

**Planning & Development Services Report to  
Infrastructure and Planning Committee  
2025 July 21**

**ISC: UNRESTRICTED  
IP2025-0703**

**Naato'siyinnipi Area Structure Plan**

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**PURPOSE**

This report seeks approval of the Naato'siyinnipi Area Structure Plan formerly known as the Aurora Business Park Area Structure Plan (2008) and Municipal Development Plan amendments to support the new Area Structure Plan.

**PREVIOUS COUNCIL DIRECTION**

At the 2022 February 15 Combined Meeting of Council, the recommendations of the 2022 City Planning and Policy Roadmap ([IP2022-0053](#)) were adopted. The Plan was identified as one of the projects to commence in 2023.

An overview of previous Council direction and additional background information is included within Attachment 1.

**RECOMMENDATIONS:**

That Infrastructure and Planning Committee:

1. Forward this Report to the 2025 September 09 **Public Hearing Meeting of Council**; and,

That Infrastructure and Planning Committee recommend that Council:

2. Give three readings to proposed bylaw, Naato'siyinnipi Area Structure Plan and repeal Bylaw 7P2008 Aurora Business Park Area Structure Plan (Attachment 2);
3. Give three readings to the proposed bylaw to amend the Municipal Development Plan (Attachment 3).

**RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE,  
2025 JULY 21:**

That Council:

1. Give three readings to **Proposed Bylaw 67P2025**, Naato'siyinnipi Area Structure Plan and repeal Bylaw 7P2008 Aurora Business Park Area Structure Plan (Attachment 2); **and**
2. Give three readings to **Proposed Bylaw 68P2025** to amend the Municipal Development Plan (Attachment 3).

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Excerpt from the Minutes of the Regular Meeting of the Infrastructure and Planning Committee, 2025 July 21:

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“The following documents were distributed with respect to Report IP2025-0703:

- Revised Attachment 2;
- A presentation entitled "Naato'siyinnipi - Supplementary Slides"; and
- A Public Submission.”

**GENERAL MANAGER COMMENTS**

General Manager Debra Hamilton concurs with this report. The proposed Naato'siyinnipi Area Structure Plan provides a mix of uses over the next 30 years and supports the implementation of the City's Municipal Development Plan (MDP), *Home is Here* [The City of Calgary's Housing Strategy 2024-2030](#) and the *RouteAhead* plan.

**HIGHLIGHTS**

- The proposed Naato'siyinnipi Area Structure Plan (the Plan) presents a vision for a complete community by introducing a wide range of land uses within the Plan Area, creating up to 7,300 new homes and 5,700 jobs. This is a shift away from the existing Aurora Business Park ASP's vision.
- The Plan supports efficient land use through the introduction of three Transit Station Planning Areas and mixed-use areas adjacent to rapid transit.
- The recent renaming of the proposed Plan acknowledges the site's significant to Indigenous peoples including the oral history, documented accounts, and on-site archaeology associated and is a positive action towards reconciliation.

**DISCUSSION**

The Plan covers 234 hectares (578 acres) in north Calgary. The area is bordered by 96 Avenue NE, Beddington Trail NW, Harvest Hills Boulevard N, and the Canadian Pacific Kansas City (CPKC) railway. Surrounded by developed communities, the largely greenfield site is partially serviced and well-connected to existing infrastructure.

The Plan supports *Home is Here*, The City of Calgary's Housing Strategy (2024–2030). The proposed changes were brought about by amendments to the Airport Vicinity Protection Area (AVPA) regulations in 2021 which permitted the addition of residential uses in an area that was previously planned for business and industrial uses only.

The Plan provides:

- a new vision and policy direction for a vibrant mixed-use community;
- opportunities for housing and jobs that will accommodate up to 7,300 new dwelling units and 5,700 jobs; and,
- flexibility in allowing for a new higher density, mixed-use community in proximity to primary transit network and a major employer the Calgary International Airport (YYC).

**Impact to Industrial Land Supply**

The Plan is located west of Deerfoot Trail, where historically there has been less demand for industrial land development due to competition from other municipal jurisdictions. The Plan area

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is sloping, contains a central wetland complex and regional park, as well as lands earmarked for future major transit infrastructure – the airport connector alignment, regional rail hub and a maintenance and storage facility. Together these features make it difficult to position the lands in the northeastern submarket dominated by distribution centres, warehousing, manufacturing, logistics and e-commerce industries. With the 2021 changes to the AVPA, and the need for housing, an opportunity emerged to explore the site as a mixed-use area.

Calgary's northeast holds the city's largest supply of vacant industrial land. The proposed Plan has minimal impact on the northeast's industrial land supply. The Plan is outside the scope of the revised recommendations of City's Industrial Action Plan ([IP2025-0538](#)).

### **Indigenous Influence on Plan Development**

The Plan area lies at the meeting point of Nose Creek and West Nose Creek watersheds and follows historic Indigenous trails, including the Old North Trail and Rocky Mountain House Trail. It contains archaeological sites and features of interest to several Indigenous communities. An indigenous graphic artist was retained to help visualize the elements of the plan.

The Plan's name, Naato'siyinnipi (pronounced "Nah-too-see-yin-NEE-bee"), honours a revered Piikani hero, 'Brings Down the Sun,' and reflects traditional knowledge shared with The City. This renaming supports the City's reconciliation efforts. More details are referenced within the Background and Planning Evaluation in Attachment 4.

### **Proposed Amendments to the Municipal Development and Calgary Transportation Plan**

The Plan is currently earmarked for industrial land use in both the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP) maps. Minor mapping amendments are required to change the designation of these lands from "Industrial – Employee Intensive" to "Planned Greenfield with Area Structure Plan". The Plan is otherwise aligned with the direction of the MDP and CTP and supports the shift in direction for the former Aurora Business Park ASP from industrial to a mixed-use community. Attachment 3 provides further detail on the proposed map amendments to the MDP and CTP.

## **EXTERNAL ENGAGEMENT AND COMMUNICATION**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Public engagement was undertaken        | <input checked="" type="checkbox"/> Dialogue with interested parties was undertaken |
| <input checked="" type="checkbox"/> Public/interested parties were informed | <input type="checkbox"/> Public communication or engagement was not required        |

### **Engagement Overview**

The Plan was developed over 18 months using a phased engagement approach. Public input was gathered through a comprehensive engagement and communications plan to guide policy formulation for the area. Several roundtable meetings were held with landowners, businesses, area residents and school boards. Overall, the plan has received a variety of feedback and broad support for the changes. A detailed project Engagement Summary is included within Attachment 5.

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### **Calgary Planning Commission (CPC) Workshop**

A closed session workshop with CPC was held on 2025 February 13. CPC was asked to comment on the areas designated for mixed-use development and the reduction of industrial land uses. There was general support for the land use concept, vision, and core ideas of the Plan. Attachment 6 provides a summary of themes from the workshop and Administration's response.

## **IMPLICATIONS**

### **Social**

The Plan provides a vision for the development of a transit-oriented community in the city's northeast region. A key driver of the Plan was transitioning under utilized business and industrial lands towards achieving a new community with housing diversity and choice. Social impact is equally achieved through a policy framework encouraging further engagement with all Treaty 7 Nations. Moreover, the Plan responds to community needs by facilitating the development of a senior high school site on the lands in the future.

### **Environmental**

A key feature of the Plan is the identification of both existing and future areas of environmental interest. Policies of the Plan acknowledge climate change and encourage new development that is compact. Continued scoping of district energy systems is encouraged where technically and economically feasible. Density and land use in support of transit-oriented development will help reduce Greenhouse Gas emissions as people have the opportunity to take more sustainable modes of transportation in close proximity to their homes. The Plan will also inform the ongoing work to scope and prepare the Nose Creek Regional Park Strategy ([EC2024-1106](#)) which is currently reviewing the feasibility of locating a regional park within the larger Nose Creek Valley.

### **Economic**

The Plan enables the development of a vibrant, mixed-use and transit supportive community. Consideration has been given to the surrounding context, particularly the Plan area's proximity to the airport as a regional employment and economic hub. New policies ensure land use compatibility, unencumbered protection of air navigation, and complimentary airport commercial development opportunities provided at strategic locations.

### **Service and Financial Implications**

The proposed Plan is located within the Balanced Growth Boundary, as identified on Map 1 of the MDP. In alignment with MDP policies, the Plan is not subject to the growth application process. Funding for capital infrastructure will need to be identified through municipal capital planning processes, rather than through the growth application framework. Triggered capital infrastructure investments will need approved budget in place prior to land use and outline plan approvals.

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**RISK**

Over the past 18 months, The City has worked collaboratively with landowners and the public to shape the proposed Plan. This effort reflects community input and prioritizes the protection of greenspace, ecological assets, and cultural resources. Delaying progress on the Plan risks eroding public trust, prolonging underdevelopment, and delaying private investment opportunities within the area.

The proposed shift in land use from primarily industrial purposes to a mixed-use residential community marks a significant vision change. While additional capital investments may be required to service the area, the long-term benefits of this transition are expected to contribute positively to urban growth and community development.

Although the area is currently undeveloped, concerns around future loss of greenspace and ecological sensitivity have been actively addressed in the Plan. The Plan maintains and incorporates existing Environmental Reserve lands dedicated in 2008 and identifies additional areas for review under the Environmental Open Space Study Area designation. These efforts complement the Nose Creek Regional Park Strategy (EC2024-1106), which seeks to unify lands along the Nose Creek Valley into a future regional park system.

**ATTACHMENTS**

1. Background and Previous Council Direction
2. **Proposed Bylaw 67P2025**
3. **Proposed Bylaw 68P2025**
4. Background and Planning Evaluation
5. Final Engagement Report
6. Calgary Planning Commission Review
7. Presentation
8. Public Submissions
9. **Naato'siyinnipi – Supplementary Slides**
10. **Public Submission Received at Committee**
11. **Public Submissions Received After Committee**

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Debra Hamilton	Planning and Development Services	Approve
Teresa Goldstein	Planning and Development Services	Approve

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**City Clerks: R. Derwantz / C. Doi**