

Planning and Development Services Report to  
Calgary Planning Commission  
2025 May 08

ISC: UNRESTRICTED  
CORRECTED CPC2024-1279  
Page 1 of 5

**Outline Plan, Policy and Land Use Amendment in Huxley (Ward 9) at multiple addresses, LOC2024-0133**

---

**RECOMMENDATIONS:**

That Calgary Planning Commission,

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 403 – 84 Street NE, 807 – 84 Street SE and 8220 – 9 Avenue SE (portion of SE1/4 24-24-29 W4M; portion of NE1/4 13-24-29 W4M; Plan 5152JK, Block D) to subdivide 53.83 hectares  $\pm$  (133.01 acres  $\pm$ ) with conditions (Attachment 2); and
2. Forward this report (CPC2024-1279) to the 2025 June 10 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the amendment to the Belvedere Area Structure Plan (Attachment 4); and
4. Give three readings to the proposed bylaw for the redesignation of 53.83 hectares  $\pm$  (133.01 acres  $\pm$ ) located at 403 – 84 Street NE, 807 – 84 Street SE and 8220 – 9 Avenue SE (portion of SE1/4 24-24-29 W4M; portion of NE1/4 13-24-29 W4M; Plan 5152JK, Block D) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Medium Profile (M-2) District, Mixed Use – General (MU-1f3.5h24) District, Mixed Use – Active Frontage (MU-2f3.5h24) District, Commercial – Community 2 **f0.5h16** (C-C2f0.5h16) District; Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

**Outline Plan, Policy and Land Use Amendment in Huxley (Ward 9) at multiple addresses, LOC2024-0133**

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 MAY 08:**

That Council:

1. Give three readings to **Proposed Bylaw 47P2025** for the amendment to the Belvedere Area Structure Plan (Attachment 4); and
2. Give three readings to **Proposed Bylaw 95D2025** for the redesignation of 53.83 hectares  $\pm$  (133.01 acres  $\pm$ ) located at 403 – 84 Street NE, 807 – 84 Street SE and 8220 – 9 Avenue SE (portion of SE1/4 24-24-29 W4M; portion of NE1/4 13-24-29 W4M; Plan 5152JK, Block D) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Medium Profile (M-2) District, Mixed Use – General (MU-1f3.5h24) District, Mixed Use – Active Frontage (MU-2f3.5h24) District, Commercial – Community 2 f0.5h16 (C-C2f0.5h16) District; Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 May 8:

“The following documents were distributed with respect to Revised Report CPC2024-1279:

- Revised Cover Report;
- Revised Attachment 1;
- Revised Attachment 2;”

**HIGHLIGHTS**

- This application seeks to establish a subdivision framework and to redesignate portions of two sites to allow for residential and commercial uses, a cricket pitch, open space, high-performance stormwater facilities and supporting infrastructure.
- The proposed application aligns with the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal will allow for increased housing choice within a compact greenfield development, which will be served by neighbourhood parks and pathways and local commercial uses.
- Why does this matter? Compact development of a greenfield site will contribute to Calgary’s overall economic health by housing new residents within Calgary’s city limits.
- An amendment to the *Belvedere Area Structure Plan* (ASP) is required to accommodate the proposed land use.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

## **Outline Plan, Policy and Land Use Amendment in Huxley (Ward 9) at multiple addresses, LOC2024-0133**

---

### **DISCUSSION**

This outline plan and land use amendment application was originally submitted on 2024 May 13 by O2 Planning & Design on behalf of the landowner, Lansdowne Equity Ventures Ltd. The applicant subsequently changed and is currently B&A Studios. The two sites measure approximately 53.83 hectares (133.01 acres) in total area are in the community of Huxley on the east side of the city. The sites are currently vacant land and include wetlands.

As referenced in the Applicant Submission (Attachment 3), the proposal seeks to obtain land use approval to accommodate low and medium scale residential, commercial development, a cricket pitch, a reconstructed wetland and high-performance stormwater facilities.

An amendment to the ASP is required, which moves the area's Community Retail 2 Centre north within the plan area. This change matches the proposed Outline Plan (Attachment 5) and the Proposed Land Use District Map (Attachment 6), which are anticipated to accommodate 746 low density residential units, 712 medium density residential units and 6,108 square metres of commercial space. As referenced in the Outline Plan Data Sheet (Attachment 7) this development will achieve an anticipated density of 27.9 units per hectare and anticipated intensity of 84.4 units per hectare. This aligns with the density targets of the MDP and ASP.

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

### **ENGAGEMENT AND COMMUNICATION**

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

#### **Applicant-Led Outreach**

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. As this is a new greenfield community, the Applicant contacted adjacent landowners to make them aware of the application. For more information, please refer to the Applicant Outreach Summary (Attachment 8).

#### **City-Led Outreach**

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

Administration received one letter of opposition from the adjacent landowner to the west. The letter objected to the shadow plan on the initial outline plan that showed future roads could be constructed through the objector's lands and stated that if an additional collector road is required it should be on the applicant's lands.

There is no community association for the area.

## **Outline Plan, Policy and Land Use Amendment in Huxley (Ward 9) at multiple addresses, LOC2024-0133**

---

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate, as it provides a logical extension of development and a good mix of densities and housing options in key locations in accordance with the *Belvedere ASP*. Administration directed the applicant to remove the shadow plan to appease the adjacent landowner. The proposed outline plan provides access to the adjacent lands.

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

### **IMPLICATIONS**

#### **Social**

The proposal would allow for a variety of housing choices in low and medium density residential building forms, providing a range of housing opportunities. The proposal would also provide multiple amenity spaces, including a cricket pitch and nautilus pond that will be connected via pathways to additional landscaped open spaces. In addition, the plan includes commercial areas and a Neighbourhood Activity Centre (NAC) that will meet the needs of nearby residents.

#### **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* (Theme: Natural Infrastructure). This includes Green Infrastructure (wetland reconstruction, stormwater ponds and bio-swales).

#### **Economic**

Development of a greenfield site would contribute to Calgary's overall economic health by housing new residents within city limits. The proposal to move the Community Retail 2 Centre north provides a better distribution of commercial lands that will be closer to residents.

#### **Service and Financial Implications**

No anticipated financial impact.

#### **RISK**

There are no known risks associated with this application.

Planning and Development Services Report to  
Calgary Planning Commission  
2025 May 08

ISC: UNRESTRICTED  
CORRECTED CPC2024-1279  
Page 5 of 5

**Outline Plan, Policy and Land Use Amendment in Huxley (Ward 9) at multiple addresses, LOC2024-0133**

---

**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Approved** Conditions of Approval
3. Applicant Submission
4. **Proposed Bylaw 47P2025**
5. **Approved** Outline Plan
6. Proposed Land Use District Map
7. **Approved** Outline Plan Data Sheet
8. Applicant Outreach Summary
9. **Proposed Bylaw 95D2025**
10. **CPC Member Comments**
11. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform