

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

ISC: UNRESTRICTED
CPC2025-0577
Page 1 of 3

**Land Use Amendment in Carrington (Ward 3) at 272 and 276 Carrington Way NW,
LOC2025-0069**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 272 and 276 Carrington Way NW (Plan 1911103, Block 9, Lots 65 and 66) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JUNE 19:

That Council give three readings to **Proposed Bylaw 133D2025** for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 272 and 276 Carrington Way NW (Plan 1911103, Block 9, Lots 65 and 66) from Direct Control (DC) District to Residential – Low Density Mixed Housing (R-G) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP) and *Keystone Hills Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposed Residential – Low Density Mixed Housing (R-G) District would allow for greater housing choice within the community of Carrington.
- Why does this matter? The proposed R-G District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit (DP2024-07522) application proposing a secondary suite was submitted on 2024 October 22 and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment in the northwest community of Carrington was submitted on 2025 March 21 by Chidi Nwajagu on behalf of landowners, Gloria Esieza Ikeneku, Mudiaga Joseph Ikeneku and Natalie Davinia Aliza Vanloo. A development permit (DP2024-07522) for a new secondary suite was submitted on 2024 October 22, and is currently under review. As indicated in the Applicant Submission (Attachment 2) the landowners submitted this land use application to facilitate the development of a new secondary suite that will be located within the basement of their semi-detached dwelling.

The rules of existing Direct Control (DC) District (Bylaw 117D2015) is based on the Residential – Low Density Multiple Dwelling (R-2M) District, and does not allow for the development of

**Land Use Amendment in Carrington (Ward 3) at 272 and 276 Carrington Way NW,
LOC2025-0069**

secondary suites as they are not a listed use in the DC District. The proposed R-G District would allow for this use and help to facilitate the applicant's development vision.

The subject site consists of two parcels, has a combined area of approximately 0.05 hectares (0.13 acres) and is currently developed with a semi-detached dwelling with rear attached garage that have access from a rear lane. The proposed R-G District would allow for secondary suites, in addition to rowhouses, cottage housing clusters, semi-detached, single detached and duplex dwellings.

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 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 the respective community association was appropriate. In response, the applicant engaged with residents within 90 metre radius and provided online questionnaires. 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.

Administration did not receive any feedback from the public. As Carrington is a new community, there is no Community Association (CA) for the area.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the 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 proposed R-G District would allow for a wider range of permitted use housing types than the existing DC District, and the proposed land use change may better accommodate the housing needs of different age groups, lifestyles, and demographics.

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

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

**ISC: UNRESTRICTED
CPC2025-0577
Page 3 of 3**

**Land Use Amendment in Carrington (Ward 3) at 272 and 276 Carrington Way NW,
LOC2025-0069**

on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

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. **Proposed Bylaw 133D2025**
5. **CPC Member Comments**
6. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform