

Saatohtsi Area Structure Plan

PURPOSE

This report seeks approval of the Saatohtsi Area Structure Plan (the Plan), and a minor mapping amendment to the Municipal Development Plan (MDP).

PREVIOUS COUNCIL DIRECTION

At the 2022 February 15 Combined Meeting of Council, the recommendation of the 2022 City Planning and Policy Roadmap ([IP2022-0053](#)) were adopted. The Saatohtsi Area Structure Plan, formerly known as West Macleod Residual Lands Area Structure Plan, was identified as one the projects to commence in 2024.

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 the proposed bylaw, Saatohtsi 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 69P2025**, Saatohtsi Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 70P2025** to amend the Municipal Development Plan (Attachment 3).

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

“The following documents were distributed with respect to Report IP2025-0686:

- Revised Attachment 2;
- Revised Attachment 3;
- Revised Attachment 8; and

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- Revised Attachment 9.”

GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report. The proposed Saatohtsi Area Structure Plan (ASP) guides the creation of a diverse, sustainable neighbourhood that integrates natural areas, supports future housing and honours Indigenous placekeeping.

HIGHLIGHTS

- Saatohtsi Area Structure Plan sets a vision for approximately 8,300 new homes for up to 20,000 Calgarians in southwest Calgary, with a phased approach that allows development to progress gradually alongside mobility infrastructure upgrades.
- The Plan includes two Neighbourhood Activity Centres, a mix of ground-oriented and multi-residential housing forms, a Special Purpose Recreation site, and an extensive natural systems framework.
- Indigenous placekeeping is reflected in the Plan’s name, “Saatohtsi” (pronounced “Saa-toh-ts)– a Blackfoot term meaning “West” – and through policy direction that encourages ongoing collaboration with all Treaty 7 Nations.

DISCUSSION

The Saatohtsi Area Structure Plan covers 220 hectares (544 acres) in southwest Calgary along our shared boundary with Foothills County. The Plan Area is bounded by Pine Creek to the north, the Canadian Pacific Kansas City (CPKC) rail line to the west, Highway 552 (within Foothills County jurisdiction) to the south, and Macleod Trail S to the east. These unplanned residual lands are a greenfield area currently used for agricultural and interim low-intensity commercial uses.

Despite access and topographical constraints, the Plan Area presents a strong opportunity to integrate with surrounding development and support Calgary’s housing needs. The Plan outlines a long-term vision for a sustainable, connected and vibrant residential community. It supports the MDP’s goal for a compact urban form, more housing choice, and better land use integration with transit services.

The proposed Plan will create a new community – offering diverse housing, walkability, transit access, and complementary amenities. The Plan meets Council’s housing objectives while adhering to the MDP’s emphasis on directing growth to strategically supported areas.

The proposed Plan provides:

- a new vision and policy direction with clear expectations that will enable the lands to proceed with development of a new community supported by three schools, future commercial and recreational uses;
- a flexible land use framework that will result in compact and connected neighbourhoods;
- clear policies that ensure existing natural systems as well as environmentally significant areas are integrated within the urban fabric, and form part of a comprehensive, contiguous and accessible regional open space system; and

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- a land use framework that will be fully realized in stages as future mobility, servicing and stormwater infrastructure solutions are realized.

Municipal Development Plan Amendment

Minor mapping amendments to the MDP are required to reflect the approval of this ASP. The first amendment will update Map 1: Urban Structure, to change the Plan Area from "Future Greenfield" to "Planned Greenfield with Area Structure Plan". In addition to this, an update will be required to Map 7: Road and Street Network to remove the Plan Area from "Future Greenfield." This will ensure that the Plan Area is in alignment with the MDP's growth and policy implementation framework that specifies that new communities be established through an Area Structure Plan.

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

Public engagement and outreach was undertaken, and included:

- Public open houses (June, November, and December 2024; and June 2025);
- Multiple landowner workshops; and
- Intermunicipal engagement with Foothills County and the Foothills-Calgary Intermunicipal Committee.

Public and landowner engagement highlighted several key themes. These included protecting natural areas, offering a balanced range of housing types, adding community amenities, addressing mobility and traffic, and ensuring infrastructure and municipal service delivery. Feedback from the engagement process helped shape the Plan's vision, land use concept, and implementation policies. This ensured alignment with local priorities and long-term city-building goals. A detailed project Engagement Summary is found in Attachment 5.

Calgary Planning Commission (CPC) Workshop

A closed session workshop with CPC was held on 2025 June 19. The focus of the workshop was on obtaining feedback on the land use concept, the enabling transit-supportive development policies as well as phasing and density.

There was a strong interest in thoughtful planning around infrastructure, recreation, and future transit opportunities to ensure long term success. Feedback informed subsequent revisions to the Plan. Attachment 6 provides a summary of themes from the workshop and Administration's response.

IMPLICATIONS

Social

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The Plan provides a vision for a complete community through diverse housing, integrated schools, open spaces, commercial, and recreation opportunities that are accessible to all Calgarians. It includes three new schools and a regional recreation site to support the needs of a growing population. Placekeeping policies within the Plan align to traditional Indigenous knowledge and support continued collaboration with all Treaty 7 Nations by advancing cultural recognition and reconciliation as part of future planning approvals.

Environmental

The Plan safeguards and protects vital natural systems such as Pine Creek and ensures ecological balance. The policies of the Plan prioritize stormwater retention, expanded tree canopy, and active transportation. Moreover, the policies of the proposed ASP encourage climate-focused development that will contribute towards retention of biodiversity and community wellness.

Economic

The Plan supports long-term economic sustainability through enabling both public and private investment. The inclusion of two Neighbourhood Activity Centres provides opportunities for local retail, services and employment activity within the community. Phased development tied to infrastructure milestones promotes cost effective servicing and ensures growth occurs in a fiscally responsible manner. The Plan creates opportunities for construction and related industries, contributing to job creation during the build-out period.

Service and Financial Implications

Other

Development phasing within the Plan Area is organized around access availability and infrastructure readiness. New development may only proceed once supporting infrastructure is in place.

Significant capital investments will be required to enable full buildout of the Plan Area, including the Pine Creek bridge crossing, active modes infrastructure, and a future half-interchange at Highway 552. An increase in scope for the Macleod Trail S and 210 Avenue S interchange may also be required. These investments will be sequenced through future Growth Applications in accordance with the Growth Management Framework.

Preliminary financial assessments of the capital and incremental operating impacts of future development in the Plan Area are ongoing. New community Growth Application evaluations will continue to include detailed assessments of the capital and incremental operating impacts of future development.

RISK

The Saatohtsi Area Structure Plan represents 18 months of collaborative work with multiple interested parties. For the area developers and landowners, the Plan is a significant investment and a commitment from The City towards realizing comprehensive planning supporting growth. If the proposed Plan is not approved, trust from area developers and industry will significantly dampen. Council's approval of the Plan is a necessary requirement to ensure that residual lands are un-locked and much-needed residential development can be realized.

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

**ISC: UNRESTRICTED
IP2025-0686**

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ATTACHMENTS

1. Background and Previous Council Direction
2. **Proposed Bylaw 69P2025**
3. **Proposed Bylaw 70P2025**
4. Background and Planning Evaluation
5. Final Engagement Report
6. Calgary Planning Commission Review Summary
7. Foothills County Support Letter
8. **Revised** Letters of Support
9. **Revised** Presentation

Department Circulation

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

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