

Planning and Development Services Report to
Calgary Planning Commission
2026 March 26

ISC: UNRESTRICTED
Corrected CPC2026-0221
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**Land Use Amendment in Haskayne (Ward 1) at 6600 and 6815 – 133 Street NW,
LOC2025-0070**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 3.91 hectares \pm (9.67 acres \pm) located at 6600 and 6815 – 133 Street NW (Portion of Plan 5126JK, Block D; Portion of Plan 1911645, Block 1, Lot 1) from Commercial – Community 1 (C-C1) District to Multi-Residential – Low Profile (M-1) District and Special Purpose – Community Service (S-CS) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026 MARCH 26:

That Council give three readings to **Proposed Bylaw 54D2026** for the redesignation of 3.91 hectares \pm (9.67 acres \pm) located at 6600 and 6815 – 133 Street NW (Portion of Plan 5126JK, Block D; Portion of Plan 1911645, Block 1, Lot 1) from Commercial – Community 1 (C-C1) District to Multi-Residential – Low Profile (M-1) District and Special Purpose – Community Service (S-CS) District.

Excerpt from the Minutes of the Regular Meeting of Calgary Planning Commission, held 2026 March 26:

“The following documents were distributed with respect to Report CPC2026-0221:

- Revised Cover Report;
- Revised Attachment 1;...”

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for multi-residential development and a permanent fire station.
- The proposal allows for an appropriate building form and set of uses in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *Haskayne Area Structure Plan* (ASP).
- What does this mean to Calgarians? This application would provide more housing options and provide essential protective emergency services for a developing community.
- Why does this matter? The proposed Multi-Residential – Low Profile (M-1) District would enable additional density within a Neighbourhood Activity Centre and the proposed Special Purpose – Community Service (S-CS) District would deliver essential community services.
- No development permit has been submitted at this time.
- Council has approved funding for a permanent fire station in the community of Haskayne.

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DISCUSSION

This land use amendment application in the developing northwest community of Haskayne was submitted by B&A Studios Inc. on behalf of the landowner, 1714974 Alberta Ltd. (Brookfield Residential) on 2025 March 23. No development permit has been submitted at this time, however as indicated in the Applicant Submission (Attachment 2), the land use amendment is intended to accommodate multi-residential development and a future fire station.

The subject sites are approximately 3.91 hectares (9.67 acres) in size and are located within the Neighbourhood 3 area of the ASP. The majority of development within the ASP has occurred within the Neighbourhood 1 and 2 areas and the majority of the Neighborhood 3 area is undeveloped. The proposed Multi-Residential – Low Profile (M-1) District will be located at the corner of Rowmont Boulevard NW and Royston Way NW and will make up part of a Neighborhood Activity Centre (NAC) in accordance with the ASP. The proposed Special Purpose – Community Service (S-CS) District will be located at the corner of Rowmont Boulevard NW and Haskayne Drive NW. The site is adjacent to the NAC and would be integrated with the ASP's Community Retail Centre (CRC).

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 respective community association was appropriate. In response, the applicant arranged a meeting with the Homeowners Association and Community Association and distributed a community notice letter. Additionally, the applicant held a virtual information session for the public and followed-up with a consolidated information document. 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 received 114 letters of opposition and one letter of support from the public. The letter of support indicated support for increasing residential density, especially next to commercial areas to promote walkability and human-scale design. The letters of opposition included the following areas of concern:

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- lack of community engagement and application information available;
- reduction of previously proposed commercial land;
- increased density, including traffic, parking and infrastructure impacts, and impact on capacity of public spaces/facilities including the community's Homeowners Association;
- increased traffic congestion including concerns with impact to safety for entry and exit of community;
- impact on property values;
- impact to community character;
- height and scale potential of proposed multi-residential redesignation;
- proposal not in alignment with ASP, in accordance with requirements for commercial land use; and
- deviation from the developer's community master plan.

The Rockland Park Community Association (CA) was recently established in 2025. No comments from the CA were received.

As per the *Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)*, the application was circulated to Rocky View County and no objections were received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate and in alignment with applicable MDP and ASP policies. The building and site designs, number of units and on-site parking are reviewed as part of the development permit application.

Following Calgary Planning Commission, notification of a Public Hearing of Council for the land use amendment will be posted onsite 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 enables the continuation of development in the community of Haskayne and provides a future framework for residential development and the location of a fire station. The development of these lands may enable a more efficient use of land and infrastructure and support surrounding uses and amenities while introducing the location of additional amenities for the community and greater area.

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.

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Economic

This application would provide housing opportunity and emergency services within Haskayne.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. **Revised** Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 54D2026**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform