

Outline Plan and Land Use Amendment in Hotchkiss (Ward 12) at 9999 – 146 Avenue SE, LOC2024-0031

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 9999 – 146 Avenue SE (NE1/4 Section 36-22-29-4) to subdivide 64.88 hectares \pm (160.31 acres \pm) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 64.88 hectares \pm (160.31 acres \pm) located at 9999 – 146 Avenue SE (NE1/4 Section 36-22-29-4) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Special Purpose – School, Park and Community (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District and Direct Control (DC) District to accommodate residential development, with guidelines (Attachment 6).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 APRIL 24:

That Council give three readings to **Proposed Bylaw 93D2025** for the redesignation of 64.88 hectares \pm (160.31 acres \pm) located at 9999 – 146 Avenue SE (NE1/4 Section 36-22-29-4) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Special Purpose – School, Park and Community (S-SPR) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Urban Nature (S-UN) District and Direct Control (DC) District to accommodate residential development, with guidelines (Attachment 6).

HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate lands to allow for residential development, a joint use site and an open space network in the community of Hotchkiss.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *South Shepard Area Structure Plan* (ASP).
- What does this mean to Calgarians? This proposal would allow for increased housing choice and compact development in a greenfield area of the city.
- Why does this matter? New community growth is an important part of city building. Site development will contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.
- No development permit has been submitted at this time.

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- There is no previous Council direction related to this application.

DISCUSSION

This outline plan and land use amendment application in the southeast community of Hotchkiss was submitted on 2024 February 5 by B&A Studios Inc. on behalf of the landowner, Genesis Land Development Corp. The approximately 64.88 hectares \pm (160.31 acres \pm) site is located south of 146 Avenue SE and west of 104 Street SE.

The proposal is to obtain outline plan and land use approvals to accommodate the new residential neighbourhood of North Hotchkiss. The outline plan proposes a residential neighbourhood that completes the greater community of Hotchkiss with a range of housing options and open spaces. The neighbourhood will be connected to adjacent developing areas through the vehicular and pedestrian networks, as well as a shared reconstructed wetland along the south boundary. Residential development in both laned and laneless configurations is proposed, with laned product oriented along internal collector roads. The modified grid street network will facilitate efficient movement throughout the community, connecting to adjacent neighbourhoods and key destinations. A multi-use pathway and open space network surrounding the planned wetland will facilitate active mobility for future residents.

The proposed outline plan (Attachment 3) and the associated land use amendment plan (Attachment 4) are anticipated to accommodate the development of 1,247 dwelling units. As referenced in the Outline Plan Data Sheet (Attachment 5), the plan would achieve an anticipated density of 21.5 units per hectare (8.7 units per acre). As indicated in the Applicant Submission (Attachment 7), the proposed outline plan meets the overall intent of the ASP by providing a broad range of housing choices covering a mix of built forms at densities that support transit viability and changing demographics.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed outline plan and land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties was appropriate. In response, the applicant has indicated they consulted with adjacent landowners throughout the application process. The Applicant Outreach Summary can be found in Attachment 8.

City-Led Outreach

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

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No public comments were received. There is no community association for the subject area. The application was circulated to Rocky View County for their review, and they responded with no objections.

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 enables the continuation of development in the community of Hotchkiss and provides a framework for a variety of low-density residential housing types. The development of these lands may support surrounding uses and provide additional amenities to the community.

Environmental

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

Economic

Development of a greenfield site may contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Approved** Conditions of Approval
3. **Approved** Outline Plan
4. Proposed Land Use Amendment Plan
5. **Approved** Outline Plan Data Sheet
6. **Proposed Bylaw 93D2025**
7. Applicant Submission
8. Applicant Outreach Summary
9. **CPC Member Comments**
10. **Public Submission**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform