



AGENDA

CALGARY PLANNING COMMISSION

August 21, 2025, 1:00 PM

ENGINEERING TRADITIONS COMMITTEE ROOM

Members

Manager C. Lee, Chair
Director T. Mahler, Vice-Chair
Commissioner L. Campbell-Walters
Commissioner R-M. Damiani
Commissioner J. Gordon
Commissioner C. Hardwicke
Commissioner N. Hawryluk
Commissioner B. Montgomery
Commissioner M. Pink
Commissioner S. Remtulla
Commissioner S. Small
Commissioner K. Wagner

SPECIAL NOTES:

*Members of the public are encouraged to follow Council and Committee meetings using the live stream:
[Calgary.ca/WatchLive](https://calgary.ca/WatchLive)*

Commission Members may be participating remotely.

1. CALL TO ORDER
2. OPENING REMARKS
3. CONFIRMATION OF AGENDA
 - 3.1 DECLARATIONS - CONFLICT OF INTEREST
4. CONFIRMATION OF MINUTES
 - 4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 August 7
5. CONSENT AGENDA

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

5.2 Land Use Amendment in Altadore (Ward 8) at 2048 – 50 Avenue SW, LOC2025-0105, CPC2025-0754

5.3 Policy Amendment in Ramsay (Ward 9) at 2221 – 9 Street SE, LOC2025-0076, CPC2025-0631

5.4 Land Use Amendment in Somerset (Ward 13) at 6 Somerglen Road SW, LOC2025-0094, CPC2025-0769

6. POSTPONED REPORTS

(including related/ supplemental reports)

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

7.2.1 Policy Amendment and Land Use Amendment in Red Carpet (Ward 9) at 721 and 901 – 68 Street SE, LOC2024-0199, CPC2025-0785

7.2.2 Land Use Amendment in Richmond (Ward 8) at 2309 Richmond Road SW, LOC2025-0109, CPC2025-0719

7.2.3 Land Use Amendment in Starfield (Ward 9) at 6201 – 68 Street SE, LOC2025-0075, CPC2025-0775

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

9.1.1 Street Manual Local Street Update, CPC2025-0792
Held confidential pursuant to Section 29 (Advice from officials) of the *Access to Information Act*.

Review By: 2026 December 31

9.2 URGENT BUSINESS

10. BRIEFINGS
None

11. ADJOURNMENT



MINUTES

CALGARY PLANNING COMMISSION

**August 7, 2025, 1:00 PM
ENGINEERING TRADITIONS COMMITTEE ROOM**

PRESENT:

Manager C. Lee, Chair
Director T. Mahler, Vice-Chair
Commissioner L. Campbell-Walters
Commissioner J. Gordon
Commissioner C. Hardwicke
Commissioner N. Hawryluk
Commissioner B. Montgomery
Commissioner M. Pink
Commissioner S. Remtulla
Commissioner S. Small
Commissioner K. Wagner

ABSENT:

Commissioner R-M. Damiani

ALSO PRESENT:

A/Principal Planner S. Jones
Senior Legislative Specialist C. Doi
Legislative Specialist A. Gagliardi

1. CALL TO ORDER

Chair Lee called the meeting to order at 1:00 p.m.

ROLL CALL

Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, Commissioner Small, Commissioner Wagner, Director Mahler, and Manager Lee

Absent from Roll Call: Commissioner Damiani

2. OPENING REMARKS

Chair Lee provided opening remarks and a traditional land acknowledgment.

3. CONFIRMATION OF AGENDA

Moved by Director Mahler

That the Agenda for the 2025 August 7 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

3.1 DECLARATIONS - CONFLICT OF INTEREST

Commissioner Pink declared a conflict of interest with respect to Item 7.2.4.

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 July 24

Moved by Commissioner Small

That the Minutes of the 2025 July 24 Regular Meeting of the Calgary Planning Commission be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

5.1 DEFERRALS AND PROCEDURAL REQUESTS

None

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

7.1 DEVELOPMENT ITEMS

None

7.2 PLANNING ITEMS

7.2.1 Land Use Amendment in Stoney 2 (Ward 5) at 20 Freeport Drive NE and 21 Freeport Place NE, LOC2024-0250, CPC2025-0755

A presentation entitled "LOC2024-0250 / CPC2025-0755 Land Use Amendment" was distributed with respect to Report CPC2025-0755.

Moved by Commissioner Gordon

That with respect to Report CPC2025-0755, the following be approved:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 1.35 hectares \pm (3.33 acres \pm) located at 20 Freeport Drive NE and 21 Freeport Place NE (Plan 0410528, Block 5, Lots 1 and 2) from Industrial – Business f1.0h16 (I-B f1.0h16) District to Industrial – Commercial (I-C) District.

For: (10): Director Mahler, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, Commissioner Small, and Commissioner Wagner

MOTION CARRIED

7.2.2 Outline Plan and Land Use Amendment in Saddle Ridge (Ward 5) at 6811 – 89 Avenue NE, LOC2024-0290, CPC2025-0662

The following documents were distributed with respect to Report CPC2025-0662:

- A presentation entitled "LOC2024-0290 / CPC2025-0662 Outline Plan and Land Use Amendment"; and
- A Revised Cover Report

Grant Mihalcheon (applicant) answered questions of Commission with respect to Report CPC2025-0662

Moved by Commissioner Campbell-Walters

That with respect to Revised Report CPC2025-0662, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 6811 – 89 Avenue NE (Plan 731001, Block 7) to subdivide 1.39 hectares \pm (3.43 acres \pm) with conditions (Attachment 7);
2. Forward this report (CPC2025-0662) to the 2025 September 9 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the redesignation of 1.39 hectares \pm (3.43 acres \pm) located 6811 – 89 Avenue NE (Plan 731001, Block 7) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District.

For: (10): Director Mahler, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, Commissioner Small, and Commissioner Wagner

MOTION CARRIED

7.2.3 Land Use Amendment in Windsor Park (Ward 11) at 722 – 55 Avenue SW, LOC2025-0055, CPC2025-0690

A presentation entitled "LOC2025-0055 / CPC2025-0690 Land Use Amendment" was distributed with respect to Report CPC2025-0690.

Jessica Karpat (applicant) answered questions of Commission with respect to Report CPC2025-0690.

Moved by Commissioner Small

That with respect to Report CPC2025-0690, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2025-0690) to the 2025 September 09 Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.18 hectares \pm (0.44 acres \pm) located at 722 – 55 Avenue SW (Plan 2212002, Block 24, Lot 11) from the Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1f3.5h20) District.

For: (10): Director Mahler, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Pink, Commissioner Remtulla, Commissioner Small, and Commissioner Wagner

MOTION CARRIED

7.2.4 Policy and Land Use Amendment in Eau Claire (Ward 7) at 610 – 2 Avenue SW, LOC2024-0197, CPC2025-0733

Commissioner Pink declared a conflict of interest and abstained from discussion and voting with respect to Report CPC2025-0733.

Commissioner Pink left the meeting at 2:16 p.m. and did not return.

The following documents were distributed with respect to Report CPC2025-0733:

- A presentation entitled "LOC2024-0197 / CPC2025-0733 Land Use Amendment"; and
- Revised Attachment 5.

Moved by Commissioner Hawryluk

That with respect to Report CPC2025-0733, the following be approved:

That Calgary Planning Commission:

1. Forward this report (CPC2025-0733) to the 2025 September 09 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the amendments to the Eau Claire Area Redevelopment Plan (Attachment 2); and
3. Give three readings to the proposed bylaw for the redesignation of 2.55 hectares \pm (6.30 acres \pm) located at 610 – 2 Avenue SW (Plan 1512083, Block 3, Lot 3) from Direct Control (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 3).

For: (9): Director Mahler, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hardwicke, Commissioner Hawryluk, Commissioner Montgomery, Commissioner Rémulla, Commissioner Small, and Commissioner Wagner

MOTION CARRIED

7.3 MISCELLANEOUS ITEMS

None

8. URGENT BUSINESS

None

9. CONFIDENTIAL ITEMS

9.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

9.2 URGENT BUSINESS

None

10. BRIEFINGS

None

11. ADJOURNMENT

Moved by Commissioner Hawryluk

That this meeting adjourn at 2:56 p.m.

MOTION CARRIED

The following Items have been forwarded to the 2025 September 9 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Outline Plan and Land Use Amendment in Saddle Ridge (Ward 5) at 6811 – 89 Avenue NE, LOC2024-0290, CPC2025-0662
- Land Use Amendment in Windsor Park (Ward 11) at 722 – 55 Avenue SW, LOC2025-0055, CPC2025-0690
- Policy and Land Use Amendment in Eau Claire (Ward 7) at 610 – 2 Avenue SW, LOC2024-0197, CPC2025-0733

The following Item has been forwarded to the 2025 November 18 Public Hearing Meeting of Council:

PLANNING MATTERS FOR PUBLIC HEARING

CALGARY PLANNING COMMISSION REPORTS

- Land Use Amendment in Stoney 2 (Ward 5) at 20 Freeport Drive NE and 21 Freeport Place NE, LOC2024-0250, CPC2025-0755

The next Regular Meeting of the Calgary Planning Commission is scheduled to be held on 2025 August 21 at 1:00 p.m.

CONFIRMED BY COMMISSION ON

CHAIR

CITY CLERK

Land Use Amendment in Altadore (Ward 8) at 2048 – 50 Avenue SW, LOC2025-0105

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.16 acres \pm) located at 2048 – 50 Avenue SW (Plan 1962GU, Block 4, Lot 24) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a variety of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings.
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping 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? The proposed land use amendment would allow for greater housing choice within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options that 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 application, in the southwest community of Altadore was submitted by Horizon Land Surveys on behalf of the landowner, 1966720 Alberta Ltd. (Bill Truong), on 2025 May 26.

The approximately 0.06 hectare (0.16 acre) site is situated at the northeast corner of 50 Avenue SW and 20 Street SW. It is currently developed with a single detached dwelling and a detached garage that is accessed via a lane from 20 Street SW. The site is immediately adjacent to the northbound Route 7 (Marda Loop) bus stop located along 20 Street SW and approximately 75 metres (a one-minute walk) from the southbound Route 7 (Marda Loop) bus stop.

As indicated in the Applicant Submission (Attachment 2), the subject parcel meets the location criteria of the Housing – Grade Oriented (H-GO) District established in Land Use Bylaw 1P2007 as the site is located within an approved Local Area Plan (LAP) and is identified within the Neighbourhood Connector Urban Form Category. No development permit has been submitted 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).

Land Use Amendment in Altadore (Ward 8) at 2048 - 50 Avenue SW, LOC2025-0105

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant delivered postcards to residents within a 100 metre radius and contacted the Marda Loop Communities Association (CA) and the Ward 8 Councillor's Office. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received one letter in opposition which cited concerns regarding the potential increased height and shadowing impacts. The CA provided a letter on 2025 June 25 (Attachment 4) indicating the proposal aligns with the LAP and they have no comments on the proposed land use district. The letter outlines several considerations relevant to a future development permit application submission.

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

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

IMPLICATIONS

Social

This land use amendment would enable the development of more housing in a variety of housing types to cater to different age groups, lifestyles and demographics, which may contribute to a more inclusive community.

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

**ISC: UNRESTRICTED
CPC2025-0754
Page 3 of 3**

Land Use Amendment in Altadore (Ward 8) at 2048 - 50 Avenue SW, LOC2025-0105

Environmental

The applicant has indicated that they plan to pursue specific measures as part of a future development permit which will align with the *Calgary Climate Strategy – Pathways to 2050* (Program D: Renewable energy). Further opportunities to consider additional environmental and climate-resilient strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to moderately increase density on the parcel would allow for more efficient use of land and existing infrastructure. The future development may also support local businesses and employment opportunities in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Altadore at the northeast corner of 50 Avenue SW and 20 Street SW. The site is approximately 0.06 hectares (0.16 acres) in size and is approximately 16 metres wide by 40 metres deep. The site is currently developed with a single detached dwelling and a garage accessed via the lane from 20 Street SW.

Surrounding development to the north, east and south is characterized primarily by low density residential development in the form of single detached, semi-detached, duplex dwellings, townhouses and rowhouses designated as the Residential – Grade-Oriented Infill (R-CG) District. Alternative High School (grades 10-12) is located across 20 Street SW to the west of the site.

Community Peak Population Table

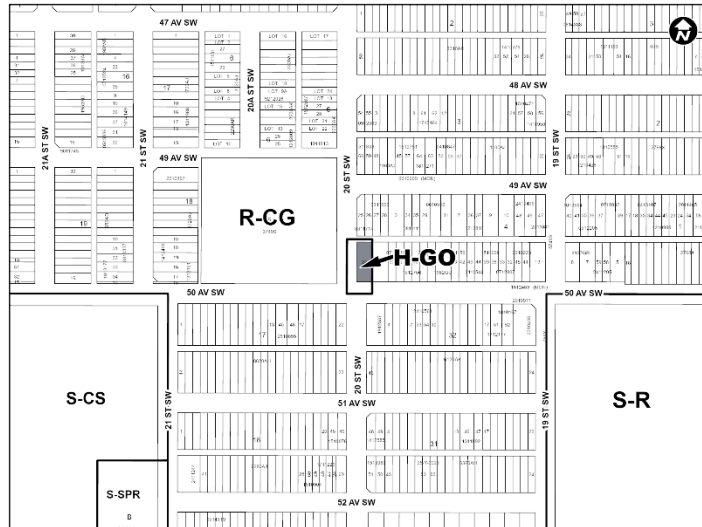
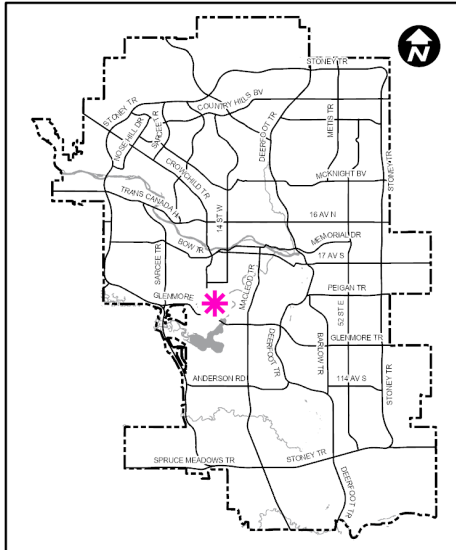
As identified below, the community of Altadore reached its peak population in 2019.

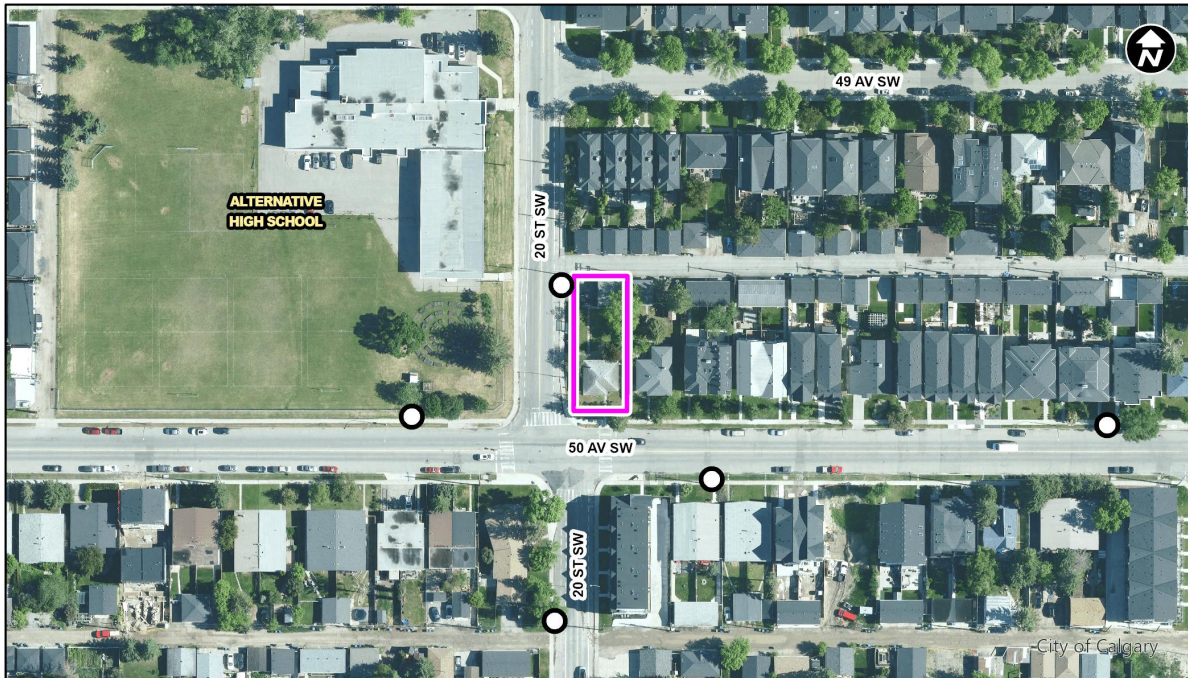
Altadore	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	0 %

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

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

The proposed Housing – Grade Oriented (H-GO) District accommodates grade-oriented developments in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings in a form and at a scale that is consistent with adjacent residential districts. The H-GO District offers a balance of compatibility with the adjacent residential districts and greater design flexibility.

The H-GO District also provides rules for:

- a minimum building separation of 6.5 metres where there is more than one residential building on a laned parcel (between the residential building at the front and the residential building at the rear) to ensure functional courtyard amenity space;
- a maximum floor area ratio (FAR) of 1.5;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 motor vehicle parking stalls per dwelling unit and secondary suite.

Section 1386(d) of the Land Use Bylaw 1P2007 provides locational criteria for where the H-GO District may be considered appropriate. In areas that are subject to an approved Local Area Plan, such as this subject site, the H-GO District is intended for areas which are identified as either the Neighbourhood Connector or Neighbourhood Flex urban form category. The subject site is identified as Neighbourhood Connector on Map 3: Urban Form of the *West Elbow Communities Local Area Plan* (LAP) and therefore meets the locational criteria of Section 1386(d).

Development and Site Design

The rules of the proposed H-GO District will provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking.

Transportation

The site fronts onto 20 Street SW, a Collector Road and 50 Avenue SW, a Parkway. Pedestrian connectivity in the neighborhood is provided through the existing sidewalks on 20 Street SW and 50 Avenue SW, providing access to the surrounding area and park spaces.

The site is served by cycling infrastructure with existing on-street bikeways along 20 Street SW and 50 Avenue SW, connecting to the greater Always Available for All Ages and Abilities (5A) Network.

The proposed development is located within close proximity to transit, with stops for the northbound Route 7 (Marda Loop) located directly adjacent to the parcel along 20 Street SW. Additionally, the parcel is located approximately 50 metres (a one-minute walk) from the eastbound and westbound transit stops for Route 13 (Altadore) on 50 Avenue SW, as well as 75 metres (a one-minute walk) from the southbound Route 7 (Marda Loop) transit stop on 20 Street SW.

Future vehicular access to the subject site is anticipated to be provided from the rear paved lane. On-street parking is presently unrestricted along 50 Avenue SW, but constrained by the stop control and pedestrian crossing. Additionally, parking is restricted on 20 Street SW with the presence of the on-street bike lane and transit stop directly adjacent to the parcel.

Environmental Site Considerations

No environmental concerns were noted for this site.

Utilities and Servicing

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

The subject parcel 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 to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. The proposal is in keeping with relevant MDP policies as the proposed H-GO District allows for a modest redevelopment of the site in a form that is sensitive to the existing context in terms of height, scale and massing.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). 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 Neighborhood Connector category (Map 3: Urban Form) with a Low Building Scale (Map 4: Building Scale), which allows for up to six storeys. Neighbourhood Connector areas are characterized by a broad range of housing types along higher activity streets. The proposed H-GO District is in alignment with the LAP.

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

May 19th, 2025

LOC Number (office use only):

On behalf of the landowner, please accept this application to redesignate a +/-0.064 hectare site from R-CG to H-GO to allow for:

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

The subject site, 2048 50 Ave SW, is a corner lot located in the community of Altadore along 20 Street and 50 Ave SW. The lot is currently developed with a single detached dwelling built in 1955. Alternative High School is to the west of the site. A five units R-CG developments exist to the immediate south of the site. The lot is surrounded to the north and east by single detached dwelling.

The site is approximately 0.064 hectares in size. A rear lane exists to the north of the site. Vehicle access to the parcel is available and will be via the rear lane. The area is well served by Calgary Transit with closet bus station right by the garage of the lot. There are also multiple bus stations along 50 Ave SW.

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

West Elbow Communities Local Area Plan define the lot as Neighbourhood Connector with a building scale of up to 6 storeys. The proposal fully aligns with LAP. The land use encourage a broad range of housing types and support a higher frequency of units

and entrances facing the street.

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

With the lot being a corner lot, the impacts of higher density use on neighbouring lower density properties can be reduced. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks.

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

Applicant Outreach Summary

2025 July 08



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2048 50 Ave SW

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

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

Outreach Strategy

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

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

On May 7th to 8th, 2025, our staff did post card deliver to residents within a 100 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety.

From June 24th to June 25th, we have email correspondences with Mardaloop Community Association. CA's concern are mostly DP related and lot size to support H-GO development.

Stakeholders

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

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

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

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

Some people also express concerns over property value and crime. Community association express concerns with the proposed H-GO zoning would allow.

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.

A traffic study was provided.
Also plan for concurrent DP application to provide clear development scheme of the site.

How did you close the loop with stakeholders?

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

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

calgary.ca/planningoutreach

Community Association Response



June 25th, 2025

The City of Calgary Planning Services
Attention: File Manager, Shallu Sharma
Community Planning, Planning & Development
The City of Calgary

Re: Application LOC2025-0105; 2048 50 AV SW

Dear Shallu,

We are writing on behalf of the Marda Loop Communities Association (MLCA) Planning & Mobility Committee to provide comments on **LOC2025-0105**, a proposed land use amendment at 2048 50 AV SW that seeks to change the land use designation from R-CG to H-GO.

We recognize that this application aligns with the direction provided within the West Elbow Local Area Plan, and we have no comments on the proposed land use district. Rather, our comments are focused on future Development Permit-related details, as follows:

- The site contains mature trees, which provide environmental and aesthetic benefits to both the local community and the broader city. These trees should be preserved to the greatest extent possible. Where preservation is determined to be infeasible, the new development should aim to include additional trees beyond the minimum the Land Use Bylaw requires to offset the loss, as new trees do not provide the same benefits as mature trees.
- This is a gateway site into the community. The future development should feature a high standard of architecture and the incorporation of materials that befit its prominent location.
- Waste and recycling should be managed comprehensively through Moloks or other waste management solutions rather than individual bins, which can proliferate on developments like this.
- There is an existing bus stop that abuts the west edge of the site. Entrances to a future building should minimize impacts on transit users.
- Prior to submitting a Development Permit for the site, we encourage the applicant to reach out to the MCLA to initiate a constructive, collaborative process.

Thank you for the opportunity to provide comments. |

Marda Loop Communities Association
3130 - 16th Street SW, Calgary, Alberta T2T 4G7
(403) 244-5411 info@mardaloopca.org www.mardaloopca.org



Sincerely,

Planning & Mobility Committee

Marda Loop Communities Association

Marda Loop Communities Association
3130 - 16th Street SW, Calgary, Alberta T2T 4G7
(403) 244-5411 info@mardaloopca.org www.mardaloopca.org

Policy Amendment in Ramsay (Ward 9) at 2221 – 9 Street SE, LOC2025-0076

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

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

HIGHLIGHTS

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

DISCUSSION

This policy amendment application, in the southeast community of Ramsay, was submitted by Souleau Contracting on behalf of the landowner, Christopher Marra, on 2025 March 27. The approximately 0.06 hectare (0.15 acre) site is located at the northwest corner of the intersection at 23 Avenue SE and 9 Street SE. This corner parcel is currently developed with a single detached dwelling with vehicular access from the rear lane.

A policy amendment is required to allow for additional building forms and units that are available in the Residential – Grade-Oriented Infill (R-CG) District, as noted in the Applicant Submission (Attachment 3). A development permit (DP2024-07157) is currently under review for a four unit rowhouse with four secondary suites.

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

Policy Amendment in Ramsay (Ward 9) at 2221 - 9 Street SE, LOC2025-0076

Applicant-Led Outreach

As part of the review of the proposed policy amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. In response, the applicant reached out to the adjacent neighbours requesting feedback on 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.

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

- increased density and massing;
- impact on neighbouring properties such as privacy and shadowing;
- loss of community character;
- increased traffic and parking; and
- infrastructure capacity.

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

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, building height and parking are being reviewed through the development permit application (DP2024-07157).

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

IMPLICATIONS

Social

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

Environmental

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

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**ISC: UNRESTRICTED
CPC2025-0631
Page 3 of 3**

Policy Amendment in Ramsay (Ward 9) at 2221 - 9 Street SE, LOC2025-0076

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendment to the Ramsay Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Ramsay. It is approximately 0.06 hectares (0.15 acres) in size, with dimensions of approximately 35 metres in depth and 16 metres in width. The site is developed with one single detached dwelling and an accessory residential building (garage) currently on site.

Surrounding development is characterized primarily by low density residential dwellings. Parcels immediately to the north and west of the site are designated as Residential – Grade-Oriented Infill (R-CG) District, while to the east are parcels designated Multi-Residential – Contextual Grade-Oriented (M-CG) District. Parcels directly to the south are designated Industrial – Edge (I-E) District.

A bus stop for Route 17 (Renfrew/Ramsay) is located approximately 140 metres (a two-minute walk) on 8 Street SE. The site is located approximately 800 metres (a 13-minute walk) southwest of the proposed Ramsay/Inglewood Green Line Light Rail Transit (LRT) Station. Restricted parking is available on 9 Street SE.

Community Peak Population Table

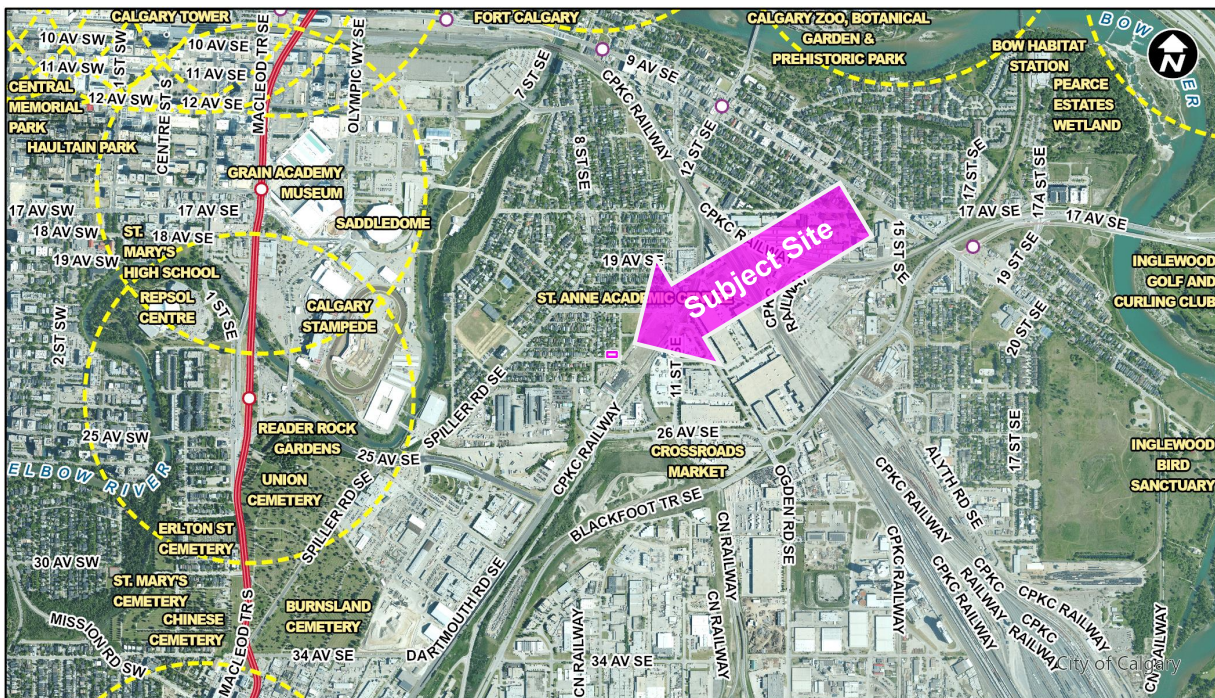
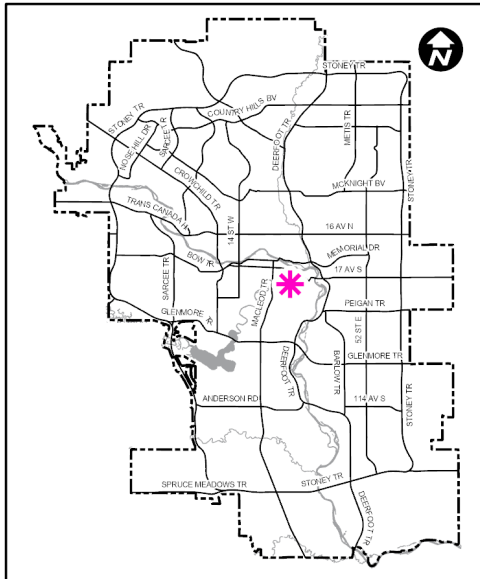
As identified below, the community of Ramsay reached its peak population in 1969.

Ramsay	
Peak Population Year	1969
Peak Population	3,005
2019 Current Population	2,158
Difference in Population (Number)	- 847
Difference in Population (Percent)	- 28.19%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

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

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

The 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 to make more

efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. The proposal is in keeping with relevant MDP policies.

Calgary Climate Strategy (2022)

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

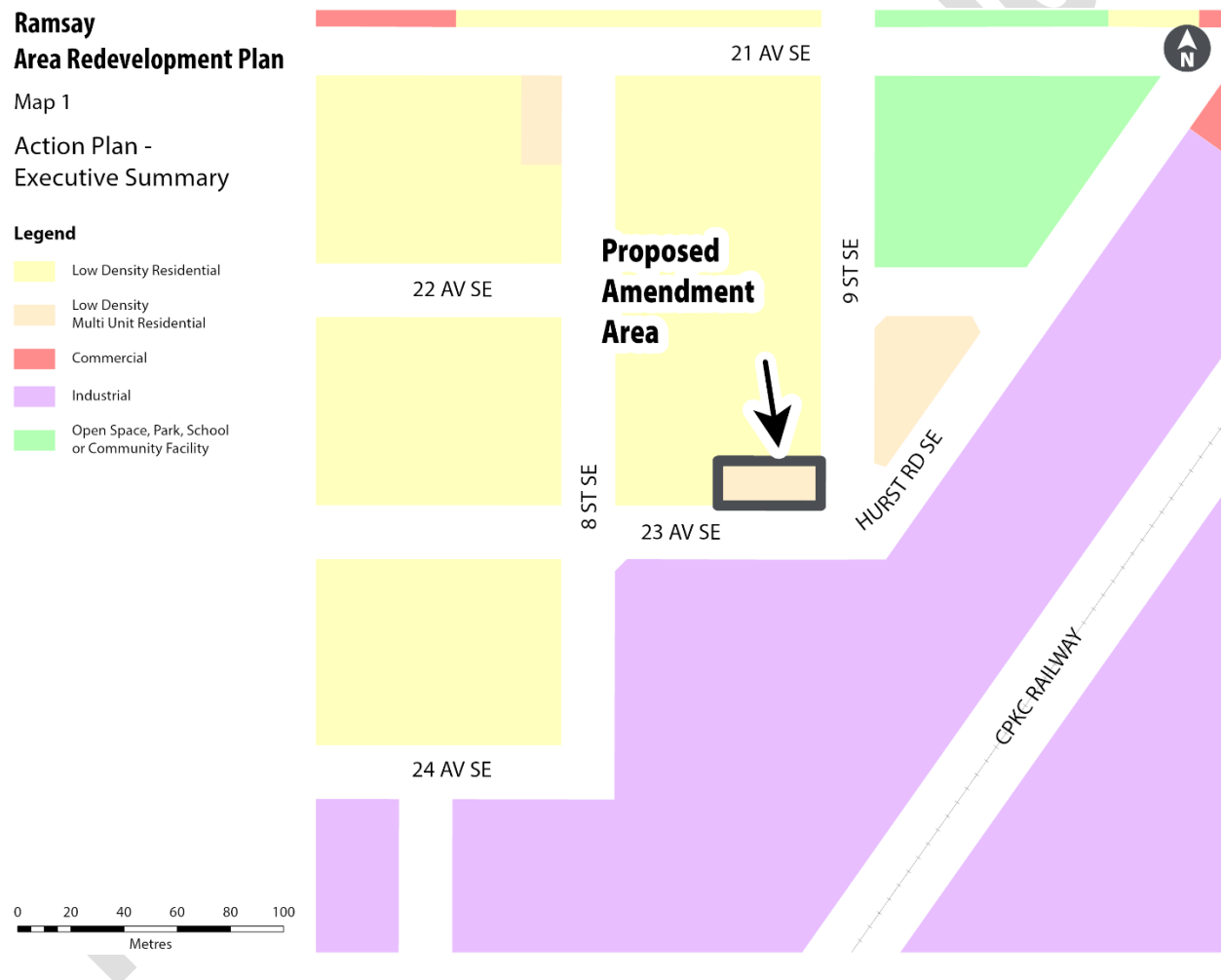
Ramsay Area Redevelopment Plan (Statutory – 1994)

The site is located within the Low Density Residential Area, as identified on Map 1: Action Plan Executive Summary in the [Ramsay Area Redevelopment Plan](#) (ARP). The Low Density Residential Area policies of the ARP discourage development of more than two dwelling units on parcels identified as Low Density Residential. An amendment to Map 1: Action Plan Executive Summary from Low Density Residential to Low Density Multi Unit Residential for the subject site is required. The proposed amendment will allow the ARP's policies to better align with the MDP and the existing R-CG District designation, which supports a wider range of low-density housing forms and allows for the development proposed under the associated development permit (DP2024-07157).

The proposed amendment is considered appropriate based on the policy guidance provided by the MDP and ARP.

Proposed Amendment to the Ramsay Area Redevelopment Plan

1. The Ramsay Area Redevelopment Plan attached to and forming part of Bylaw 1P94, as amended, is hereby further amended as follows:
 - (a) Amend Map 1 entitled 'Action Plan – Executive Summary' by changing 0.06 hectares \pm (0.15 acres \pm) located at 2221 – 9 Street SE (Plan 4662R, Block 11, Lots 22 and 23) from 'Low Density Residential' to 'Low Density Multi Unit Residential' as generally illustrated in the sketch below:



Applicant Submission

Company Name (if applicable):

Souleau Contracting Ltd

LOC Number (office use only):

Applicant's Name:

Justin Yee

Date:

March 27th 2025

ARP Policy Amendment Requested for R-CG zoned land to have Row Town-Homes included in the Community Plan under Low Density Residential as is consistent with the Zoning.

Applicant Outreach Summary

2025 July 06



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2221 9th Street SE

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

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

Minor Ramsay ARP Amendment - CPC

Prior Community Outreach for the DP2024-07157 submission as part of the overall submission.

Pre-application Enquiry August 28 2024 as an allowable building form for R-CG zoning.

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 site has few residential neighbours to contact but those neighbours were notified by mail of the DP Application 2024-07157 and encouraged to submit any questions and concerns to administration, which they did.

October 30, 2024 Modifications to the DP submission were made with respect to the neighbours concerns about privacy, noise, fencing and setbacks.

Spoke directly with adjacent neighbours and contacted directly online about the submission and the future of the area given the Chicken plant demolition in progress and Future Greenline.

Adjacent properties to the East and South are zoned Industrial and Medium Density (I-E and M- CG) and some are fallow.

Affected Parties

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

Directly adjacent residential neighbours.

Other neighbours are Brownfield, Industrial and Commercial properties.

DP2024-07157 - Public Community Advertising

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.

Privacy of backyard exposure from the proposed project to the direct neighbour.

Noise questions about whether Air Conditioning Units to be added.

Questions on whether the property was going to be owner occupied or for rentals.

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.

Windows frosted and fencing adjusted to minimize the impact on adjacent property and provide as much privacy as possible.

No Air Conditioning units to be added to the building to eliminate possible noise sensitivity.

Building and secondary building setback revisions to minimize impact on next door property and access.

Notified the property will be primarily used as rental units with some below market rent units for lower income families.

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)

Multiple revisions requested by DP Planner based on community/neighbour/planning responses.

Neighbours were notified directly back via the City Planner about requests and modifications made to the project to assuage their concerns and minimize impacts.

calgary.ca/planningoutreach

Land Use Amendment in Somerset (Ward 13) at 6 Somerglen Road SW, LOC2025-0094

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.04 hectares \pm (0.11 acres \pm) located at 6 Somerglen Road SW (Plan 9812594, Block 23, Lot 2) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate a Child Care Service use, with guidelines (Attachment 2).

HIGHLIGHTS

- This application proposes to redesignate the parcel to a Direct Control (DC) District to allow for the additional discretionary use of Child Care Service in addition to the uses already allowed (e.g., rowhouse and townhouse buildings, duplex and semi-detached dwellings, single-detached dwellings and secondary suites).
- The proposal allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Midnapore Phase 2 Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposed DC District would allow for an additional use that is an essential service and a community amenity.
- Why does this matter? The integration of child care services into a community supports positive social and economic outcomes.
- A development permit has been submitted (DP2025-02512) 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 Somerset, was submitted by the landowner, Yanmei (Jessica) Zhang, on 2025 April 29. As noted in the Applicant Submission (Attachment 3), the intent is to provide child care services on the property. A development permit (DP2025-02512) for a child care service for 60 children was submitted on 2025 April 29 and is under review.

The approximately 0.04 hectare (0.11 acre) corner lot is located just southeast of the intersection of Somerset Drive SW and Somerglen Road SW. The site is currently developed with a single detached dwelling with an attached front garage. The proposed Direct Control (DC) District would allow for Child Care Service within the existing building, and would also allow for residential uses consistent with surrounding development if the Child Care Service use is not commenced or is discontinued in the future. The surrounding area includes single detached dwellings and a chain of special purpose districts and green spaces connected by pathways.

The site is conveniently located near schools, parks, recreational opportunities, shops and services, as well as transit. The lot is 550 metres (a nine-minute walk) from Somerset School; 150 metres (a three-minute walk) from Somerset Park; and 850 metres (a 14-minute walk) from a regional shopping centre that hosts shops and services as well as various institutional uses. The lot is 700 metres (a 12-minute walk) from the Somerset-Bridlewood Light Rail Transit (LRT)

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2025 August 21**

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Land Use Amendment in Somerset (Ward 13) at 6 Somerglen Road SW, LOC2025-0094

Station and served by Route 52 (Evergreen/Somerset-Bridlewood Station) that travels along Somerset Drive SW.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant contacted their immediate neighbours and introduced their proposal. The applicant provided details included in the Applicant Outreach Summary (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 20 letters of opposition and five letters of support from the public. The letters of opposition included additional traffic and road safety concerns and a reduced supply of street parking. The letters of support include continuing difficulty in securing affordable child care in the area.

No comments from the Somerset/Bridlewood Community Association (CA) were received. Administration contacted the CA to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Site design, parking and drop-off will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

The proposed land use would allow for a child care service to be located within a residential community at a scale that fits with the neighbourhood. Child care is essential to creating complete communities and accommodating the needs of parents and caregivers.

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2025 August 21**

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Land Use Amendment in Somerset (Ward 13) at 6 Somerglen Road SW, LOC2025-0094

Environmental

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

Economic

The proposed land use amendment would allow for a child care service within the residential community of Somerset. Child care is an essential service that allows parents and caregivers to more effectively participate in the labour force and provides employment opportunities for staff of the business.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Direct Control District
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 lot is located in the southwest community of Somerset, just southeast of the intersection of Somerset Drive SW and Somerglen Road SW. The site is approximately 0.04 hectares (0.11 acres) in size and approximately 12 metres wide by 36 metres deep. The site is currently developed with a single detached dwelling with an attached front garage.

Surrounding development is characterized by single detached dwellings designated the Residential – Grade-Oriented Infill (R-CG) District. One property in the immediate area has been rezoned to a Direct Control (DC) District ([Bylaw 29Z98](#)) to allow for a Child Care Facility as a discretionary use. The area is also characterized by a series of special purpose districts and green spaces connected by a community pathway that runs adjacent to the subject lot.

The site is conveniently located near schools, parks, recreational opportunities, shops and services, as well as transit. The lot is 550 metres (a nine-minute walk) from Somerset School; 150 metres (a three-minute walk) from Somerset Park; and 850 metres (a 14-minute walk) from a regional shopping centre (Shawnessy Centre) that hosts shops and services as well as various institutional uses. The lot is 700 metres (a 12-minute walk) from the Somerset-Bridlewood Light Rail Transit (LRT) Station, and served by Route 52 (Evergreen/Somerset-Bridlewood Station) that travels along Somerset Drive SW.

Community Peak Population Table

As identified below, the community of Somerset reached its peak population in 2014.

Somerset	
Peak Population Year	2014
Peak Population	8,751
2019 Current Population	8,543
Difference in Population (Number)	- 208
Difference in Population (Percent)	- 2.38%

Source: *The City of Calgary 2019 Civic Census*

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



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District is intended for single-detached, semi-detached, duplex dwellings, rowhouse buildings and townhouses. The R-CG District allows for a maximum height of 11 metres. Secondary suites are a permitted use within the R-CG District.

The proposed DC District is based on the existing R-CG District with the additional discretionary use of Child Care Service. The proposed DC District would allow for residential uses consistent with surrounding development if the Child Care Service use is not commenced or is discontinued in the future. The DC District does not limit the maximum number of allowable children. The number of children allowed in a Child Care Service is determined at the development permit stage along with the Provincial licensing requirements. A development permit has been submitted (DP2025-02512) that proposes a Child Care Service of 60 children that is under review by staff.

The Child Care Service use requires one parking stall for pick-up and drop-off for every ten children. No specific rate of staff parking is included in the use rules and would be evaluated as part of the development permit. The precise number of children permitted under the Child Care Service will be determined by The City and licensing requirements by the Province.

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 deemed necessary to provide for the applicant's proposed development due to the unique characteristics of the Child Care Service use within the residential context. This proposal allows for a commercial Child Care Service to operate while maintaining the R-CG District base. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw 1P2007.

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

Development and Site Design

If approved by Council, the rules of the proposed DC District and the [Child Care Service Policy and Development Guidelines](#) would provide guidance for future redevelopment of the site.

A discretionary use development permit is required to enable a Child Care Service for more than six children. Facilities that provide the temporary care or supervision of six children or less would be considered a Home Based Child Care – Class 1, a permitted use in all low density residential districts. The number of children, on-site parking stalls, location of pick-up and drop-off stalls and outdoor play areas will be confirmed through the development permit process.

Other specific issues to be addressed through the development permit include screening for any outdoor play areas, restrictions on signage in a residential area and privacy issues with the adjacent residential dwellings.

The child care service operators will require Provincial licensing and will be evaluated under [Alberta's Early Learning and Child Care Act](#).

Transportation

Vehicle and pedestrian accesses are available along Somerglen Road SW. The lot is 700 metres (a 12-minute walk) from the Somerset-Bridlewood LRT Station and transit service is available within 70 metres on Somerset Drive SW for Route 52 (Evergreen/Somerset-Bridlewood Station) terminating at Somerset Bridlewood Station. An existing Always Available for All Ages and Abilities (5A) Network pathway is available along 6 Street SW and Somerglen Crescent SW. A Transportation Impact Assessment was not required in support of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services exist to site. Servicing requirements will be further determined at the time of development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal District of Foothills Intermunicipal Development Plan (2017)

The subject site is within the Plan Area of the [Municipal District of Foothills Intermunicipal Development Plan](#); however, it is outside of the Interface Area and an application of this nature does not require circulation under the policies of the plan.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developed Residential – Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The proposal is in keeping with relevant MDP policies. The proposed DC District allows for a building form that is sensitive to the existing residential development in terms of height, scale and massing while also encouraging complete communities by allowing for child care services within a residential area.

Calgary Climate Strategy (2022)

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

Midnapore Phase 2 Area Structure Plan (1991)

Administration's recommendation aligns with the policy direction of the [Midnapore Phase 2 Area Structure Plan](#), which identifies the subject site as being within a Residential Area where residential and related uses, including child care facilities, are supported.

Child Care Service Policy and Development Guidelines (Non-Statutory – 2009)

The proposal has been evaluated using the [Child Care Policy and Development Guidelines](#), which is a non-statutory policy intended to guide the development of child care services of different sizes in a variety of districts across Calgary, including in low density residential areas. This policy also provides development guidelines to manage impacts within low density residential areas.

The guidelines within this document note that child care services are an integral part of complete communities and that child care services for greater than six children may be considered for a land use redesignation in low density areas.

The proposal was evaluated based on the applicable site selection criteria as noted below. The proposed site should be located:

- close to activity-focused areas which includes schools and parks;
- on a site with sufficient staff parking and areas for pick-up and drop-off;
- on sites large enough for outdoor play areas;
- on collector and other major streets;
- on a corner parcel to minimize impact on adjacent residences and aid in pick-up and

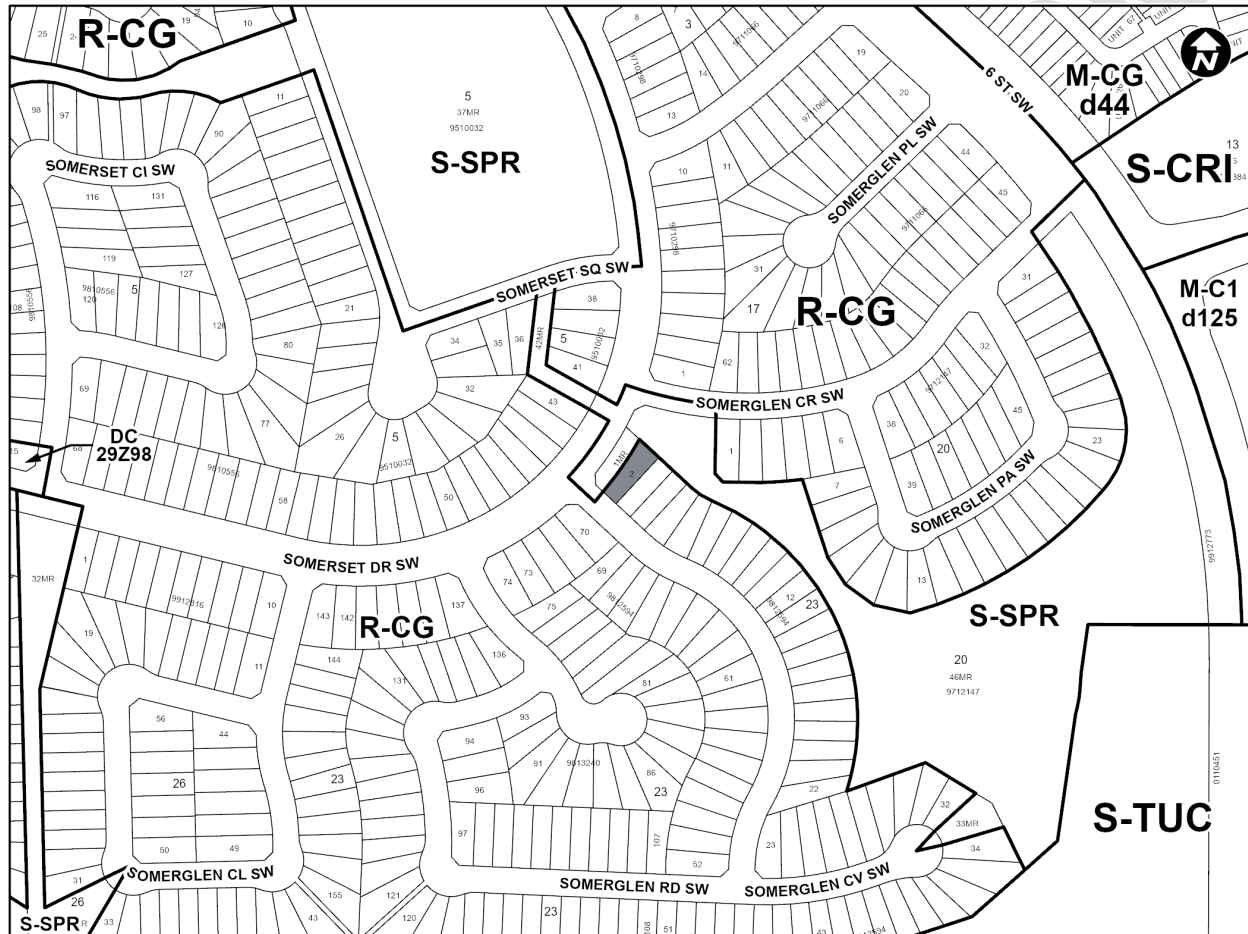
- drop-off; and
- to avoid an over-concentration of child care services in an area.

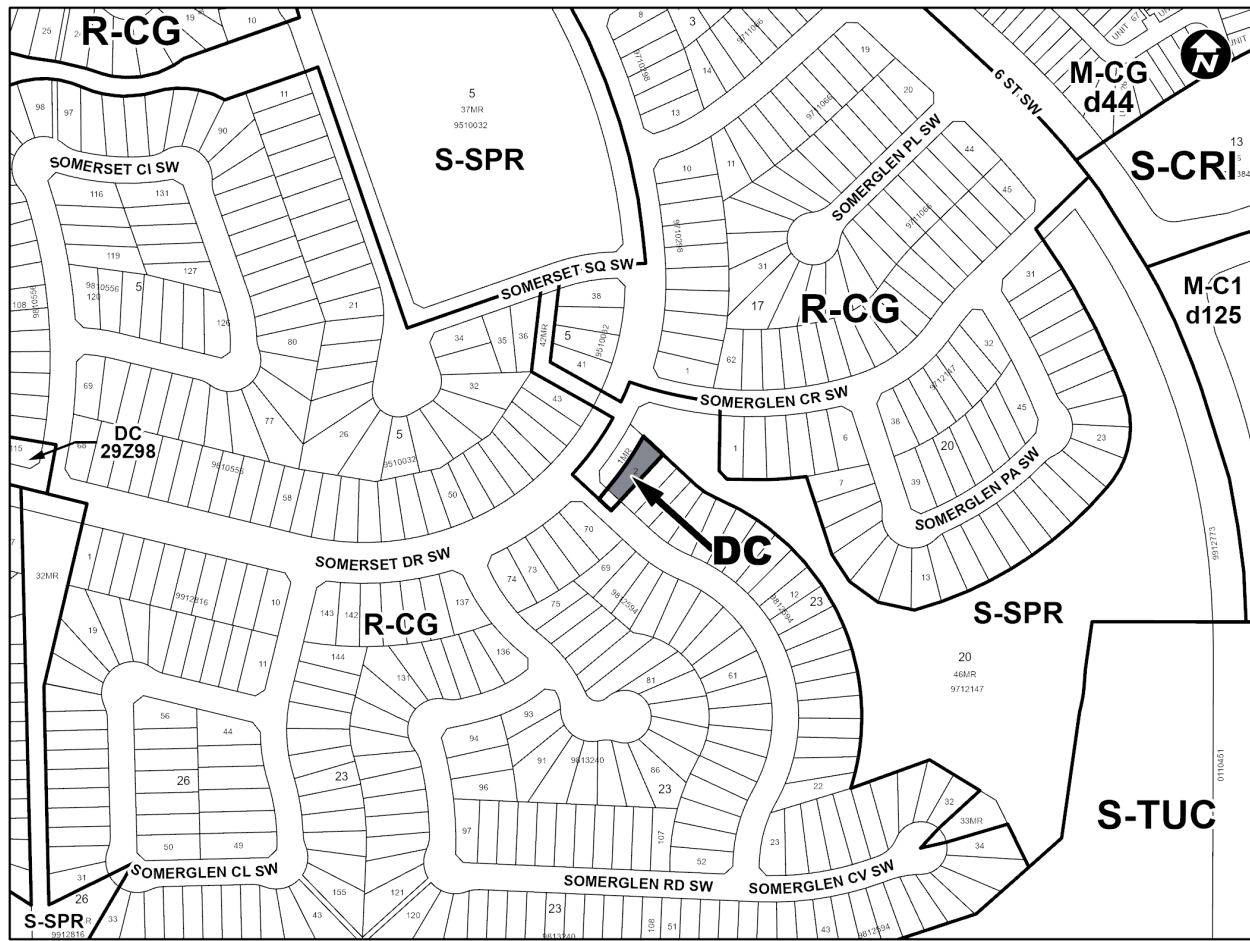
The site generally meets all of the criteria above. There is an inactive bus pad located adjacent the site on the collector Somerset Drive SW that Calgary Transit states may be activated in the future. However, should this occur, there is public curb-side space on the local road, Somerglen Road SW, adjacent the subject site where some pick-up and drop-off may occur.

Proposed Direct Control District

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".

SCHEDULE A



SCHEDULE B**DIRECT CONTROL DISTRICT****Purpose**

- 1 This Direct Control District Bylaw is intended to accommodate the additional use of child 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 Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

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

(a) **Child Care Service.**

Bylaw 1P2007 District Rules

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

Relaxations

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

TEXT FOR DISCUSSION

Applicant Submission

Company Name (if applicable):

Xiang Investment Ltd.

LOC Number (office use only):

Applicant's Name:

Yanmei(Jessica), Zhang

Date:

2024-12-01

Dear City Council:

I am writing to formally request a rezoning re-evaluation for my property located at 6 Somerglen Road SW Calgary. Currently, my property is designated to accommodate a dayhome facility for only 6 children, but I believe this capacity does not reflect the growing demand for childcare services in our area.

Many parents in the neighborhood have expressed frustration with the limited availability of childcare options. There is a clear need for additional, affordable, and easily accessible childcare services to meet the needs of the local community.

My property is ideally located near a CTrain station and a shopping center, making it an incredibly convenient option for parents who rely on public transportation or work at nearby businesses. The close proximity to a school and park further enhances its appeal, offering parents the convenience of dropping their children off for both school and daycare without requiring additional travel. This location provides a perfect solution for busy families who would benefit from a daycare facility that is not only nearby but also integrated into their daily routines.

In addition to the location advantages, my property can accommodate a minimum of three parking stalls, which would be sufficient to support the daycare's operations while ensuring minimal impact on the surrounding neighborhood. Also I am in the process to purchase the adjacent green space for daycare parking lots and outdoor playspace.

I kindly ask the City Council to consider this request for a rezoning re-evaluation. I am confident that the addition of a larger daycare facility in this area would greatly benefit the community by meeting the increased demand for childcare services and providing greater convenience for local families.

Thank you for your time and consideration of my request. I look forward to a positive response.

Sincerely,

Yanmei(Jessica), Zhang

Applicant Outreach Summary

2025 April 29



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Child Care

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)

April 26, 2025. Location: Neighborhood surrounding my home

I conducted community outreach by visiting neighbors to discuss the proposal of opening a new daycare in our area. I went door-to-door to engage in face-to-face conversations, answer questions, address any concerns, and share details about the daycare's operations.

I spoke with residents within a one-block radius and used a Google Maps pin to accurately mark the planned daycare location. In total, I contacted 16 households to explain the child care services we intend to offer. Only one family raised a concern regarding the design of the parking lot.

Overall, the feedback from the community was very positive. During my visits, I provided information about daycare hours, staff break times, parking, and the outdoor play space. No significant negative feedback or major concerns were reported

Affected Parties

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

We connected with Community center, Neighbours, and Community Elementary School,

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.

During the outreach, the neighbors were friendly and open to the idea of a daycare. Only one family raised concerns about the parking design, asking about the proposed parking layout and expressing worry that the daycare might increase traffic volume in the area.

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 daycare will encourage parents and staff to walk or use public transit whenever possible. Additionally, the daycare will consult a parking engineer to design the parking lot and determine the best locations for the parking entrance and exit.

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)

I asked neighbours that if there is any questions please write down a notes and put in my mail box in my front door. I will be listening neighbors concern and find a best solution.

calgary.ca/planningoutreach

Policy Amendment and Land Use Amendment in Red Carpet (Ward 9) at 721 and 901 – 68 Street SE, LOC2024-0199

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the East Calgary International Communities Local Area Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 8.08 hectares \pm (19.97 acres \pm) located at 721 and 901 – 68 Street SE (Plan 3270AG, Block Z; Condominium Plan 2010033, a portion of Unit B) from Multi-Residential – Contextual Grade-Oriented (M-CGd60) District, Multi-Residential – High Density Low Rise (M-H1h18d155) District and Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District, Multi-Residential – High Density Low Rise (M-H1h24) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to increase the maximum allowable height and density to allow for multi-residential development.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This application would enable additional housing choice and diversity for the community as well as a new public park.
- Why does this matter? The proposal would allow for additional density to support the continued development of a Neighbourhood Activity Centre serving the subject site and surrounding communities.
- An amendment to the *East Calgary International Avenue Communities Local Area Plan* (LAP) is required to accommodate the proposed Special Purpose – School, Park and Community Reserve (S-SPR) District.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the southeast community of Red Carpet, was submitted by B&A Studios on behalf of the landowners, Lansdowne Equity Ventures Ltd. and The City of Calgary, on 2024 August 02. The subject site is located on the west side of 68 Street SE, approximately 500 metres (an eight-minute walk) north of 17 Avenue SE, which is part of the Primary Transit Network.

In 2018, approximately 8.01 hectares (17.79 acres) of the subject site was redesignated to the Multi-Residential – Contextual Grade-Oriented (M-CGd60) District and the Multi-Residential – High Density Low Rise (M-H1h18d155) District as part of a comprehensive application to accommodate phased multi-residential and mixed-use development. As noted in the Applicant Submission (Attachment 3), this land use amendment follows previous applications to increase

Policy Amendment and Land Use Amendment in Red Carpet (Ward 9) at 721 and 901 - 68 Street SE, LOC2024-0199

the overall density of the site through modifier adjustments, providing additional flexibility for the development of the two remaining phases.

The proposal also includes approximately 0.25 hectares of Special Purpose – School, Park and Community Reserve (S-SPR) District as municipal reserve. The remaining 0.07 hectares of the subject site is a City-owned parcel currently designated Special Purpose – Future Urban Development (S-FUD) District. This parcel has been deemed surplus to the needs of The City's Mobility Business Unit and is proposed as S-SPR District in conjunction with the reserve-dedicated land. Stewardship of the parcel has been transferred to Parks, with the intent that the underutilized land can supplement the municipal reserve and allow for a more functional park design.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the Community Association was appropriate. In response, the applicant provided information online, delivered postcards to nearby residences and contacted the Penbrooke Meadows Community Association (CA). The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

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

There is no community association for the subject area. The application was circulated to the neighbouring Applewood Park CA and Penbrooke Meadows CA and no response was 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 the date of the Public Hearing will be advertised.

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

ISC: UNRESTRICTED
CPC2025-0785
Page 3 of 3

Policy Amendment and Land Use Amendment in Red Carpet (Ward 9) at 721 and 901 - 68 Street SE, LOC2024-0199

IMPLICATIONS

Social

The proposed land use would contribute to the supply of diverse housing options that may better accommodate the needs of different age groups, lifestyles and demographics.

Environmental

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

Economic

The proposed land use would allow for increased density in the established area resulting in a more efficient use of land, services and existing infrastructure.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Proposed Amendments to the East Calgary International Avenue Communities Local Area Plan
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Red Carpet on the west side of 68 Street SE near the intersection of Applewood Drive SE. The application includes a total area of approximately 8.08 hectares (19.97 acres) and is part of a larger development site that extends along 68 Street SE from the Canadian National rail line to 14 Avenue SE. The site has been partially developed through phased multi-residential development occurring since 2020.

Surrounding development consists of predominantly low-density residential development in the form of single detached dwellings, manufactured homes and low-rise multi-residential development along 17 Avenue SE. Local commercial uses are available across 68 Street SE at Applewood Drive SE, and adjacent to the southwest is Mountview Park, which includes a playground, baseball diamonds and a cricket pitch. The subject site is approximately 500 metres north (an eight-minute walk) of 17 Avenue SE, which includes a MAX Purple station located within 750 metres (a 13-minute walk) of the site. West of 60 Street SE, 17 Avenue SE is identified as an Urban Main Street, also known as International Avenue.

The existing land use for the subject site was established through a land use amendment and outline plan in 2018 to accommodate a comprehensively planned mixed-use development called Elliston Village. The application included the Multi-Residential – Contextual Grade-Oriented (M-CGd60) District, Multi-Residential – High Density Low Rise (M-H1h18d155) District and Commercial – Corridor 1 f3.0h16 (C-COR1f3.0h16) District. Since the approval of the first application, Council has approved two subsequent land use amendments to increase the allowable density while generally maintaining the original concept. Currently, 174 dwelling units have been completed through the first three phases in the form of grade-oriented multi-residential development, with another 184 units approved for phase 4.

Community Peak Population Table

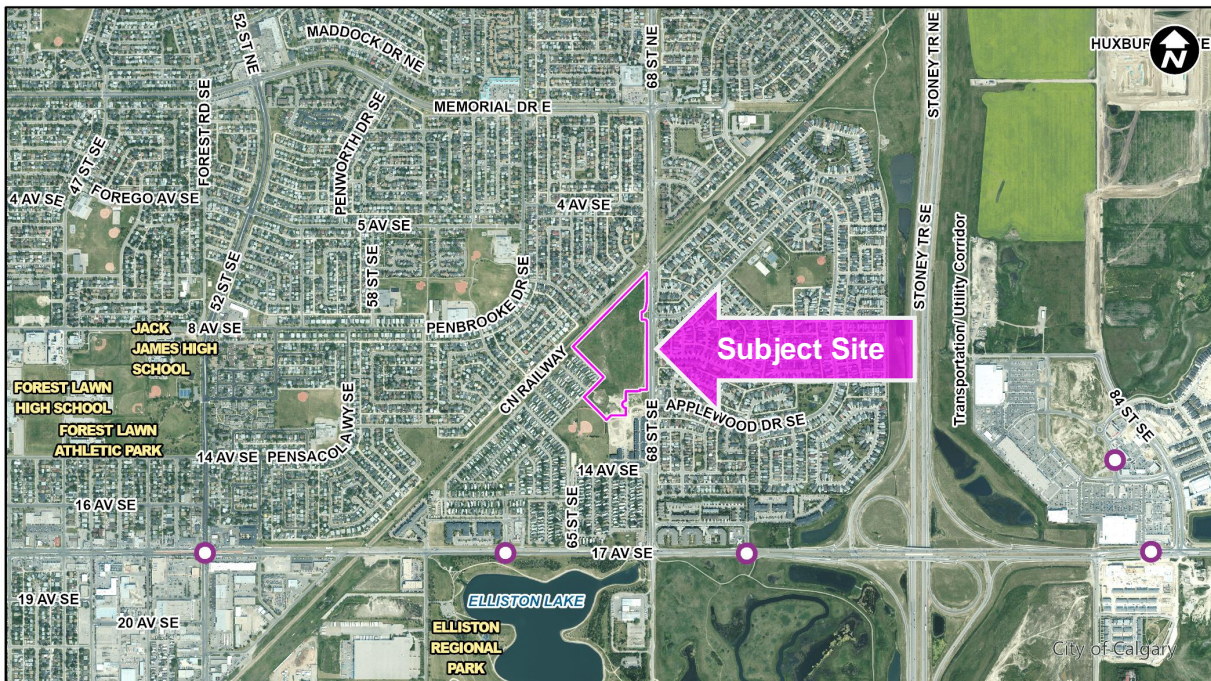
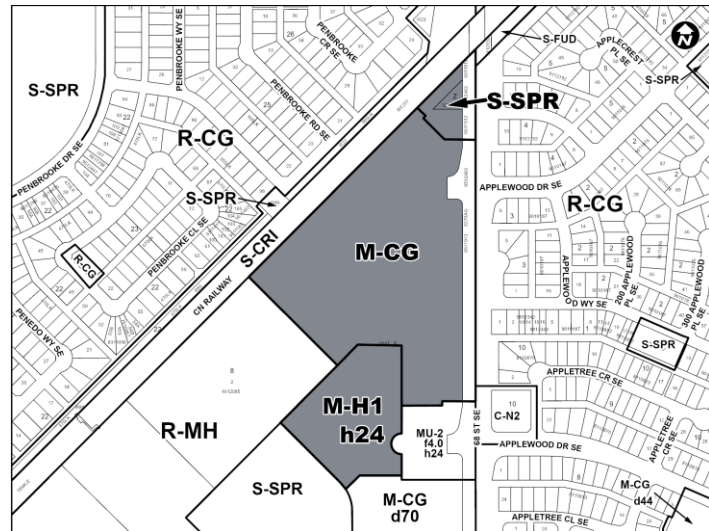
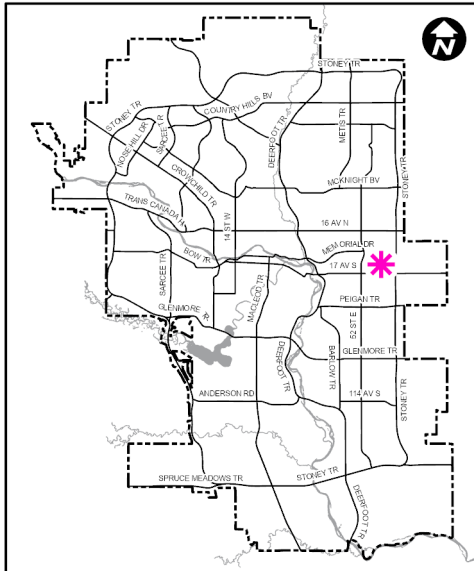
As identified below, the community of Red Carpet reached its peak population in 2006.

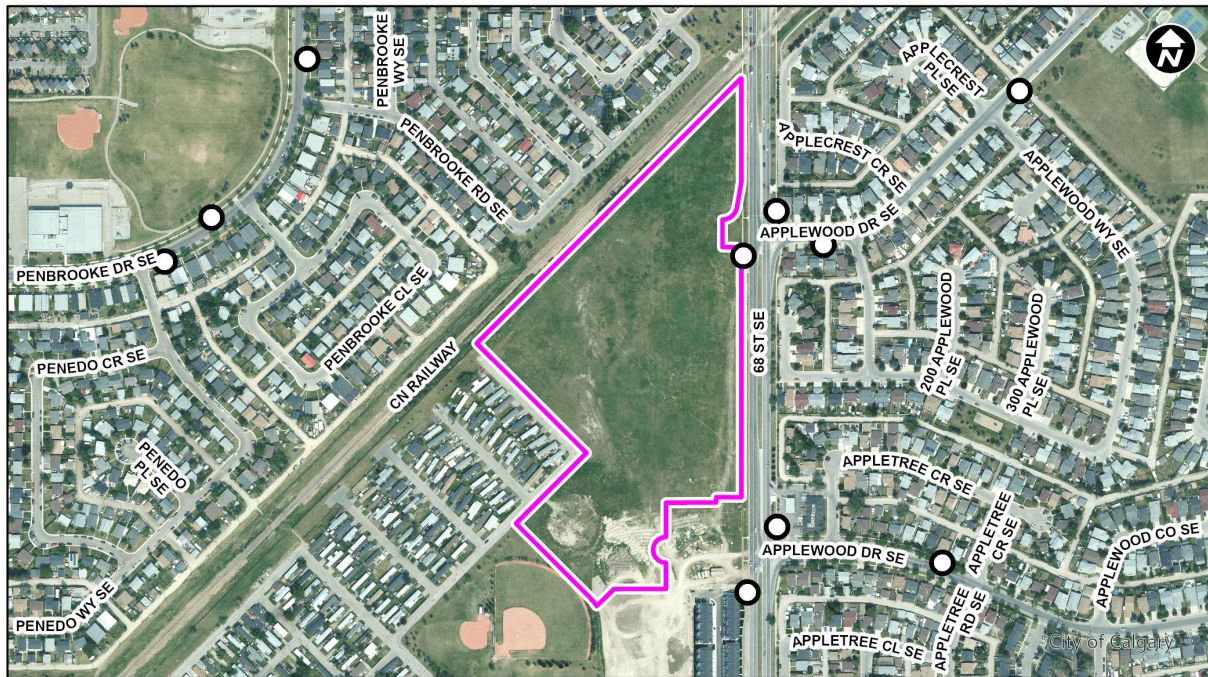
Red Carpet	
Peak Population Year	2006
Peak Population	1,777
2019 Current Population	1,594
Difference in Population (Number)	-183
Difference in Population (Percent)	-10.3%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Multi-Residential Contextual – Grade-Oriented (M-CGd60) District is a multi-residential designation that accommodates multi-residential development in a variety of forms, with higher numbers of dwelling units and higher traffic generation than low-density residential districts. M-CGd60 allows for a maximum building height of 12.0 metres and a maximum density of 60 units per hectare. Based on the current M-CGd60 area, this would allow for a maximum of 364 dwelling units.

The proposed M-CG District removes the density modifier of 60 units per hectare for the standard density of 111 units per hectare. This would allow for a maximum of 658 dwelling units based on the proposed M-CG area.

The existing Multi-Residential – High Density Low Rise (M-H1h18d155) District allows for high-density multi-residential development, is intended to be located at community nodes and allows for a limited range of support commercial uses. M-H1h18d155 allows for a maximum floor area ratio (FAR) of 4.0 (approximately 77,200 square metres), a maximum building height of 18 metres (approximately five storeys) and a maximum density of 155 units per hectare. Based on the current M-H1h18d155 area, this would allow for a maximum of 299 dwelling units. The M-H1 District also has a minimum density requirement of 150 units per hectare, requiring at least 289 dwelling units for the subject area.

The proposed M-H1h24 District would increase the maximum height to 24 metres (approximately six storeys) and removes the density modifier. The adjusted land use boundary would reduce the M-H1 area by 0.10 hectares, reducing the maximum floor area by 4,000 square metres.

The existing Special Purpose – Future Urban Development (S-FUD) District is applied to lands that are awaiting urban development and utility servicing and allows for a limited range of temporary uses.

The proposed Special Purpose – School, Park and Community Reserve (S-SPR) District is intended to provide for schools, parks and open spaces, and is applied to land dedicated as reserve pursuant to the *Municipal Government Act*. The proposal includes the redesignation of 0.26 hectares (0.64 acres) of M-CGd60 to S-SPR, which will satisfy deferred reserve for the subject parcel upon subdivision. This area would be supplemented by the adjacent City-owned parcel, for a combined S-SPR area of 0.33 hectares. This parcel was deemed surplus to the needs of the Mobility Business Unit, and stewardship was transferred to Parks and Open Spaces in support of this application and the subsequent development of a park.

Development and Site Design

The rules of the proposed M-CG, M-H1h24 and S-SPR District would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping and parking.

Other key factors that will be considered during the review of the development permits include, but are not limited to:

- ensuring an engaging built interface along the 68 Street SE frontage;
- establishing the layout and configuration of dwelling units and pedestrian routes; and
- providing an appropriate interface with the proposed park.

Transportation

Pedestrian access is available from existing sidewalks adjacent to the site on 68 Street SE and 14 Avenue SE. Existing pathways along 68 Street SE provide a connection from the site to 17 Avenue SE and primary transit service as part of the current Always Available for All Ages and Abilities (5A) Network.

The nearest transit service is available adjacent to the site on 68 Street SE, with southbound service for Routes 68 (68 St E) and 87 (Applewood/17 Av SE), and corresponding northbound service across 68 Street SE within 100 metres (a two-minute walk) of the site. The MAX Purple BRT is located to the south on 17 Avenue SE, with the nearest station approximately 750 metres from the subject site (a 13-minute walk).

Vehicular access to the site is currently available via the internal road network accessed from 14 Avenue SE; however, a second access from 68 Street SE will be provided as part of the construction of phase 4 and a third access for phase 5.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of future development permit applications. Improvements to public sanitary mains will be required at the developer's expense.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developed – Established City Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit. The proposal is in keeping with relevant MDP policies as the proposed land use provides for an increase in density in a form that is consistent and compatible with previously constructed phases of the comprehensive development, and in close proximity to a Neighbourhood Activity Centre.

Calgary Climate Strategy (2022)

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

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

The [East Calgary International Avenue Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Connector Urban Form Category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. Neighbourhood Connector areas are intended for a broad range of housing forms along higher activity streets and may include small-scale commercial uses to serve the surrounding area. The proposed M-CG and M-H1h24 Districts are in alignment with the applicable policies of the LAP, as they provide for a mix of housing forms along an important community corridor as well as a limited range of commercial uses, restricted in size and location.

To accommodate the proposed S-SPR District, this application proposes amendments to Map 3: Urban Form and Map 4: Building Scale of the LAP to recognize this 0.32-hectare (0.79 acre) area with categories that are consistent with the parks and open space network throughout the Plan. On Map 3, the subject area would change from Neighbourhood Connector to Parks and Open Space. On Map 4, the subject area would change from Low (up to six storeys) to Parks, Civic and Recreation. If these amendments are approved by Council, Administration would perform similar updates to the following non-statutory Appendix Maps:

- Map B3: Growth Plan Placetype Alignment;
- Map C1: Pedestrian Corridors;
- Map C2: Cycling Network;
- Map C3: Road and Street Network;

- Map C4: Goods Network; and
- Map C5: Transit Network.

Administration supports this amendment, as it is aligned with the Plan's core values and realizes an opportunity for new parks and open space in the Plan Area. The LAP notes that parks, natural areas and open spaces provide a number of ecological benefits and contribute to mental and physical health, a sense of belonging and general wellness.

The Development Next to Freight Rail Corridors Policy (Non-Statutory – 2018)

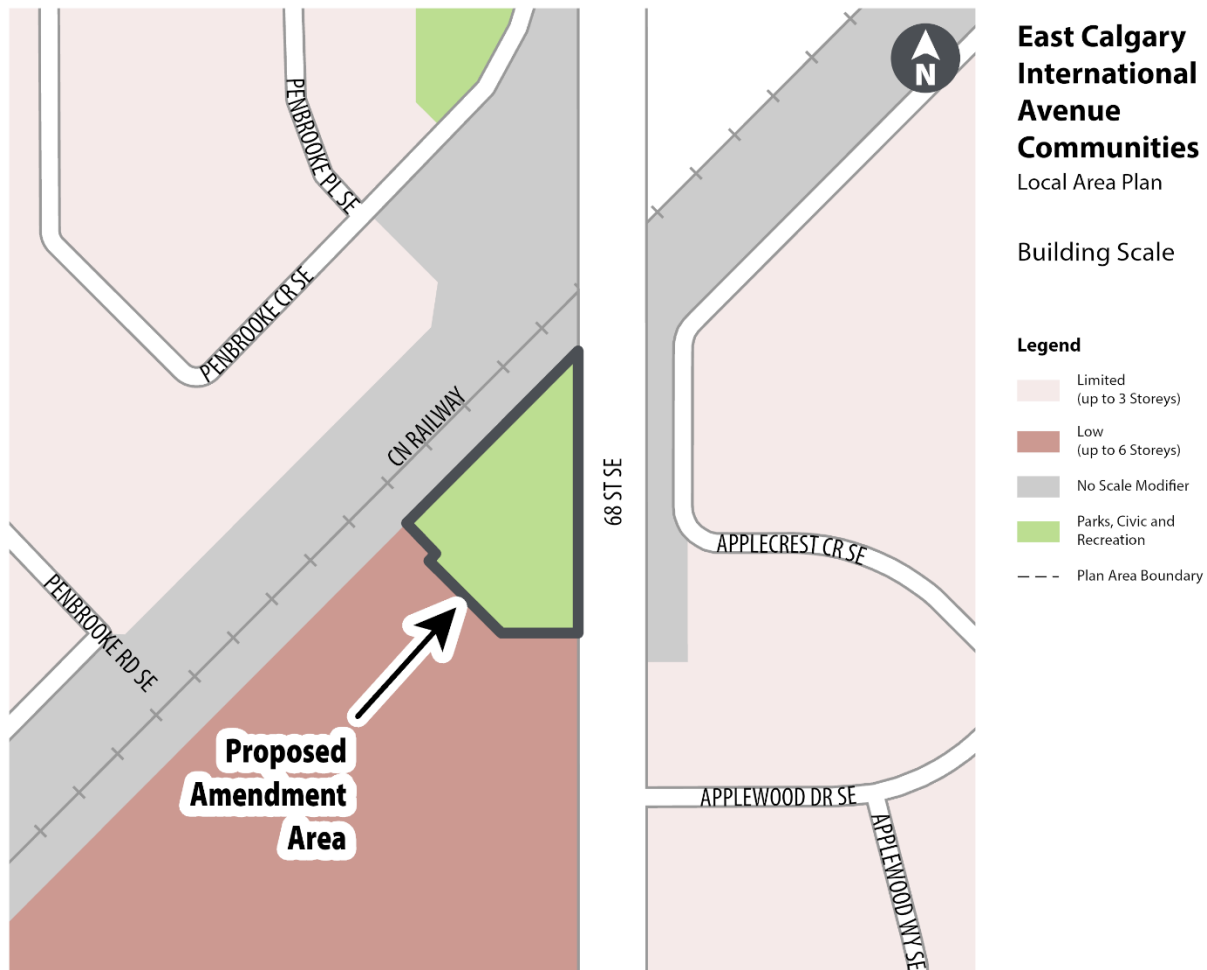
The site is subject to the [Development Next to Freight Rail Corridors Policy](#) (Policy), as it falls within 30 metres of a freight railway corridor and allows for what the Policy identifies as High Density Residential and Commercial Uses. The Policy outlines risk mitigation measures to enable development that supports the vision of the Local Area Plan in close proximity to the freight rail. Risk mitigation, as well as mitigation of noise and vibration impacts will be considered and reviewed at the development permit stage.

Proposed Amendments to the East Calgary International Avenue Communities Local Area Plan

1. The East Calgary International Avenue Communities Local Area Plan attached to and forming part of Bylaw 67P2024, is hereby amended as follows:
 - (a) Amend Map 3 entitled 'Urban Form' by changing 0.32 hectares \pm (0.79 acres \pm) located at 721 – 68 Street SE (Plan 3270AG, Block Z) and 901 – 68 Street SE (Condominium Plan 2010033, a portion of Unit B) from 'Neighbourhood Connector' to 'Parks and Open Space' as generally illustrated in the sketch below:



- (b) Amend Map 4 entitled 'Building Scale' by changing 0.32 hectares \pm (0.79 acres \pm) located at 721 – 68 Street SE (Plan 3270AG, Block Z) and 901 – 68 Street SE (Condominium Plan 2010033, a portion of Unit B) from 'Low (up to 6 Storeys)' to 'Parks, Civic and Recreation' as generally illustrated in the sketch below:



Applicant Submission



EMILY KLOPPENBURG

Community Planner II
ekloppenburg@bastudios.ca
D | 403 692 4541

June 27, 2025

Elliston Village Land Use Amendment LOC 2024-0199 B&A File #2024-148

Elliston Village is envisioned as a comprehensively planned community featuring rental grade-oriented townhouses and apartment buildings. The single condominiumized parcel at 901 68 St SE is owned by Lansdowne Equity Ventures Ltd. who intend to retain ownership of the parcel to provide much needed rental housing. Lansdowne is working with the Calgary Mortgage and Housing Corporation (CMHC) affordable housing program to provide below market affordable rental units throughout Elliston Village.

This land use amendment application pertains to a portion of the site which is located in the southeast Calgary community of Red Carpet between Pembroke Meadows and Applewood Park. The subject site is located along 68th St SE, approximately 500m north of the intersection of 68th St and 17th Ave SE (International Ave). The irregularly shaped parcel is bound by the CN rail line to the northwest and 68th St SE to the east. Surrounding land uses include the Residential-Mobile Home (R-MH) district to the south and west, the Commercial-Neighbourhood 2 (C-N2) district to the east across 68th St SE and a mix of low-density residential houses within the R-CG district to the east and west.

Phases 1-3 of Elliston Village are actively developing and a land use amendment (LOC2024-0152) application for Phase 4 was approved on April 8, 2025.

This land use amendment application seeks the redesignation of the remaining of Phases 5 & 6 of Elliston Village which covers ± 8.080ha of the subject site from M-H1h18d155, M-CGd60 and S-FUD to M-H1h24, M-CG and S-SPR. The Deferred Reserve of 0.49ac will be satisfied through the provision of ±0.81ac to be designated as Special Purpose-School, Park and Community Reserve (S-SPR). A portion of the S-SPR area intersects with a utility-right-of-way (URW). Following a decision from

the JUCC, the portion of the park space that intersects with the URW counts as 50% credit for Municipal Reserve (MR). The proposed park space additionally includes a ± 0.15 ac City owned parcel which has been added to the site boundary with authorization from Parks and RE&Ds. This parcel, currently designated Special-Future Urban Development (S-FUD) is proposed to be designated as S-SPR and will be incorporated into the proposed ± 0.79 ac park space. This project will not receive MR credit for the City owned parcel.

The redesignation of the M-CG parcel would remove the density modifier and revert to the base district maximum density of 111 units per hectare (uph). The proposed development would remain consistent with the surrounding neighbourhood and the proposed housing forms would be consistent with the townhouses built and currently under construction in Phases 1-3. Due to the irregular shape of the site, there is already a constraining factor on the number of units that can be accommodated. By removing the density maximum, a comprehensive site can be designed that meets the City's standards and provides additional rental housing without worrying about a unit cap.

The M-H1 District is intended to be located at community nodes and along transportation corridors such as 68th St SE. The redesignation would remove the density modifier that provides a maximum density of 155 uph, only 5uph above the minimum. There is no maximum density on the M-H1 base district. The redesignation would also remove the height modifier which currently limits the building height to 18m. A change in the height modifier to 24m height allows for more flexibility in the size and number of units provided in the proposed apartment buildings. The final height of any proposed apartment buildings will be determined at the time of DP submission. The 24m height modifier aligns with the approved

24m height of the adjacent MU-2 district that was approved as part of LOC2024-0152 and aligns with the Local Area Plan.

The proposed increase in height and density allows additional rental units to be built and offers more flexibility in development forms that meet the criteria of the M-CG and M-H1 district. The reason for the density modifiers previously in place as part of the existing Outline Plan are unknown and predate the current development team's involvement. As a part of this application, a Master Plan has been produced that demonstrates the increased capacity and development potential for the site that can be achieved through the proposed land use amendment. The additional missing middle rental units will contribute to addressing the current housing crisis faced in the Calgary region.

This site is an ideal opportunity for increased density that is consistent with developing housing forms. In their review of the application, Mobility Engineering noted that the site is well served by Calgary Transit and has a direct route to the Marlborough LRT station from 17th Ave SE. As an area of planned high activity in proximity to a Bus Rapid Transit (BRT) line along 17th Ave SE, this application serves to further the City's goals of directing population growth towards area with good and reliable access to transit and amenities such as this site.

There is no Area Structure Plan or Area Redevelopment Plan for the site, however the East Calgary International Avenue Communities Local Area Plan (LAP), which was approved in late 2024, provides direction on the development of the subject site in the future and identifies the site as Neighbourhood Connector which is intended to provide a mix of housing types, unit structures, and forms. A map amendment to the LAP is required to identify the new proposed park space and is part of this application.

The benefits of this proposed redesignation and subsequent development can be realized through this proposed land use application. In consideration, the support of Administration, Calgary Planning Commission, and Council is respectfully requested.

Sincerely,



EMILY KLOPPENBURG
RPP, MCIP
Community Planner II

CC: Steve Seroya, Director, Development | Lansdowne Equity Ventures Ltd.

Applicant Outreach Summary

2024 August 21



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Elliston Village

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

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

Outreach Strategy

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

A virtual information session was scheduled for August 8th, 2024. Postcards were circulated to nearby residents within one kilometre of the project site. Information on the postcard invited them to reach out to the project team, to visit the webpage on the Lansdowne website where we have been providing updates on the project, and providing an opportunity to register for the virtual information session. An email was directed to the Penbrooke Meadows Community Association advising them of the application and the open house and asking them to circulate the information to their members.

The Lansdowne website also includes the presentation slides and new updates throughout the project work. A survey was also available on the website for anyone to add comments or ask questions about the project. The survey was available from August 8th to August 19th. (
<https://lansdowne.ca/lansdowne-ca-development-raw-land/>)

Affected Parties

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

Penbrooke Meadows Community Association and adjacent 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.

No one registered to attend the virtual information session despite 17 scans of the QR code that directed people to the Zoom registration. No emails were received by the project team indicating that the date and time were an issue that impacted attendance of the session. As a result the virtual information session was canceled and a notice was placed on the website noting that it had been canceled due to no registration. The survey link was also never used and no feedback was received through the survey. The presentation slides remained on the website from August 8th to August 22nd.

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 input to influence the decision was received.

How did you close the loop ?

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

The project website was kept up to date throughout the project and emails were sent to the Penbrooke Meadows Community Association advising of next steps for the project.

calgary.ca/planningoutreach

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

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

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

HIGHLIGHTS

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

DISCUSSION

This application, in the southwest community of Richmond, was submitted by Horizon Land Surveys on behalf of the landowners, Yu Du and Ryan O'Hearn, on 2024 October 31. The Applicant Submission can be found in Attachment 3.

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

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

Section 4.2 of the LAP notes that where restrictive covenants are not in alignment with the goals and objectives of the LAP, Administration supports the direction of the LAP. This direction forms the basis of Administration's recommendation to Calgary Planning Commission in this report. A

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

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

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

City-Led Outreach

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

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

- proposed DC is not in keeping with existing community character;
- future development on this parcel, should the DC be approved, would increase traffic and parking issues and impact safety;
- impact on property values; and
- loss of greenspace and mature trees to future development.

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

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

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

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

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

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

IMPLICATIONS

Social

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

Environmental

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

Economic

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

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

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

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

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

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

Community Peak Population Table

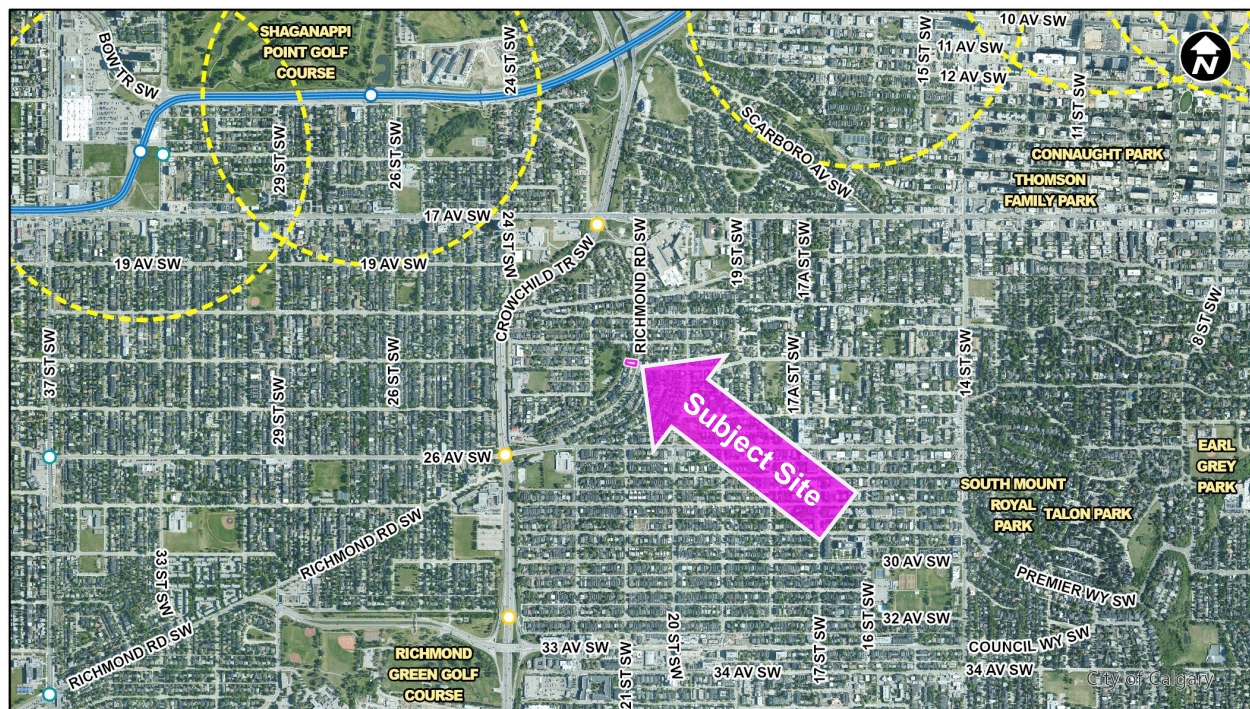
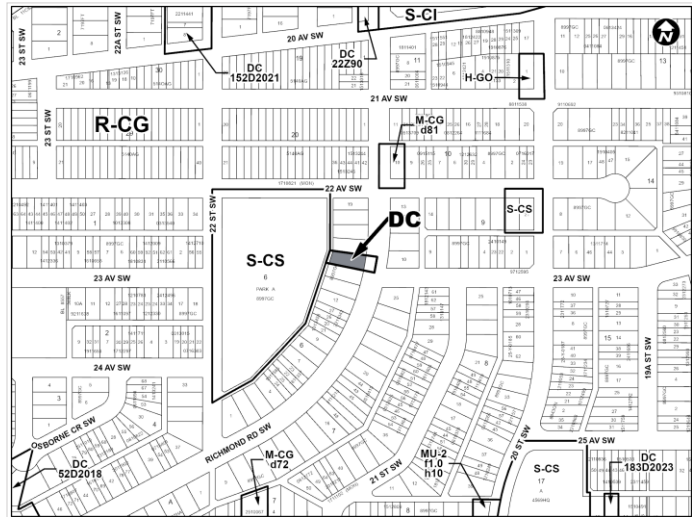
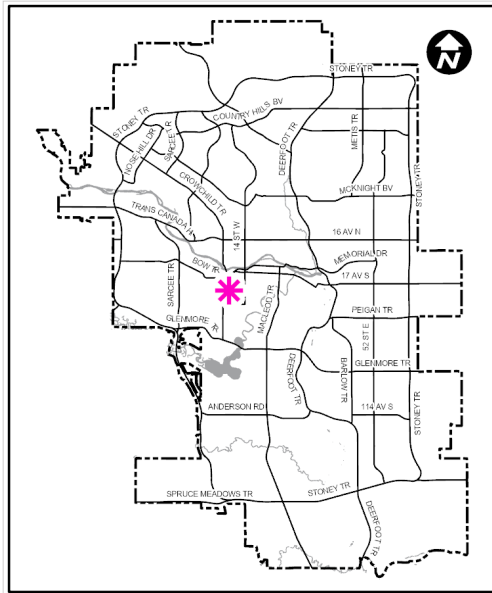
As identified below, the community of Richmond reached its peak population in 1968.

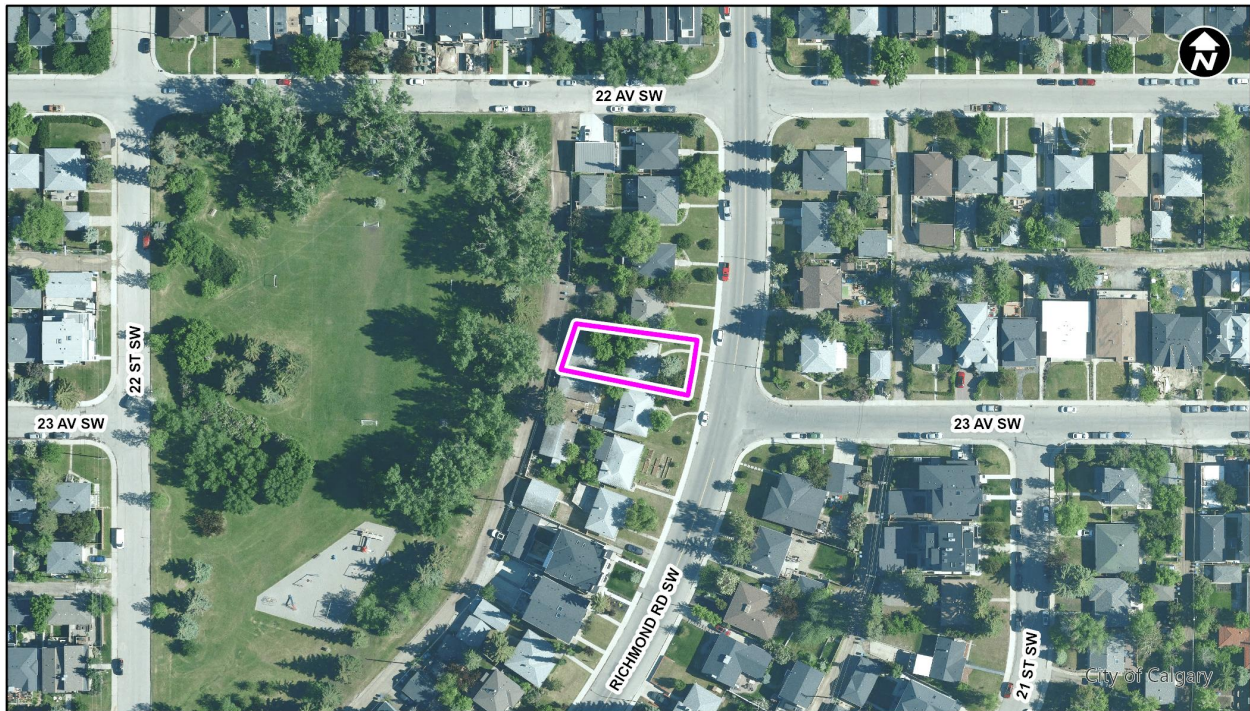
Richmond	
Peak Population Year	1968
Peak Population	5,080
2019 Current Population	4962
Difference in Population (Number)	-118
Difference in Population (Percent)	-2.32%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

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

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

The H-GO District also provides rules for:

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

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

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

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

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

Development and Site Design

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

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

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

Transportation

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

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

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

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

Environmental Site Considerations

No environmental concerns were identified for this site.

Utilities and Servicing

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

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

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

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

Calgary Climate Strategy (2022)

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

West Elbow Communities Local Area Plan (Statutory – 2025)

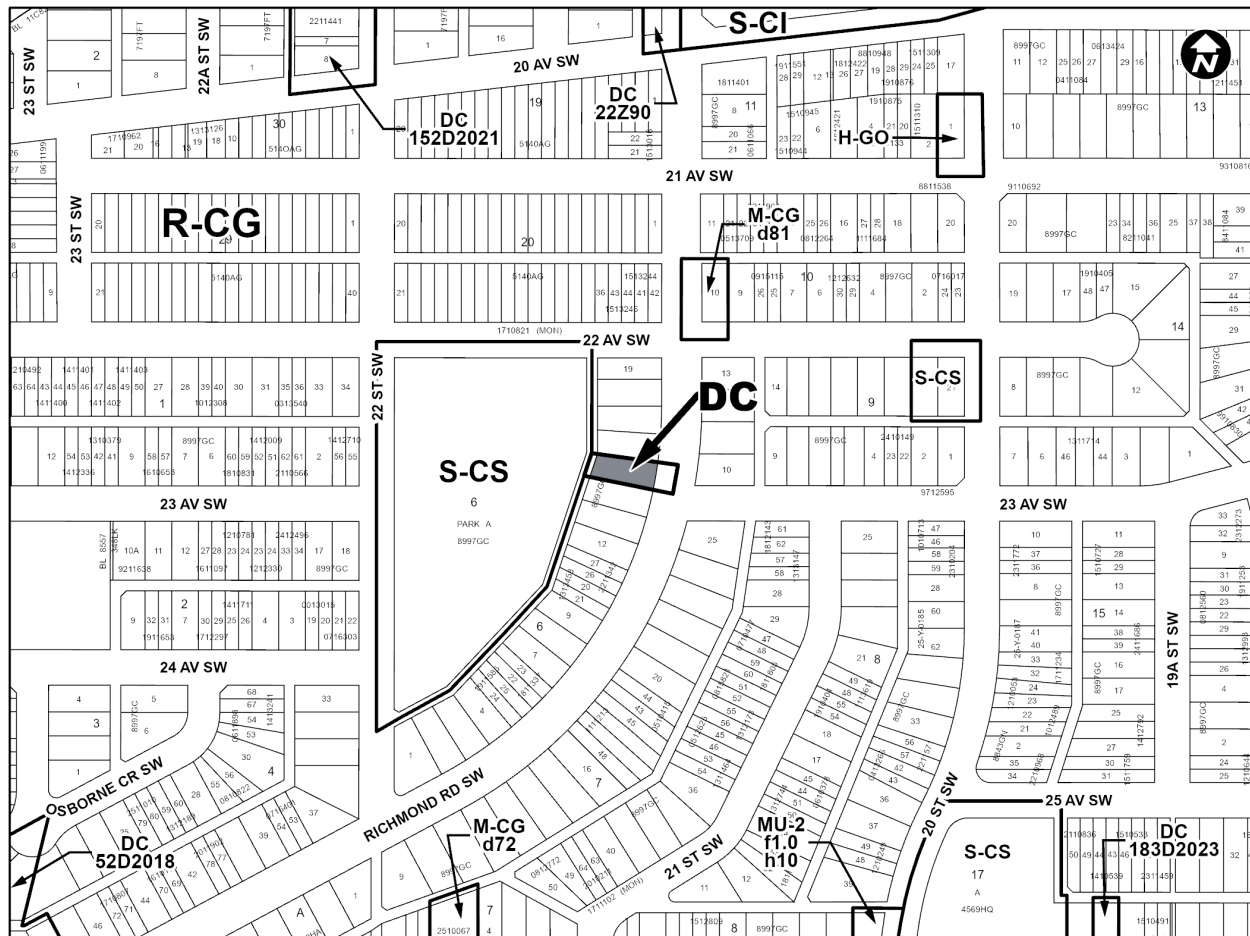
The [West Elbow Communities Local Area Plan](#) (LAP) identifies the site as being within the Neighbourhood Connector urban form category (Map 3: Urban Form) with a Low – Modified building scale modifier (Map 4: Building Scale), which allows for development up to four storeys. The LAP speaks to primarily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

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

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

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

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”.

SCHEDULE B**DIRECT CONTROL DISTRICT****Purpose**

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

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

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

Permitted Uses

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

- (a) with the addition of:
- (i) **Multi-Residential Development;** and

(b) with the exclusion of:

(i) **Dwelling Unit.**

Discretionary Uses

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

Bylaw 1P2007 District Rules

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

Density

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

Multi-Residential Notice Posting Requirement

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

Relaxations

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

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

May 21st, 2025

LOC Number (office use only):

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

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

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

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

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

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

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

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

Applicant Outreach Summary

2025 July 07



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 2309 Richmond RD SW

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

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

Outreach Strategy

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

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

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

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

Stakeholders

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

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

calgary.ca/planningoutreach



Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

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

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

Some people also express concerns over property value and crime.

How did stakeholder input influence decisions?

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

Lower the number of units to 3 units.

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

How did you close the loop with stakeholders?

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

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

calgary.ca/planningoutreach

Community Association Response

June 30, 2025
Development
Richmond Knob Hill Community Association

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Land Use Amendment in Starfield (Ward 9) at 6201 – 68 Street SE, LOC2025-0075

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.82 hectares \pm (2.03 acres \pm) located at 6201 – 68 Street SE (Plan 7558AF, Block N) from Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Special Purpose – Urban Nature (S-UN) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

HIGHLIGHTS

- This application seeks to redesignate a portion of the subject property to accommodate larger storm ponds and to refine setback areas along the existing Forest Lawn Creek channel with the appropriate Special Purpose Districts.
- The application is a minor adjustment in alignment with an approved Outline Plan (LOC2017-0305) and aligns with the policies of the *Municipal Development Plan* (MDP) and the *Southeast 68 Street Industrial Area Structure Plan* (ASP).
- What does this mean to Calgarians? This application is a minor adjustment of existing boundaries for a storm pond to support future industrial land.
- Why does this matter? The proposal would address potential flooding within the area and reduce harmful sediments in the City's existing waterways.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This land use amendment application, in the southeast community of Starfield was submitted by Situated Consulting, on behalf of the landowner, The City of Calgary's Real Estate and Development Services (RE&DS) Department on 2025 March 26. No development permit has been submitted at this time.

As indicated in the Applicant Submission (Attachment 2), the primary purpose of this application is to apply for minor adjustments that align with the approved Outline Plan (LOC2017-0305) to accommodate larger storm ponds and to refine setback areas along the existing Forest Lawn Creek channel to align with current City policies. While a development permit (DP2023-06032) has been approved for stripping and grading activities, no other development permits have been received for this site.

A detailed planning evaluation of the application, including location 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

Land Use Amendment in Starfield (Ward 9) at 6201 - 68 Street SE, LOC2025-0075

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 determined that no outreach was required due to the minor scope of this application. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

No public comments were received 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 optimize the size and location of the stormwater pond to better service the area by reducing the potential of flooding following a storm or snowmelt.

Environmental

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

Economic

The proposal utilizes and promotes better designed infrastructure to help support development in the area that contributes to the local economy and creates job opportunities within the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

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

**ISC: UNRESTRICTED
CPC2025-0775
Page 3 of 3**

Land Use Amendment in Starfield (Ward 9) at 6201 - 68 Street SE, LOC2025-0075

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Background and Planning Evaluation

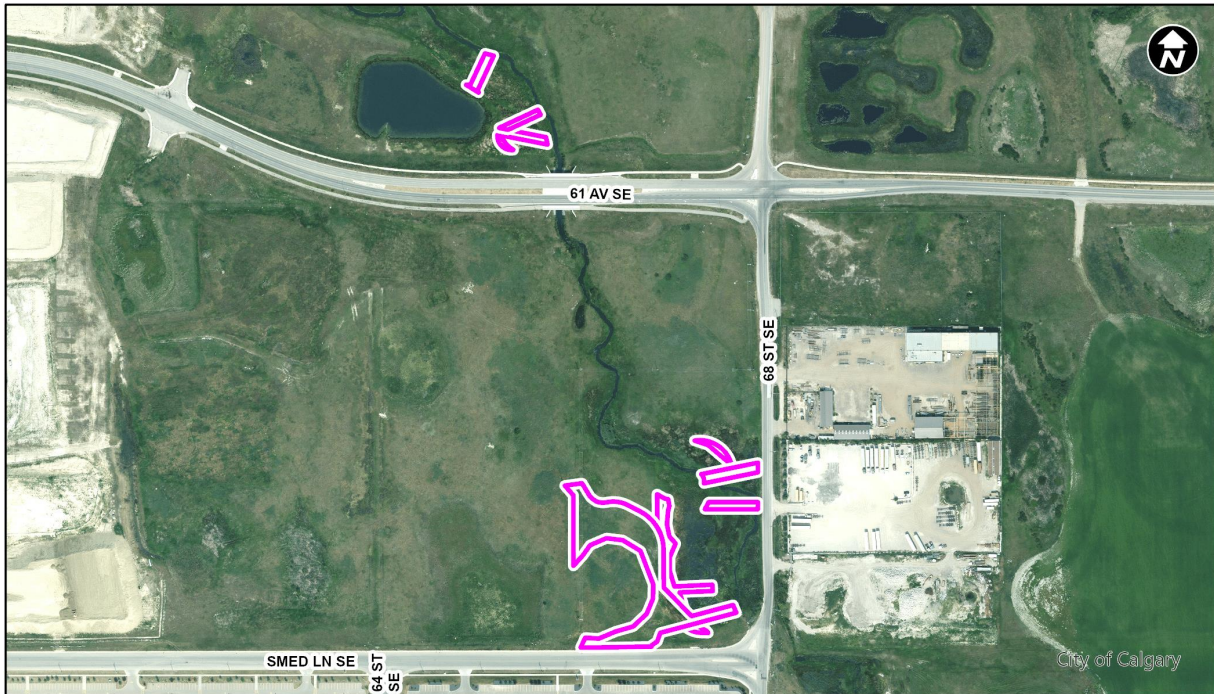
Background and Site Context

The subject parcels are located in the southeast community of Starfield, west of 68 Street SE and south and north of 61 Avenue SE. The proposed land use area is approximately 0.82 hectares (2.03 acres) in size in a variety of locations on the parcels.

On 2022 July 05, Calgary Planning Commission and Council approved a comprehensive industrial outline plan and land use redesignation application (LOC2017-0305). The subject lands are within this outline plan area and the proposed land use redesignation adjusts the approved land use boundaries to accommodate larger storm ponds and to refine setback areas along the Forest Lawn Creek channel realignment as detailed design for the site progresses.

Community Peak Population Table

Not available because the subject area is industrial.



Previous Council Direction

None.

Planning Evaluation

Land Use

The proposed redesignation includes the following adjustments in response to detailed design for the storm pond facility to support future industrial development:

- 0.17 hectares (0.42 acres) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Special Purpose – Urban Nature (S-UN) District;
- 0.65 hectares (1.61 acres) from Special Purpose – School, Park and Community Reserve (S-SPR) District to Special Purpose – City and Regional Infrastructure (S-CRI) District; and
- the approved outline plan LOC2017-0305 supported municipal reserve dedication through a mixture of reserve land and cash-in-lieu payment. The proposed change in the boundary size of the S-CRI parcel would increase amount of cash-in-lieu from 3.7 percent to four percent.

The S-UN District is for lands that are to be retained in their natural state or are being rehabilitated to replicate a natural state. This district is applied to land dedicated as environmental reserve pursuant to the *Municipal Government Act*.

The S-CRI District is primarily for infrastructure and utility facilities, including stormwater facilities, that are operated by Federal, Provincial or Municipal levels of government.

Development and Site Design

The rules of the proposed S-CRI and S-UN Districts will provide guidance for the future development of the site and landscaping design.

Subdivision Design

There is an existing subdivision application (SB2025-0223) in circulation that is pending the approval of this land use application. The proposed boundaries of the Public Utility Lot, Environmental Reserve and Municipal Reserve align with the proposed land use redesignations.

Reserves are currently being provided in various phases of subdivision applications related to the approved Outline Plan (LOC2017-0305) and required deferred reserve caveats will be registered concurrent with the registrations of these applications.

Transportation

There are no transportation implications as a result of this application.

Environmental Site Considerations

The environmental site conditions of this development were previously reviewed and addressed with the Great Plains / Starfield Outline Plan (LOC2017-0305). This proposed land use amendment does not raise any additional environmental concerns or risks. There are no known environmental concerns.

Utilities and Servicing

The proposed land use redesignation is within a previously approved outline plan and subdivision area. Sanitary, storm and water servicing will be provided by the developer through the Starfield Phase 2 Development Agreement. The proposed change in land use boundaries align with changes to the design of the stormwater ponds that were required through the detailed design process as compared to the conceptual design that was assumed at the outline plan stage. The proposal does not impact the overall services for the area which has capacity to support the proposed development in the area.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

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

Municipal Development Plan (Statutory – 2009)

The site is identified as Standard Industrial on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The MDP policy speaks to maintain industrial as the primary use and supports the uses that facilitate industrial function of this area and cater to the day-to-day needs of area businesses and their employees.

Calgary Climate Strategy (2022)

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

Southeast 68 Street Industrial Area Structure Plan (Statutory – 2010)

The area is subject to the [Southeast 68 Street Industrial Area Structure Plan](#) (ASP) and is identified as a Special Study area. Special Study areas are evaluated at outline plan and development permit stages to protect Environmentally Significant Areas that are located further east of 57 Street SE. The ASP helps to ensure a sufficient supply of planned industrial land is available for a wider range of business and industrial uses.

The proposed land use amendment is supported by the policies of the ASP.

Applicant Submission

2025 March 26

In June 2022, Real Estate and Development Services (RE&DS) received Council approval for a comprehensive industrial Outline Plan and Land Use Redesignation application (LOC2017-0305) in the Community of Great Plains/Starfield.

As RE&DS progresses through the detailed design phase, minor adjustments are required to the approved land use to accommodate larger storm ponds and to refine setback areas along the channel realignment in accordance with the current City Policy.

The proposed Land Use Redesignation for approximately 0.82 hectares (2.02 acres) to the approved LOC2017-0305 will bring the approved land use in alignment with the detailed design approvals.

We request support for this minor amendment which will allow RE&DS to continue to deliver the much needed industrial land supply in a timely manner.

Community Outreach Summary

2025 March 25



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Great Plains/Starfield (Constellation Industrial Park)

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

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

Great Plains/Starfield has been in the planning stage for several years. The Community Outreach Summary was not in place at the time the initial outline plan and land use redesignation application was submitted. The original application for the now approved outline plan and land use redesignation (LOC2017-0305) was circulated to adjacent property owners and RE&DS had been in contact with some who reached out for more information. The proposed land use redesignation is a minor adjustment of the approved land use to accomodate larger storm ponds therefore public engagement was determined not to be required.

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)