

**Outline Plan and Land Use Amendment in Belvedere (Ward 9) at 2313 and 2313R - 84 Street SE, LOC2024-0321**

**RECOMMENDATIONS:**

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 2313 and 2313R – 84 Street SE (portion of NE1/4 Section 12-24-29-4; Plan 8511085, Block OT) to subdivide 16.79 hectares  $\pm$  (41.49 acres  $\pm$ ) with conditions (Attachment 2); and
2. Forward this report (CPC2025-0559) to the 2025 July 15 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 8.00 hectares  $\pm$  (19.77 acres  $\pm$ ) located at 2313 and 2313R – 84 Street SE (portion of NE1/4 Section 12-24-29-4; Plan 8511085, Block OT) from Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Medium Profile (M-2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Medium Profile (M-2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Direct Control (DC) District to accommodate residential development, with guidelines (Attachment 3).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JUNE 19:**

That Council give three readings to **Proposed Bylaw 130D2025** for the redesignation of 8.00 hectares  $\pm$  (19.77 acres  $\pm$ ) located at 2313 and 2313R – 84 Street SE (portion of NE1/4 Section 12-24-29-4; Plan 8511085, Block OT) from Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Medium Profile (M-2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – City and Regional Infrastructure (S-CRI) District to Residential – Low Density Mixed Housing (R-G) District, Multi-Residential – Medium Profile (M-2) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Direct Control (DC) District to accommodate residential development, with guidelines (Revised Attachment 3).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 June 19:

“The following documents were distributed with respect to Report CPC2025-0559:

- Revised Attachment 3;”

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### HIGHLIGHTS

- This application seeks to establish a subdivision framework and to redesignate portions of the site to accommodate street-oriented residential development in the form of semi-detached dwellings and rowhouses on small-scale lots with minimal rear yard setbacks and rear lane access.
- The proposed application aligns with the *Municipal Development Plan* (MDP) and the *Belvedere Area Structure Plan* (ASP).
- 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 the city limits.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

### DISCUSSION

This outline plan and land use amendment application was submitted on 2024 December 23 by O2 Planning and Design on behalf of Minto Communities. The two sites measure approximately 16.79 hectares  $\pm$  (41.49 acres  $\pm$ ) in total area and are in the community of Belvedere. The lands are currently undeveloped.

As noted in the Applicant Submission (Attachment 4), the proposal seeks to revise the previously approved outline plan and land use designations to redesign the neighbourhood and accommodate a Direct Control (DC) District, based on Residential – Low Density Mixed Housing (R-Gm) District that would allow for a rowhouse product that requires greater lot depths and lot coverage than allowed by the standard district.

Additional minor changes are proposed to redesign the internal road network, relocate the planned park space, and slight adjustments to the related land uses. For details, please refer to the proposed Outline Plan (Attachment 5) and the Proposed Land Use District Map (Attachment 6), which are anticipated to accommodate 652 low density residential units and 382 medium density residential units. As referenced in the Outline Plan Data Sheet (Attachment 7) this development will achieve an anticipated density of 61.6 units per hectare and anticipated intensity of 153 people and jobs per hectare. This exceeds 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

Approval: M. Sklar concurs with this report. Author: B. Smith

City Clerks: A. Gagliardi / J. Palaschuk

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84 Street SE, LOC2024-0321**

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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, 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 public. The letter objected to the proposed road re-alignment of 84 Street SE, shown in the original approved outline plan, which would cross through private property.

There is no community association for the area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The opposition is not against the proposed outline plan and land use amendment, rather The City's realignment of 84 Street SE. This feedback was passed on to the relevant City business units; however, it is not within the scope of this application.

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 landscaped open spaces connected via pathways.

**Environmental**

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

**Economic**

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

**Service and Financial Implications**

No anticipated financial impact.

Planning and Development Services Report to  
 Calgary Planning Commission  
 2025 June 19

ISC: UNRESTRICTED  
 CPC2025-0559  
 Page 4 of 4

**Outline Plan and Land Use Amendment in Belvedere (Ward 9) at 2313 and 2313R -  
 84 Street SE, LOC2024-0321**

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**RISK**

There are no know risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Approved** Conditions of Approval
3. **Proposed Bylaw 130D2025**
4. Applicant Submission
5. **Approved** Outline Plan
6. Proposed Land Use District Map
7. **Approved** Outline Plan Data Sheet
8. Applicant Outreach Summary
9. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform