

**Land Use Amendment in Erin Woods (Ward 9) at 295 Erin Woods Drive SE,
 LOC2025-0084**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.71 hectares \pm (1.76 acres \pm) located at 295 Erin Woods Drive SE (Plan 2412090, Block 15, Lot 7) from Special Purpose – Recreation (S-R) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JULY 3:

That Council give three readings to **Proposed Bylaw 138D2025** for the redesignation of 0.71 hectares \pm (1.76 acres \pm) located at 295 Erin Woods Drive SE (Plan 2412090, Block 15, Lot 7) from Special Purpose – Recreation (S-R) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject site to allow for a multi-residential development that includes non-market units.
- This proposal creates an opportunity to develop affordable housing on an undeveloped parcel and is keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *East Calgary International Avenue Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application aims to provide non-market housing within an established community and allows for more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? This proposal helps address the growing demand for affordable housing in Calgary and advances Council's focus on social equity by providing accessible housing options.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

Submitted on 2025 April 7, by Citytrend, this application pertains to a City-owned site in the southeast community of Erin Woods. The site is located on the north side of Erin Woods Drive SE, east of the Canadian National (CN) Railway. Previously part of the East Calgary Twin Arenas, the site is surrounded by multi-residential development to the south and west, and light industrial development to the north and east. Identified as surplus to the arena's operational needs, the site was subdivided from the arena in 2023 and was approved for sale under the City's Non-Market Housing Land Disposition Policy (CP2019-02) on 2025 January 23.

No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the intent is to facilitate a non-market multi-residential development consisting of approximately 30 townhouse-stye dwelling units and 30 secondary suites.

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A detailed planning evaluation of the application, including location maps and site context, is provided on 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 met with the Erin Woods Community Association (CA) and delivered approximately 150 letters to residents in the nearby townhouses to the south and west of the subject site. 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 by the time this report was written. The Erin Woods CA provided a letter on 2025 June 6 in support of this application (Attachment 4).

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 supports the City's efforts to address the housing crisis by providing affordable housing on land that is underutilized and undeveloped. It is compatible with surrounding development and aligns with the City's goals related to housing and equity.

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 stage.

**Planning and Development Services Report to
Calgary Planning Commission
2025 July 03**

**ISC: UNRESTRICTED
CPC2025-0638
Page 3 of 3**

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Economic

The proposed land use amendment would enable the development of approximately 30 dwelling units along with 30 secondary suites on a currently vacant and underutilized parcel of land. The development would enhance housing options while promoting a more efficient use of existing infrastructure and municipal 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. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 138D2025**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform