

Proposed Advertising Layout for Calgary.ca

Public Hearing on Planning Matters

Changes to public hearing advertising

We're introducing a new bylaw that modernizes how we advertise public hearings of Council. In early 2023, we will stop advertising public hearings in The Calgary Herald newspapers in favor of having more information available through our website. Please refer to this webpage for updates on public hearing dates and agenda items.

[Planning Matters advertised for the September 13th Public Hearing](#) >

Next Public Hearing

To be held at the Council Chamber, Calgary Municipal Building, 800 Macleod Trail SE, on **Tuesday, September 13, 2022, commencing at 9:30 a.m.**

[Planning Matters advertised for the September 13th Public Hearing.](#)

[Agenda for the Combined Meeting of Council will be available on September 9.](#)

Watch: the Committee meeting live stream at [Calgary.ca/watchlive](#)

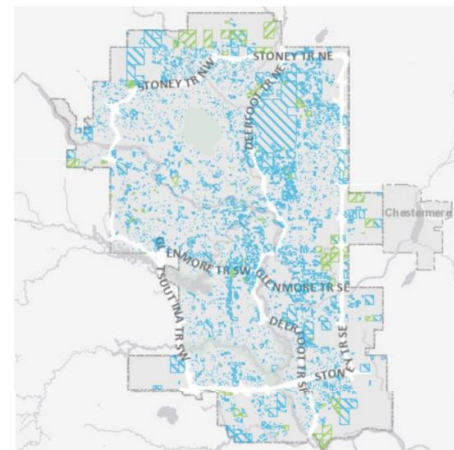
Submit: a written comment to the committee using [public submission form](#)

Speak: e-mail to PublicSubmissions@calgary.ca to register to speak to committee (remote participation encouraged)

Schedule for Council/CPC dates: [Calgary Planning Commission and Public Hearing dates](#)

Development map

Use developmentmap.calgary.ca to learn more about planning applications, what is being proposed, understand the details and know when and what you can comment on.



Get involved – Submit a comment or register to speak

We encourage the public to be involved in planning matters. For the protection of the health, safety and well-being of the public and our employees, The City of Calgary is encouraging the public to participate in this public hearing of Council electronically or by phone.

Make a comment, or pre-register to address Council on any public hearing matter on this Agenda by submitting calgary.ca/publicsubmissions.

Comment submission deadline: 12:00 p.m., Tuesday, September 13, 2022. Only submissions received by the City Clerk by the deadline shall be included in the Agenda of Council.

Addressing Council: A person addressing Council has a maximum of five (5) minutes and shall limit their comments to the matter contained in the report and the recommendations being discussed.

For more details, please read our legal terms below.

Advertised Planning Matters

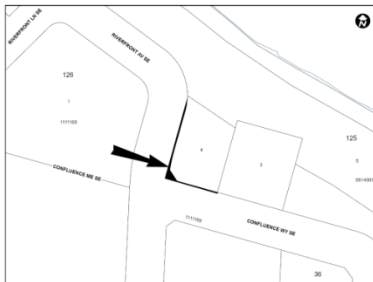
[Expand all](#)

— August 23 and 30, 2022 (Public hearing on September 13)

Notice of Road Closures Land Use Redesignation

The City of Calgary intends pursuant to s.22 of the Municipal Government Act to consider bylaws to close from use and sell or hold those portions of the streets, roads, lanes or public highways described here.

EAST VILLAGE BYLAW 6C2022



PLAN 2210832, AREA 'A'

ASPEN WOODS BYLAW 7C2022



Plan 6699JK, Block B, Lot 5; Commencing at a point at the south east corner of Plan 6699JK, Block B, Lot 5, thence easterly extending the south boundary of said lot a distance of 4.12 metres. Thence northerly at a bearing parallel to the east boundary of said lot a distance of 72.72 metres. Thence north westerly to a point 1.00 metre south, along the east boundary of said lot, of the north east corner of said lot. Thence southerly, along the east boundary of said lot to the point of origin. Containing an area of 0.031 hectares ±

Transfer of Reserves

ALBERT PARK/RADISSON HEIGHTS BYLAW 26M2022

PARKDALE BYLAW 133D2022

To redesignate the land located at [530 – 31 Street NW](#) (Plan 8321AF, Block 37, Lots 30 and 31) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

WINSTON HEIGHTS/MOUNTVIEW BYLAW 126D2022

To redesignate the land located at [604 – 33 Avenue NE](#) (Plan 5942AD, Block 8, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLAND PARK BYLAW 127D2022

To redesignate the land located at [3424 Centre B Street NW](#) (Plan 3674S, Block 3, Lots 22 and 23) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLAND PARK BYLAW 129D2022

To redesignate the land located at [3903 – 2 Street NW](#) (Plan 3674S, Block 24, Lots 41 and 42) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLAND PARK BYLAW 130D2022

To redesignate the land located at [404 – 33 Avenue NW](#) (Plan 3674S, Block 8, Lots 28 and 29) from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CGex) District.

HIGHLAND PARK BYLAW 139D2022

To redesignate the land located at [116 – 43 Avenue NE](#) (Plan 5988GT, Block 16, Lot 4) from the Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

MOUNT PLEASANT BYLAW 124D2022

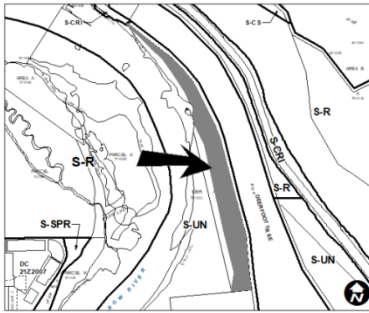
To redesignate the land located at [3220 – 4 Street NW](#) (Plan 9110053, Block 62, Lot 70) from Direct Control (DC) District to Commercial – Community 2 f1.0h12 (C-C2f1.0h12) District.

EAST VILLAGE BYLAW 137D2022

To redesignate the closed road (Plan 2210832, Area 'A') adjacent to [606 Confluence Way SE](#) from Undesignated Road Right-of-Way to Centre City East Village Mixed Use District (CC-EMU).

MONTGOMERY BYLAW 120D2022

To redesignate the land located at [4519 – 21 Avenue NW](#) (Plan 4994GI, Block 42, Lot 16) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.



PORTION OF PLAN 7911222, BLOCK 10ER
(Environmental Reserve)

MONTGOMERY

BYLAW 128D2022

To redesignate the land located at [5023 – 21 Avenue NW](#) (Plan 4994GI, Block 37, Lot 17) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One / Two Dwelling (R-C2) District.

MONTGOMERY

BYLAW 131D2022

To redesignate the land located at [5011 – 22 Avenue NW](#) (Plan 4994GI, Block 50, Lot 18) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One / Two Dwelling (R-C2) District.

MONTGOMERY

BYLAW 132D2022

To redesignate the land located at [5112 – 21 Avenue NW](#) (Plan 4994GI, Block 50, Lot 9) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One / Two Dwelling (R-C2) District.

BOWNESS

BYLAW 134D2022

To redesignate the land located at [8345 – 34 Avenue NW](#) (Plan 5960AM, Block 16, portion of Lot 10) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One / Two Dwelling (R-C2) District.

BOWNESS

BYLAW 135D2022

To redesignate the land located at [8507 – 34 Avenue NW](#) (Plan 5960AM, Block 16, portion of Lot 5) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One / Two Dwelling (R-C2) District.

PANORAMA HILLS

BYLAW 125D2022

To redesignate the land located at [67 Panatella Square NW](#) (Portion of SW 1/4 Section 34-25-1-5) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – Low Profile (M-1d85) District.

STONEY 1

BYLAW 142D2022

To redesignate the land located at [11105 and 11137 – 11 Street NE, 11134 – 15 Street NE, and 1117 – 110 Avenue NE](#) (Plan 1911083, Block 4, Lots 10 and 11; Plan 1213696, Block 1, Lot 2; Plan 1213696, Block 4, Lot 2) from Industrial – Business (I-B) District and Direct Control (DC) District **to** Direct Control (DC) District to accommodate additional uses contained in other industrial districts.

BYLAW 143D2022

To redesignate the land located at [11061 and 10821 – 15 Street NE, and a portion of 10499 – 15 Street NE](#) (Portion of E1/2 Section 23-25-1-5; Plan 0915074, OT) from Industrial – Business (I-B) District and Industrial – General (I-G) District **to** Direct Control (DC) District to accommodate additional uses contained in other industrial districts.

BYLAW 144D2022

To redesignate the land located at [11120 – 14 Street NE](#) (Plan 1810369, Block 2, Lot 12) from Industrial – Business (I-B) District **to** Direct Control (DC) District to accommodate additional commercial uses.

FOREST LAWN

BYLAW 145D2022

To redesignate the land located at [1839 – 38 Street SE](#) (Plan 2335AH, Block 19, Lots 1 and 2) from Multi-Residential – Contextual Low Profile (M-C1) District **to** Direct Control (DC) District to accommodate the additional use of rowhouse building.

BELTLINE

BYLAW 140D2022

To redesignate the land located at [1401 – 1 Street SE](#) (Plan 0311438, Block 106, Lot 41) from Direct Control (DC) District **to** Direct Control (DC) District to accommodate additional uses within an existing building.

BRITANNIA

BYLAW 118D2022

To redesignate the land located at [4915 Elbow Drive SW](#) (Plan 3700GO, Block 4, Lots 1 to 4) from Commercial – Corridor 1 f1.0h10 (C-COR1f1.0h10) District **to** Commercial – Corridor 1 f1.2h10 (C-COR1f1.2h10) District.

KILLARNEY/GLENGARR

BYLAW 136D2022

To redesignate the land located at [2811 – 26 Street SW](#) (Plan 5661O, Block 44, Lots 5 and 6) from Direct Control (DC) District **to** Residential – Contextual One / Two Dwelling (R-C2) District.

KILLARNEY/GLENGARRY

BYLAW 146D2022

To redesignate the land located at [2734 Richmond Road SW](#) (Plan 5661O, Block 51, Lots 16 to 18) from Direct Control (DC) District **to** Direct Control (DC) District **to** accommodate the additional use of rowhouse building.

WILLOW PARK

BYLAW 119D2022

To redesignate the land located at [216 – 99 Avenue SE](#) (Plan 3035JK, Block 11, Lot 42) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One / Two Dwelling (R-C2) District.

SHAWNESSY

BYLAW 121D2022

To redesignate the land located at [30 Shannon Place SW](#) (Plan 8111812, Block 15, Lot 35) from Multi-Residential – Contextual Grade-Oriented (M-CGd44) District **to** Multi-Residential – Contextual Medium Profile (M-C2f1.2) District.

LEGACY

BYLAW 122D2022

To redesignate the land located at [21200 and 21415 – 24 Street SE, 22200 – 28 Street SE and 2501 and 2801 – 210 Avenue SE](#) (Portion of Section 7-22-29-4; Portion of E1/2 Section 12-22-1-5; Portion of W1/2 Section 8-22-29-4; Portion of Plan 0910756, Area B; Portion of Plan 1311380, Area 'D') from Residential – One Dwelling (R-1s) District **to** Residential – Low Density Mixed Housing (R-G) District.

LEGACY

BYLAW 123D2022

To redesignate the land located at [250 and 280 Legacy Circle SE](#) (Plan 1712147, Block 10, Lots 19 and 20) from Multi-Residential – Low Profile Support Commercial (M-X1) District **to** Residential – Low Density Mixed Housing (R-Gm) District.

MAHOGANY

BYLAW 138D2022

To redesignate the land located at [18007 – 88 Street SE and 18080 – 72 Street SE](#) (Portion of N1/2 Section 23-22-29-4) from Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – At Grade Housing (M-Gd50) District, Multi-Residential – Medium Profile (M-2d85) District, Multi-Residential – Medium Profile (M-2d100) District and Special Purpose – School, Park and Community Reserve (S-SPR) District **to** Residential – Low Density Mixed Housing (R-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

ASPEN WOODS

BYLAW 141D2022

To redesignate the land located at [7651 – 14 Avenue SW](#) and the closed road (Plan 6699JK, Block B, Lot 5; Commencing at a point at the south east corner of Plan 6699JK, Block B, Lot 5, thence easterly extending the south boundary of said lot a distance of 4.12 metres. Thence northerly at a bearing parallel to the east boundary of said lot a distance of 72.72 metres. Thence north westerly to a point 1.00 metre south, along the east boundary of said lot, of the north east corner of said lot. Thence southerly, along the east boundary of said lot to the point of origin. Containing an area of 0.031 hectares ±) from Direct Control District and Undesignated Road Right-of-Way **to** Residential – One Dwelling (R-1s) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

**ASPEN WOODS
BYLAW 116D2022**

To redesignate the land located at [7111 – 14 Avenue SW](#) (Plan 9410843, Block A, Lot 13) from Direct Control (DC) District to Direct Control (DC) District to accommodate a multi-storey building.

Policy Amendments

**AMENDMENT TO THE SPRINGBANK AREA STRUCTURE PLAN
BYLAW 43P2022**

The proposed amendments would add site specific development guidelines within Section 2.2.3 Policies and replace subsection (a) within the East Springbank Area Structure Plan. The amendments are being proposed to allow for a 5-storey multi-storey development at 7111 – 14 Avenue SW. This proposed policy amendment is in conjunction with the proposed land use redesignation for the site (Bylaw 116D2022). For further information, please contact 403-268-5344.

**AMENDMENTS TO THE MONTGOMERY AREA REDEVELOPMENT PLAN
BYLAW 45P2022**

The proposed amendments to the Montgomery Area Redevelopment Plan would change the land use policy for the site located at 4519 – 21 Avenue NW to exempt the site from the restrictions on land use redesignations. This proposed policy amendment is in conjunction with the proposed land use redesignation for the site (Bylaw 120D2022). For further information, please contact 587-576-4317.

**AMENDMENTS TO THE MONTGOMERY AREA REDEVELOPMENT PLAN
BYLAW 46P2022**

The proposed amendments to the Montgomery Area Redevelopment Plan would change the land use policy for the site located at 5023 – 21 Avenue NW to exempt the site from the restrictions on land use redesignations. This proposed policy amendment is in conjunction with the proposed land use redesignation for the site (Bylaw 128D2022). For further information, please contact 403-312-5474.

**AMENDMENTS TO THE MONTGOMERY AREA REDEVELOPMENT PLAN
BYLAW 47P2022**

The proposed amendments to the Montgomery Area Redevelopment Plan would change the land use policy for the site located at 5011 – 22 Avenue NW to exempt the site from the restrictions on land use redesignations. This proposed policy amendment is in conjunction with the proposed land use redesignation for the site (Bylaw 131D2022). For further information, please contact 587-576-3085.

**AMENDMENTS TO THE MONTGOMERY AREA REDEVELOPMENT PLAN
BYLAW 48P2022**

The proposed amendments to the Montgomery Area Redevelopment Plan would change the land use policy for the site located at 5112 – 21 Avenue NW to exempt the site from the restrictions on land use redesignations. This proposed policy amendment is in conjunction with the proposed land use redesignation for the site (Bylaw 132D2022). For further information, please contact 403-369-6488.

**AMENDMENT TO THE KILLARNEY / GLENGARRY AREA
REDEVELOPMENT PLAN
BYLAW 49P2022**

The proposed amendment to the Killarney/Glengarry Area Redevelopment Plan would change the land use policy for the site located at 2734 Richmond Road SW from Conservation/ Infill to Low Density Townhousing. This proposed policy amendment is in conjunction with the proposed land use redesignation for the site (Bylaw 146D2022). For further information, please contact 403-305-0297.

**AMENDMENT TO THE KEYSTONE AREA STRUCTURE PLAN
BYLAW 50P2022**

A policy amendment is proposed to the Keystone Hills Area Structure Plan to remove Growth Management Overlay for several parcels. This amendment includes replacing the existing Map 4 entitled “Growth Management Overlay” with an updated Map 4 entitled “Growth Management Overlay” that includes a larger Growth Management Overlay Removal Area. For further information, please contact 587-572-7462.

**AMENDMENT TO THE BELVEDERE AREA STRUCTURE PLAN
BYLAW 51P2022**

A policy amendment is proposed to the Belvedere Area Structure Plan to remove Growth Management Overlay for several parcels. This amendment includes replacing the existing Map 4 entitled “Growth Management Overlay” with an updated Map 4 entitled “Growth Management Overlay” that includes a larger Growth Management Overlay Removed Area. For further information, please contact 587-572-7462.

**AMENDMENT TO THE RICARDO RANCH AREA STRUCTURE PLAN
BYLAW 52P2022**

A policy amendment is proposed to the Ricardo Ranch Area Structure Plan to remove Growth Management Overlay for the entire area. This amendment includes replacing the existing Map 12 entitled “Growth Management Overlay” with an updated Map 12 entitled “Growth Management Overlay” that includes the entire area within the Growth Management Overlay Removal Area. For further information, please contact 587-572-7462.

+ July 7 and 14, 2022 (Public hearing on July 26)

+ May 19 and 26, 2022 (Public hearing on June 7)

Our terms for public hearings on planning matters

Addressing Council at a public hearing

In light of COVID-19, in order to protect the health, safety and well-being of the public and our employees, The City of Calgary is encouraging the public to participate in this public hearing of Council electronically or by phone.

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

Any person who wishes to address Council on any matter mentioned herein may do so for a period of FIVE MINUTES. The five (5) minutes shall be exclusive of any time required to answer questions. Persons addressing Council shall limit their comments to the matter contained in the report and the recommendations being discussed.

Anyone wishing to distribute additional material at the meeting shall submit the material to the City Clerk, electronically at calgary.ca/publicsubmissions, the day of the Public Hearing. It should be noted that such additional material will require the approval of the Mayor before distribution to Members of Council. If the Public Hearing is still in progress at 9:30 p.m., Council may conclude the matter under discussion and will reconvene at 1:00 p.m. of the next business day, unless otherwise directed by Council.

Providing comments

Only those submissions received by the City Clerk not later than **12:00 p.m., on the [comment submission deadline](#)**, shall be included in the Agenda of Council. Late submissions will not be accepted in the City Clerk's Office Submissions must be addressed to: Office of the City Clerk, The City of Calgary, 700 Macleod Trail SE, P.O. Box 2100, Postal Station "M", Calgary, Alberta T2P 2M5. Submissions may be hand delivered, mailed, faxed to 403-268-2362, or electronically at calgary.ca/publicsubmissions.

Persons wishing to submit a letter, public opinion poll or other communication concerning these matters may do so provided they are printed, typewritten or legibly written and include the name of the writer, mailing address, electronic address (as applicable) and must focus on the application and its planning merits. Submissions with defamatory content and/or offensive language will be filed by the City Clerk and not printed in the Council Agenda or shared with Members of Council.

Personal information provided in submissions relating to Public Hearing Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268- 5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Advertised Planning Items

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

The uses and rules that apply to different land use designations are found in the Land Use Bylaw 1P2007 calgary.ca/landusebylaw except those for the DC District which are available from Planning & Development. Please direct questions with regard to the matters mentioned herein to 403-268-5311.