

Applicant Submission

Company Name (if applicable):

B&A

LOC Number (office use only):

Applicant's Name:

Jack Moddle

Date:

March 6, 2026

This Land Use Amendment (LUA) application is to redesignate portions of the 6.90 ha (17.05 ac) C-C1 parcel in the Haskayne Rowan Park Outline Plan. A 2.51 ha (6.21 ac) portion is proposed as M-1 for multi-family residential, and a 1.40 ha (3.46 ac) portion as S-CS for a Fire Hall.

The primary reason for this proposed LUA is to support the development of a Calgary Fire Department Fire Hall that will service the broader community. In addition, the M-1 designation for a portion of the site will provide the multi-residential component that was always envisioned within the village centre, but was not permissible under the existing land use which required commercial at grade in all buildings.

The multi-family site is intended to provide between 125 and 371 units at up to 14 metres (4 storeys) in height. The remaining commercial site will offer neighbourhood-wide retail and services such as a daycare and grocery store. The Fire Hall is intended to support two bays and is located at the north end of the site.

The site will be well served by transit and ties into the local linear park and pathway system for comfortable and safe connectivity for pedestrians and active transportation users.