer ***school portables*** on a school site:

(a) Sections 123(5), 291(c), 291(d), 291(e), 1014, 1015, 1030, and 1031.

ISC:UNRESTRICTED

Land Use Bylaw Amendments to Support the Changing Needs of Schools

IP2026-0606

2026 July 15

Recommendation

That the Infrastructure and Planning Committee:

1. Forward this Report to the 2026 September 15 Public Hearing Meeting of Council; and
2. Recommend that Council give three readings to the proposed amendments to the Land Use Bylaw 1P2007 (Attachment 1).

Background

As communities develop and age, the needs of school boards change:

- Need to accommodate more students
- Underutilized school buildings

Proposed amendments:

1. Streamline approvals for school portables
2. Allow interim uses in vacant school buildings as allowed under the Joint Use Planning Agreement (JUPA)

Proposed Bylaw Amendments

1. Exempt up to 6 portables on a site from:
   - Landscaping
   - Bicycle parking stalls
   - Loading stalls
   - Pick-up and drop-off stalls

2. Interim uses in schools exemption:
   - Must be approved by the Joint Use Coordinating Committee
   - Interim basis within existing school building

3. Removal of obsolete title of “General Manager of Transportation” to increase clarity.

Benefits

Streamlining portable applications:

- Reduces application complexity
- Shortens timelines
- Reduces costs for applicants

Allowing interim uses:

- Flexible use of school buildings
- Aligns with the City Charter and the Joint Use Planning Agreement

Removal of obsolete term increases clarity.

Recommendation

That the Infrastructure and Planning Committee:

1. Forward this Report to the 2026 September 15 Public Hearing Meeting of Council; and
2. Recommend that Council give three readings to the proposed amendments to the Land Use Bylaw 1P2007 (Attachment 1).

Conseil scolaire FrancoSud

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Téléphone 403-686-6998
Sans frais 1-877-245-7686
Télécopieur 403-686-2914
The Southern Francophone Education Region

Calgary, 25 June 2026

Ms. Claire Noble
City of Calgary

Re: Support for Proposed Land Use Bylaw Amendments for Schools

Dear Ms. Noble,

On behalf of FrancoSud School Division, I am writing to express our support for the proposed amendments to the City of Calgary's Land Use Bylaw intended to better accommodate the evolving needs of schools and school communities.

As educational requirements continue to change, it is important that municipal planning and land use regulations provide the flexibility necessary to support the development, expansion, and operation of school facilities. We believe the proposed amendments will help school boards respond more effectively to current and future needs while continuing to serve students, families, and communities across Calgary.

FrancoSud appreciates the collaborative approach taken by The City of Calgary in engaging school boards on these matters and supports advancing the proposed amendments through the approval process.

Thank you for the opportunity to provide our support. Should you require any additional information, please do not hesitate to contact us.

Sincerely,

Stéphan De Loof
Directeur Exécutif Opérations, Infrastructure et Transport
Executive Director Facility services, Planning and Transportation

FrancoSud.ca

Planning & Development Services Report to Infrastructure and Planning Committee 2026 July 15

ISC: UNRESTRICTED IP2026-0656

Centre City Enterprise Area Update

PURPOSE

The purpose of this report is to provide an update to Council on the impact of the Centre City Enterprise Area (CCEA) exemptions and recommend that all provisions of the Centre City Enterprise Area be made permanent prior to its expiry on 2026 December 31 through amendments to the Land Use Bylaw.

PREVIOUS COUNCIL DIRECTION

At the 2023 June 20 Public Hearing Meeting of Council, Council approved Land Use Bylaw Amendment 34P2023 which extended the expiry of certain provisions of the Centre City Enterprise Area to 2026 December 31. Council also directed Administration to explore future amendments to the Centre City Enterprise Area and report back to Council no later than Q3 2026.

RECOMMENDATION(S):

That the Infrastructure and Planning Committee:

1. Forward this report to the 2026 September 15 Public Hearing Meeting of Council; and

That the Infrastructure and Planning Committee recommend that Council:

2. Give three readings to the proposed bylaw to amend Bylaw 1P2007, the Land Use Bylaw (Attachment 2).

RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE, 2026 JULY 15:

That Council give three readings to **Proposed Bylaw 35P2026** to amend Bylaw 1P2007, the Land Use Bylaw (Attachment 2).

Excerpt from the Minutes of the Regular Meeting of the Infrastructure and Planning Committee, held 2026 July 15:

"Revised Cover Report was distributed with respect to Report IP2026-0656."

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report.

HIGHLIGHTS

- This report proposes a Land Use Bylaw amendment to make all provisions of the Centre City Enterprise Area permanent.
- The Centre City Enterprise Area supports eligible downtown development by removing certain development permit requirements, reducing timelines and costs for businesses and property owners since 2017.
- Since 2023, the Centre City Enterprise Area has exempted 577 development permits, saving applicants permit fees and application review time.

Centre City Enterprise Area Update

- Administration intends to explore future updates to the Centre City Enterprise Area through the new Zoning Bylaw and City Building Program projects.
- Downtown is the economic and cultural heart of Calgary. It is the central hub for business, innovation, and creativity. A thriving downtown means a thriving Calgary. Continued implementation and evolution of the Centre City Enterprise Area will contribute to a vibrant and thriving neighbourhood.

DISCUSSION

The Centre City Enterprise Area (CCEA) is an overlay within the Land Use Bylaw that allows for the exemption of certain types of development from requiring development permits. It was instituted as a pilot in 2017 July (C2017-0434) in response to the economic downturn and high vacancy rates downtown, with the intent of making it easier for tenants and businesses to set up operations and for building owners to accommodate and attract new tenants.

The CCEA allows for the following:

- Exemptions for change of use applications within the CCEA from requiring a development permit, provided it is for a listed use in the district and meets all other section requirements (made permanent on 2019 November 18);
- Exemptions for applications for exterior alterations within the CCEA from requiring a development permit, unless it is a building on the City's Inventory of Evaluated Historic Resources (expires 2026 December 31); and
- Exemptions for applications for additions less than 1,000 square metres in size within the CCEA from requiring a development permit, provided the proposed development still meets Section 24 Conditions for Development Permit Exemptions (expires 2026 December 31).

Since its implementation, the CCEA has been successful in stimulating and incentivizing business in the downtown. Applicants save between 60 to 120+ days by being exempt from the development permit process. Data analysed for the three years from 2023-2025 has shown that an average of 192 development permits were exempted in the CCEA each year, saving all parties approximately 7900 days in permits annually.

Many projects in the Downtown Office Conversion Program have also experienced significant benefits from the CCEA. On average, projects within the Program that were exempt from a development permit saved approximately $500,000, due to reduced architectural, civil and landscape consulting fees, development permit securities and deposits, and other related costs.

Making the Centre City Enterprise Area Permanent

Administration recommends that the remaining provisions of the CCEA be made permanent. Since its introduction as a pilot initiative, the CCEA has successfully supported economic recovery by reducing regulatory barriers and enabling investment in downtown properties. In recognition of its success, Council has extended the pilot three times, and the change of use exemption of the CCEA has been made permanent.

The exemptions for exterior alterations and additions, however, are currently set to expire in December 2026. As this deadline approaches, it creates uncertainty for industry and building owners considering upgrades and improvements to outdated and underutilized buildings, introducing potential permitting risks and project delays. Making all CCEA provisions permanent

in the Land Use Bylaw will provide long-term regulatory certainty, eliminate future permitting uncertainty, and continue to enable investment in downtown businesses and properties, helping sustain property values and support the ongoing revitalization of Calgary's downtown.

Future Amendments to the CCEA

Administration continually evaluates the CCEA to identify opportunities for improvement. When Council last extended the expiry of the CCEA in 2023, it was anticipated that the new Zoning Bylaw and City Building Program initiatives would be completed before the end of 2026, allowing an updated and refined version of the CCEA to be provided through that work. The timeline of these projects has since been extended, and Administration intends to continue working cross-corporately and support external engagement in the coming months to incorporate existing features of the CCEA, while also identifying potential modifications and improvements that could inform its future evolution and broader application in other areas of the city.

EXTERNAL ENGAGEMENT AND COMMUNICATION

☐ Public engagement was undertaken

☒ Public/interested parties were informed

☒ Dialogue with interested parties was undertaken

☐ Public communication or engagement was not required

Administration engaged with interested parties in the downtown, including the Real Estate Sector Advisory Committee, the Commercial Real Estate Development Association (NAIOP), the Calgary Construction Association, and all affected Business Improvement Area (BIA) groups. All engaged parties were supportive of the continuation of the CCEA. Letters of support are included in Attachment 3.

Administration also informed all Community Associations in the Greater Downtown Area – both those which directly benefit from the CCEA as well as those currently excluded from the geographic boundary. Responses indicated an interest in participating in engagement through the new Zoning Bylaw and City Building Program.

IMPLICATIONS

Social

The CCEA has contributed to downtown vibrancy by facilitating new businesses, building refurbishments, and office to residential conversions, further enhancing the public realm and pedestrian experience in the downtown while adding much-needed housing to the city's core. Making all provisions of the CCEA permanent will continue to foster these social benefits.

Environmental

Exterior renovations and other façade improvements contribute to increased energy efficiency and building performance. The adaptive reuse of vacant buildings lowers the carbon emissions from making and transporting new building materials, supports energy-efficiency upgrades, and helps buildings stay useful and ready for a changing climate. Projects of these types directly benefit from the exemptions provided through the CCEA.

Centre City Enterprise Area Update

Economic

The significant financial benefits experienced by developers and landowners as a direct result of the CCEA will be able to continue as a result of the proposed Land Use Bylaw amendments.

Service and Financial Implications

No anticipated financial impact

There are no operating or capital budget implications because of this report.

RISK

Administration has completed risk analyses at earlier stages of the pilot, which indicated that no potential risks had been realized that would cause hesitation in extending the program. The same remains true currently and Administration continues to actively monitor the program. A refusal or delay to the recommendations of this report will result in the expiry of the temporary components of the CCEA. This will result in additional barriers to investment in the downtown by requiring development permits for minor site and exterior renovations, including additional permitting fees and application review which requires additional internal resourcing. The permanent components of the CCEA will remain in place.

ATTACHMENT(S)

1. Background and Previous Council Direction
2. **Proposed Bylaw 35P2026**
3. Letters of Support
4. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Debra Hamilton	Planning and Development Services	Approve
Thom Mahler	Downtown Strategy	Approve

Author: Steve Wirzba - Senior Development Consultant, Downtown Strategy

City Clerks: A. Lennox / K. Picketts

Background and Previous Council Direction

Background – Centre City Enterprise Area

The Centre City Enterprise Area (CCEA) was established in 2017 June by Council through*C2017-0434 Proposed Centre City Enterprise Area: Amendment to Land Use Bylaw 1P2007 – Bylaw30P2017.* The report and bylaw were in response to increased vacancy rates in the Centre City due to the economic downturn and suspended the requirement for development permits for changes of use, exterior alterations and small additions for a period of three years in the CCEA. On 2023 June 20 Council extended the CCEA expiry date to 2026 December 31 to continue business support through Calgary's economic recovery.

Previous Council Direction – Centre City Enterprise Area

REPORT NUMBER	DATE	DIRECTION/DESCRIPTION
IP2023-0311	2023 June 20	That with respect to Report IP2023-0311, the following be adopted: That Council: 1. Give three readings to Proposed Bylaw 34P2023 (Attachment 2); and 2. Direct Administration to explore future amendments to the Centre City Enterprise Area to support downtown businesses and economic recovery and report back to Council no later than Q3 2026.
PUD2021-0649	2021 June 21	That Council: 1. Give three readings to the proposed Bylaws for amendments to Land Use Bylaw 1P2007 (Attachments 2 and 3); and 2. Adopt, by resolution, the proposed amendments to the Child Care Service Policy and Development Guidelines (Attachment 6). The amendment extended the expiry of the non-permanent sections of the CCEA to 2023 July 01.

PFC2019-1028	2019 November 18	That Council hold a Public Hearing and give three readings to Proposed Bylaw 77P2019. The amendment made the Centre City Enterprise Area change of use exemptions permanent, and extended expiry of the non-permanent sections of the CCEA to 2021 July 01.
PUD2018-0627	2018 July 23	That with respect to Report PUD2018-0627, the following be adopted: That Council give three readings to Proposed Bylaw 52P2018. The amendment allowed for change of use exemptions for buildings on the Inventory of Evaluated Historic Resources.
C2017-0434	2017 June 12	That Council: 1) Adopt the proposed amendment to Land Use Bylaw 1P2007 (Attachment 1); and 2) Give three readings to Bylaw 30P2017. This amendment to Land Use Bylaw 1P2007 established the Centre City Enterprise Area. The amendment suspended the requirement for development permits for changes of use, exterior alterations and small additions for a period of three years within a specific area of the Centre City experiencing high vacancy rates due to the economic downturn.
PUD2017-0142	2017 March 20	That Council: ADOPT, Moved by Councillor Chabot, Seconded by Councillor Woolley, that the SPC on Planning and Urban Development Recommendation contained in Report PUD2017-0142 be adopted as follows: That Council direct Administration to bring forward directly to the 2017 June Public Hearing, without going through Calgary Planning Commission, the necessary amendments to Land Use Bylaw 1P2007 to implement the changes to the development permit process for the Centre City as identified in this Report. For the purposes of these amendments, Centre City is defined as the area outlined on the map in Attachment 2.

PROPOSED

IP2026-0656
ATTACHMENT 2

BYLAW NUMBER 35P2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (IP2026-0656)

* *

WHEREAS it is desirable to amend the Land Use Bylaw 1P2007, as amended;

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

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

1. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:

   (a) Delete subsection 25.2(7).

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 _____

Letters of Support

resac

Calgary Economic Development

June 15, 2026

To: Members of Council
The City of Calgary
800 Macleod Trail SE
Calgary, AB, T2P 2M5

RE: RESAC Support for Making the Centre City Enterprise Area (CCEA) Permanent

Dear Mayor Farkas and Members of Council,

On behalf of the Real Estate Sector Advisory Committee (RESAC), we are pleased to express our full support for Administration recommending that all aspects of the Centre City Enterprise Area (CCEA) be made permanent.

As active participants in the real estate market, we have seen firsthand how the CCEA's development permit exemptions reduce regulatory delays, cut red tape, save thousands of days in application processing times, and lower upfront costs for consulting and design related work.

Making exterior alteration and addition permanent gives property owners, prospective developers, and incoming businesses the long-term predictability they need to confidently invest capital into our downtown core.

We therefore strongly urge City Council to approve the Administration's recommendations to make the CCEA exemptions permanent. Thank you for your continued commitment to streamlining processes, collaborating with industry, and fostering a business-friendly environment in downtown Calgary.

Sincerely,

RESAC

Hannes Kovac
Chair RESAC
President & CEO
OPUS Corporation
hk@opuscorp.ca

Trent Edwards
Co-Chair RESAC
President, Canada Land & Housing
Brookfield Residential
trent.edwards@brookfieldpropertiesdevelopment.com

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ISC:UNRESTRICTED

Calgary Construction Association

2725 12th Street NE
Calgary, AB T2E 7J2

T 403-291-3350
W www.cgyca.com
@ CCAbuildsYYC

June 18, 2026

His Worship Jeromy Farkas, Mayor of Calgary and Members of Council
Calgary City Hall, 800 Macleod Traill SE
Calgary, AB T2G 5E6

Re: Letter of Support for Making the Centre City Enterprise Area (CCEA) Permanent

Dear Mayor Farkas and Members of Council,

On behalf of the Calgary Construction Association (CCA), we are pleased to express our support for Administration's upcoming report recommending that all aspects of the Centre City Enterprise Area (CCEA) be made permanent.

A strong downtown is built through a coordinated, multi-pronged strategy and is an indication of a thriving local economy. Making the CCEA permanent would be a welcome addition to the work already underway through the Greater Downtown Plan and investments currently being made in major capital projects as well as public amenities across the core and beyond. Together, these efforts reinforce market confidence, stimulate private investment, and support sustained construction activity. We believe continuing to remove barriers for businesses in the downtown core is vital to maintaining and supporting Calgary's ongoing growth while ensuring nimbleness as the city grows towards its two millionth citizen.

A streamlined planning process is a necessity to keep our downtown competitive and we are encouraged to see the City continue to seek out opportunities to reduce delays. Making the regulations associated with the CCEA permanent gives property owners, prospective developers, and incoming businesses the long-term predictability they need to confidently invest capital into downtown. Investments that will lead to more projects for our members, ensuring a long runway of work.

The Calgary Construction Association supports the City's continued commitment to a balanced approach to advance our downtown. Sustaining momentum at this stage will deliver long-term benefits for Calgarians and continued opportunities for our industry. We would encourage City Council to approve the recommendations to make the CCEA exemptions permanent.

Sincerely,

Bill Black
President & CEO
Calgary Construction Association
billblack@cgyca.com

ISC:UNRESTRICTED

NAIOP
COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION
CALGARY CHAPTER

June 19, 2026

Delivered Via Email

RE: Centre City Enterprise Area (CCEA)

Dear Mayor and Members of Council,

On behalf of NAIOP Calgary Chapter, we are pleased to express our full support for Administration's upcoming report recommending that all aspects of the Centre City Enterprise Area (CCEA) be made permanent. Continuing to remove barriers for businesses in the downtown core is vital to Calgary's ongoing economic recovery and vibrancy.

As an organization representing Calgary's real estate community within the downtown, we have seen firsthand that the CCEA's development permit exemptions for changes of use, minor additions, and exterior renovations are highly effective. They directly reduce unnecessary regulatory delays, save thousands of days in application processing times, and lower upfront costs for consulting and design related work.

Allowing the exterior alteration and addition exemptions to expire would stop positive momentum and create unnecessary delays for building upgrades and retail fit-outs. Making these regulations permanent gives property owners, prospective developers, and incoming businesses the long-term predictability they need to confidently invest capital into our downtown core. A streamlined planning process is necessary to keep our downtown competitive and dynamic.
I strongly urge City Council to approve the recommendations to make the CCEA exemptions permanent. Thank you for your continued commitment to streamlining processes, collaborating with industry, and fostering a business-friendly environment in downtown Calgary.

Sincerely,

Bernie Bayer
Government Affairs Committee
NAIOP Calgary

cc: Aurora Elliott, President, NAIOP Calgary

Board of Directors

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KYLE FLETCHER
Director

Tel: (403) 451-6782 PO Box 71157 Silver Springs, Calgary, AB, T3B 5K2 **Email:** info@naiopcalgary.com

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Centre City Enterprise Area Update

IP2026-0656
2026 July 15

Recommendations

That the Infrastructure and Planning Committee:

1. Forward this report to the 2026 September 15 Public Hearing Meeting of Council; and

That the Infrastructure and Planning Committee:

2. Recommend that Council give three readings to the proposed bylaw to amend Bylaw 1P2007, the Land Use Bylaw (Attachment 2).

Previous Council Direction

IP2023-0311

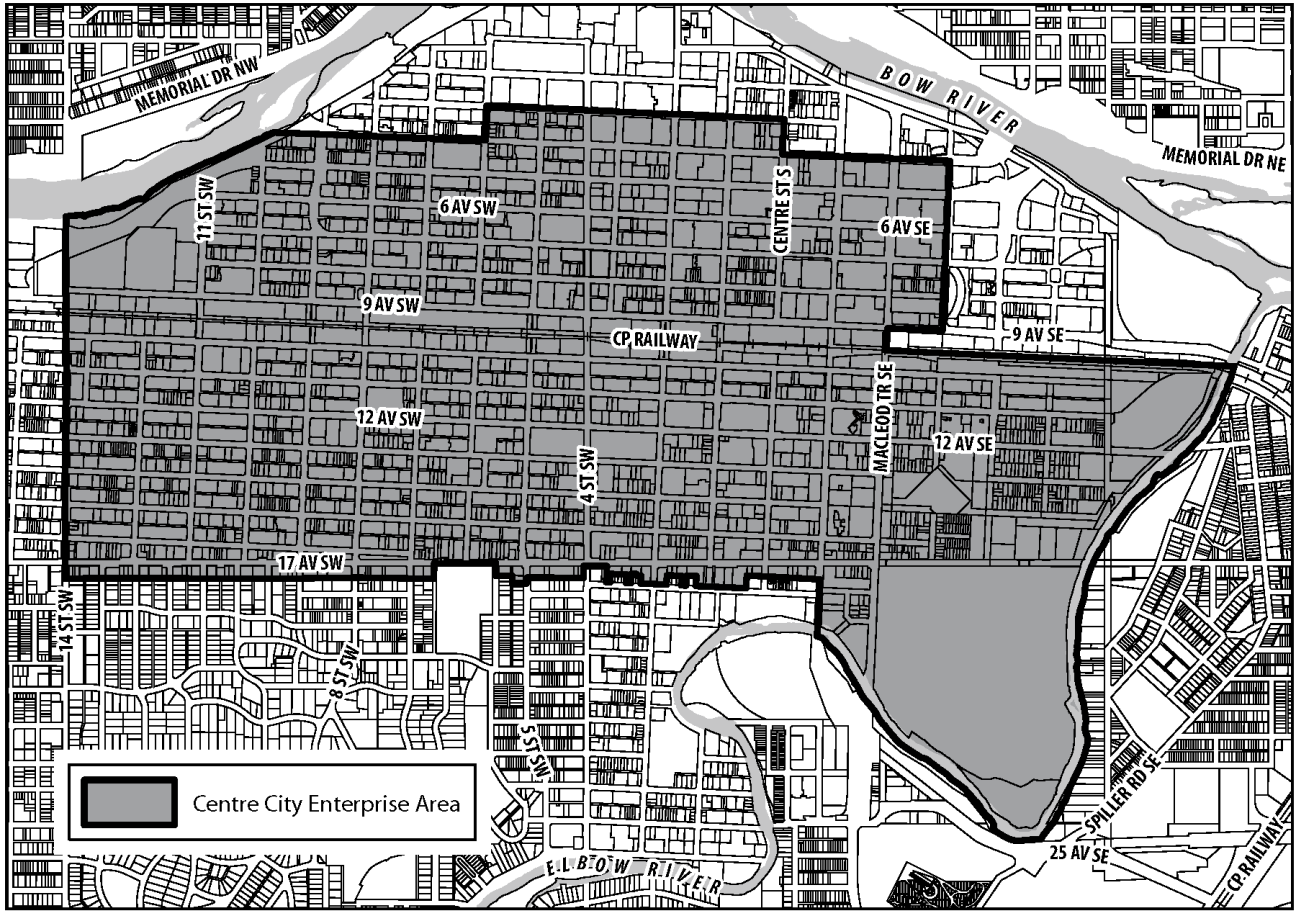
RECOMMENDATIONS:

That the Infrastructure and Planning Committee recommends that Council:

1. Hold a Public Hearing at the 2023 June 20 Public Hearing Meeting of Council;
2. Give three readings to the proposed Land Use Bylaw Amendment (Attachment 2); and
3. Direct Administration to explore future amendments to the Centre City Enterprise Area to support downtown businesses and economic recovery and report back to Council no later than Q3 2026.

Centre City Enterprise Area

- Exemptions for **change of use** applications from requiring a development permit (made permanent November 2019)
- Exemptions for applications for **exterior alterations** from requiring a development permit (expires December 2026, recommended to be made permanent)
- Exemptions for applications for **additions** less than 1,000 square metres in size from requiring a development permit (expires December 2026, recommended to be made permanent)



CCEA Positive Outcomes

60 – 120+ Days

Time savings per development permit exemption

192 DPs → **7900+ Days**

Exempted through the CCEA **(2023-2025 yearly average)**

Cumulative customer time savings **(2023-2025 yearly average)**

$500,000

Estimated cost savings per exempt Incentive Program Conversion project

Recommendations

That the Infrastructure and Planning Committee:

1. Forward this report to the 2026 September 15 Public Hearing Meeting of Council; and

That the Infrastructure and Planning Committee:

2. Recommend that Council give three readings to the proposed bylaw to amend Bylaw 1P2007, the Land Use Bylaw (Attachment 2).