



HASKAYNE NORTH



PROPOSED OUTLINE PLAN AND LAND USE AMENDMENT

Virtual Information Session



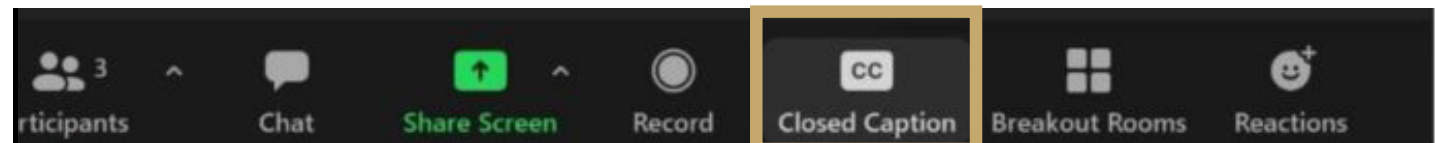
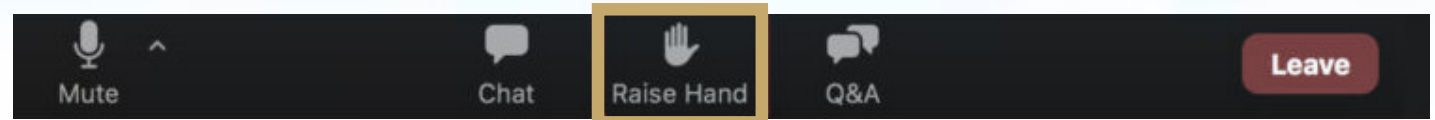
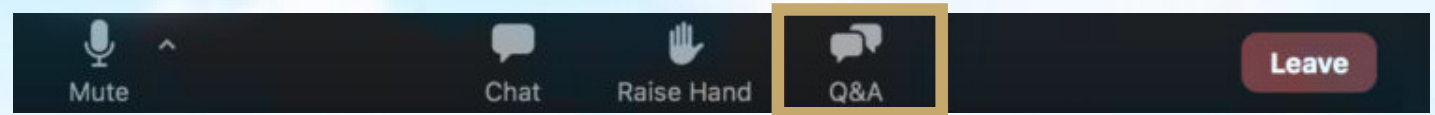
MONDAY, MAY 4, 2026

HOW TO PARTICIPATE

Thank you for joining tonight's virtual information session. During this session you can:

- Learn about the proposed application
- Hear from the project team
- Ask questions using the Q&A feature
- Share feedback after the presentation

Please note this session is being recorded and shared for those unable to attend.



ABOUT THE SITE

The subject lands are located north of Rockland Park within the City of Calgary.

The site is within the approved Haskayne Area Structure Plan and forms part of the city's planned northwest growth area.



The site is approximately 55 hectares and is currently undeveloped.



WHY PLANNING IS HAPPENING NOW

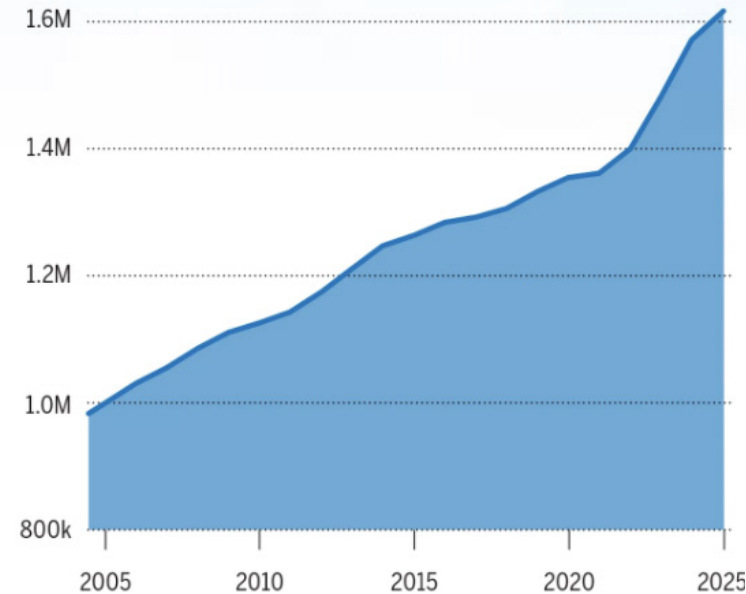
This application responds to continued growth in Calgary and demand for housing in the northwest.

The lands are adjacent to developing communities and can connect to existing or planned infrastructure. Planning now also helps coordinate future roads, pathways and services with nearby communities.

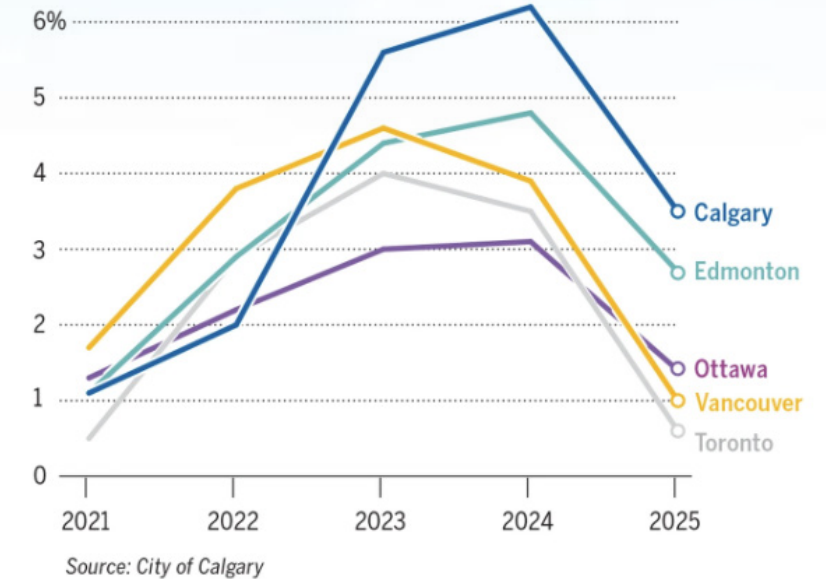
- Growth is guided by the ASP
- Planning ensures coordinated development
- Supports long-term community buildout

CALGARY'S ROBUST GROWTH

Calgary's population has risen steadily since hitting the one million mark in 2005. Over the past three years, the city has grown by just over 217,000 people — equivalent to twice the population of Red Deer.



Since 2023, Calgary's growth rate has outpaced that of Edmonton, Ottawa, Vancouver and Toronto.



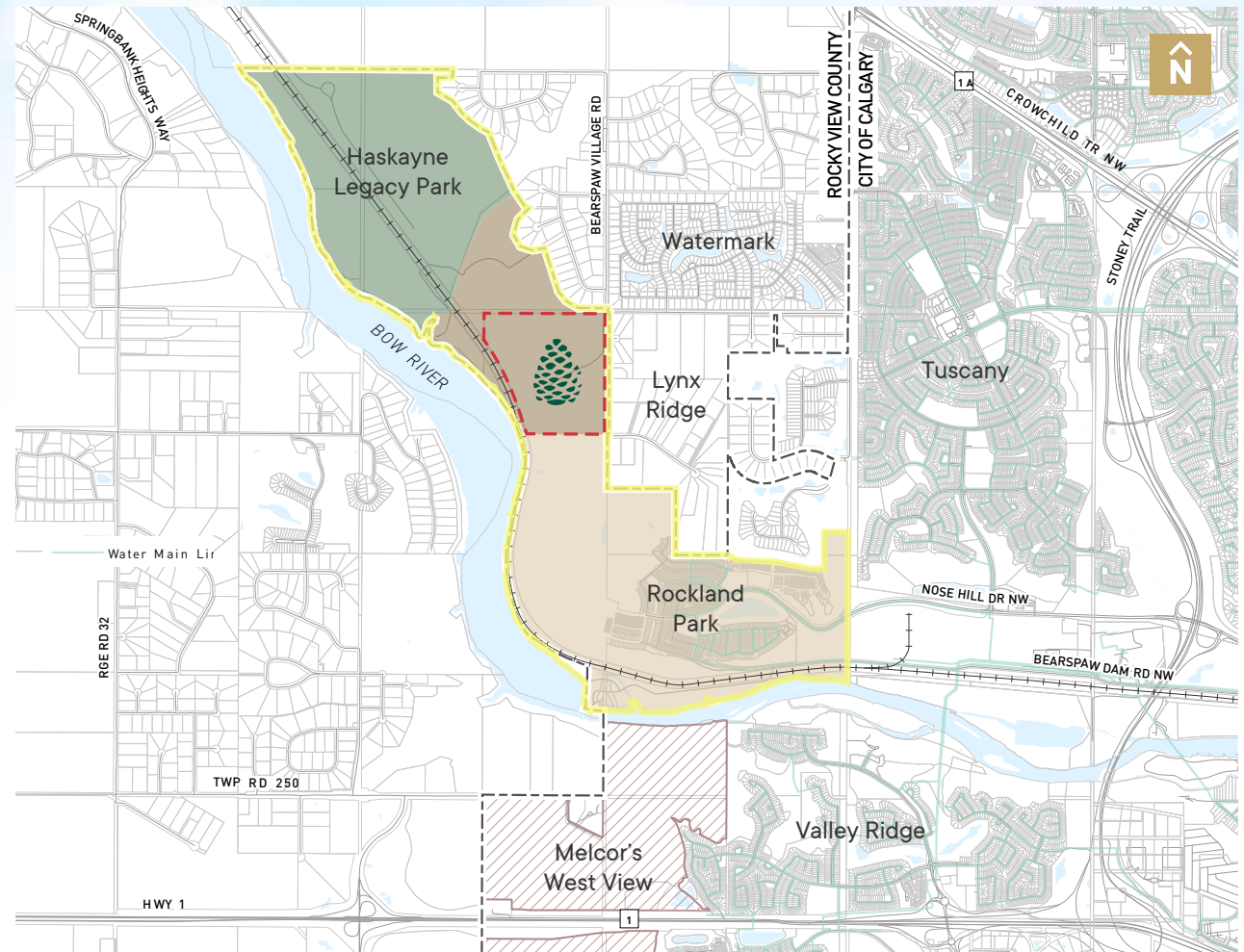
Source: City of Calgary

SURROUNDING CONTEXT

The site is located near:

- Rockland Park
- Haskayne Legacy Park
- Bow River valley lands
- Future regional pathway connections
- Existing and planned road connections
- Northwest communities including Tuscany and Valley Ridge

This location connects to existing and planned communities and nearby regional amenities.



POLICY CONTEXT & MUNICIPAL DEVELOPMENT PLAN

- The site is identified as Planned Greenfield in the Municipal Development Plan

The proposal aligns with established City policy

Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Developed Residential

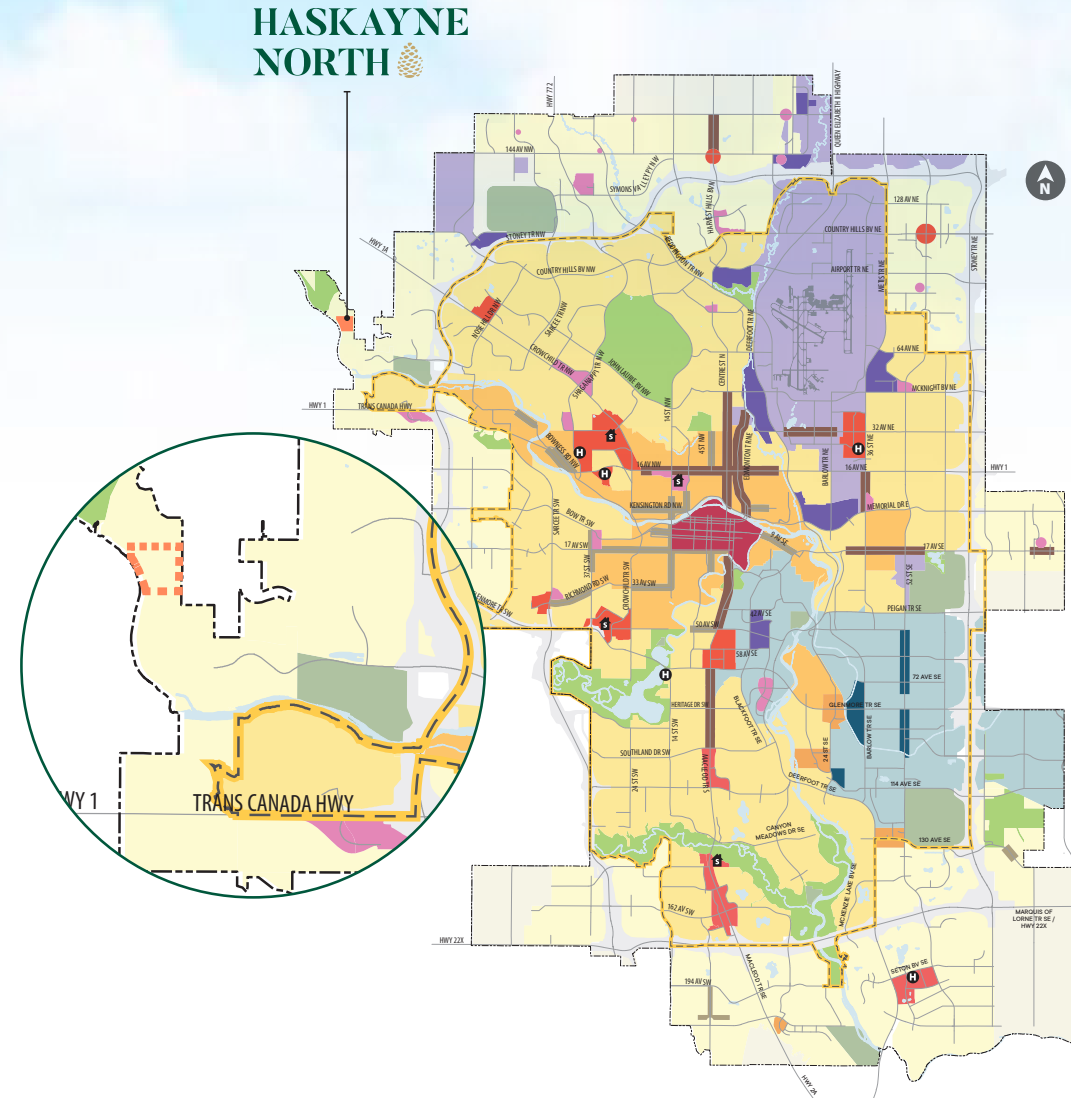
- Inner City
- Established

Developing Residential

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

Industrial

- Industrial - Employee Intensive
- Standard Industrial
- Major Public Open Space
- Public Utility
- Balanced Growth Boundary



AREA STRUCTURE PLAN

- Development is guided by the Haskayne Area Structure Plan
- The ASP provides the framework for land use and development



CURRENT LAND USE



**Currently designated S-FUD
(Special Purpose Future Urban Development)**

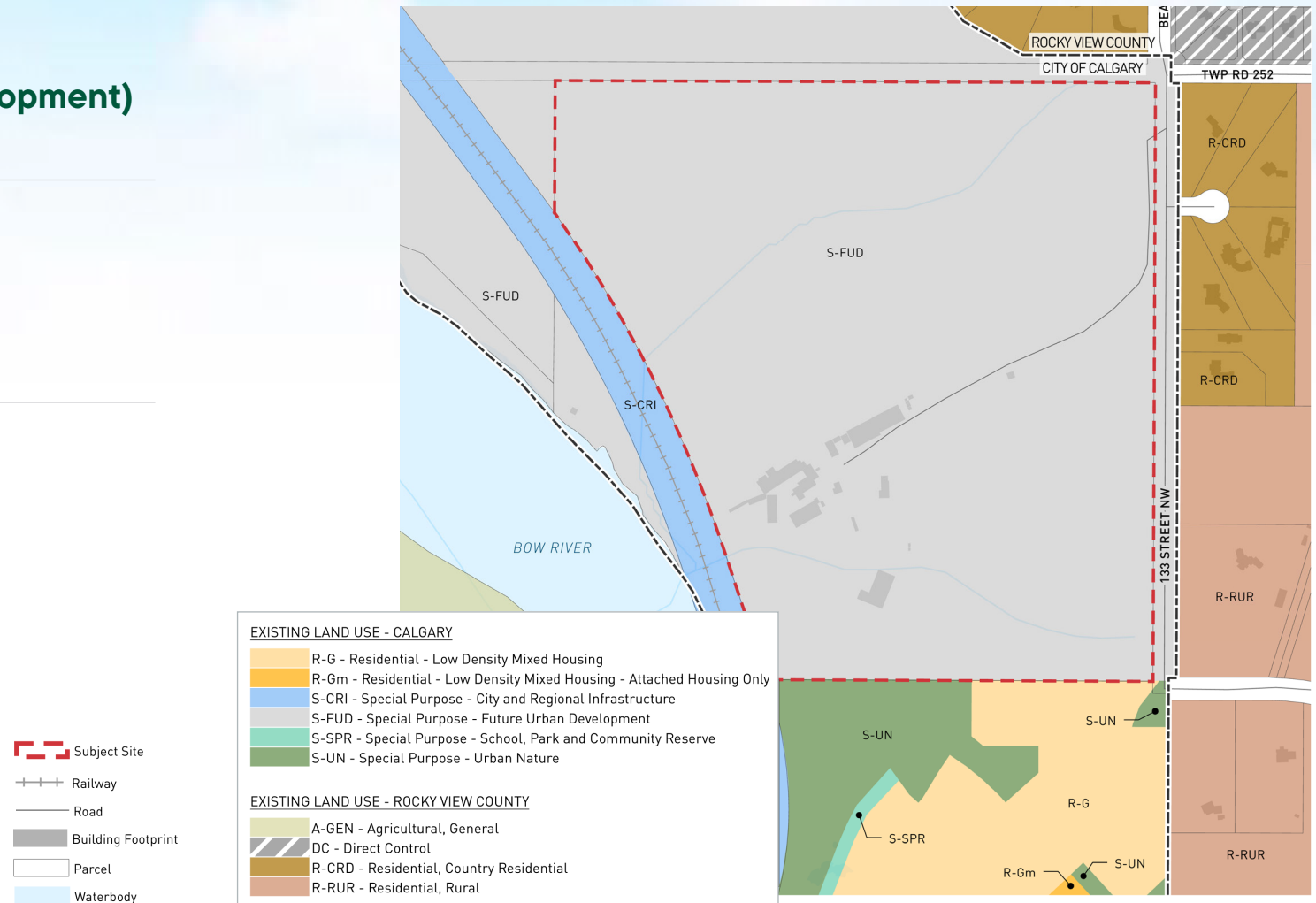


Does not permit urban development

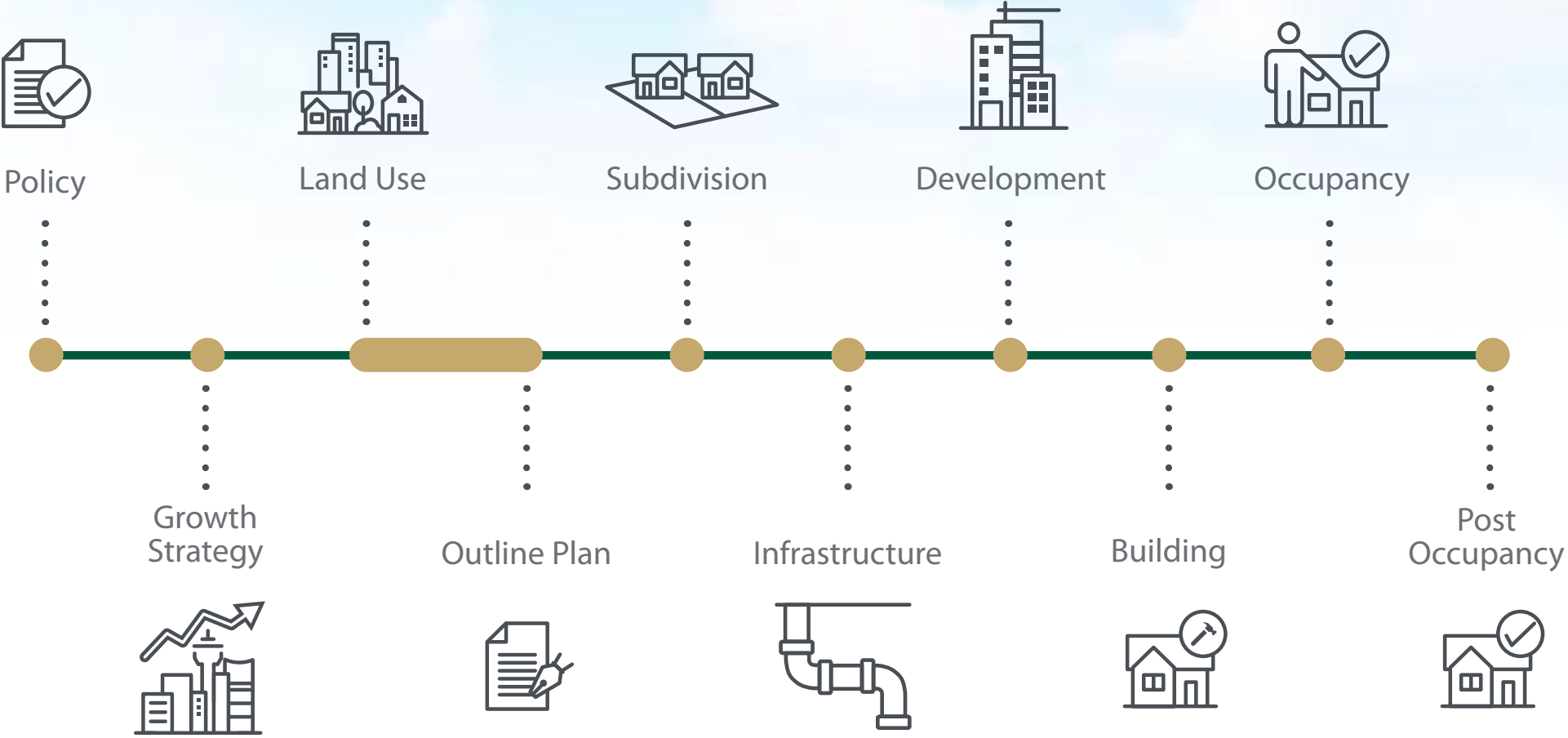


A land use amendment is required

Current & Adjacent Land Uses



WHAT IS THE PLANNING PROCESS?

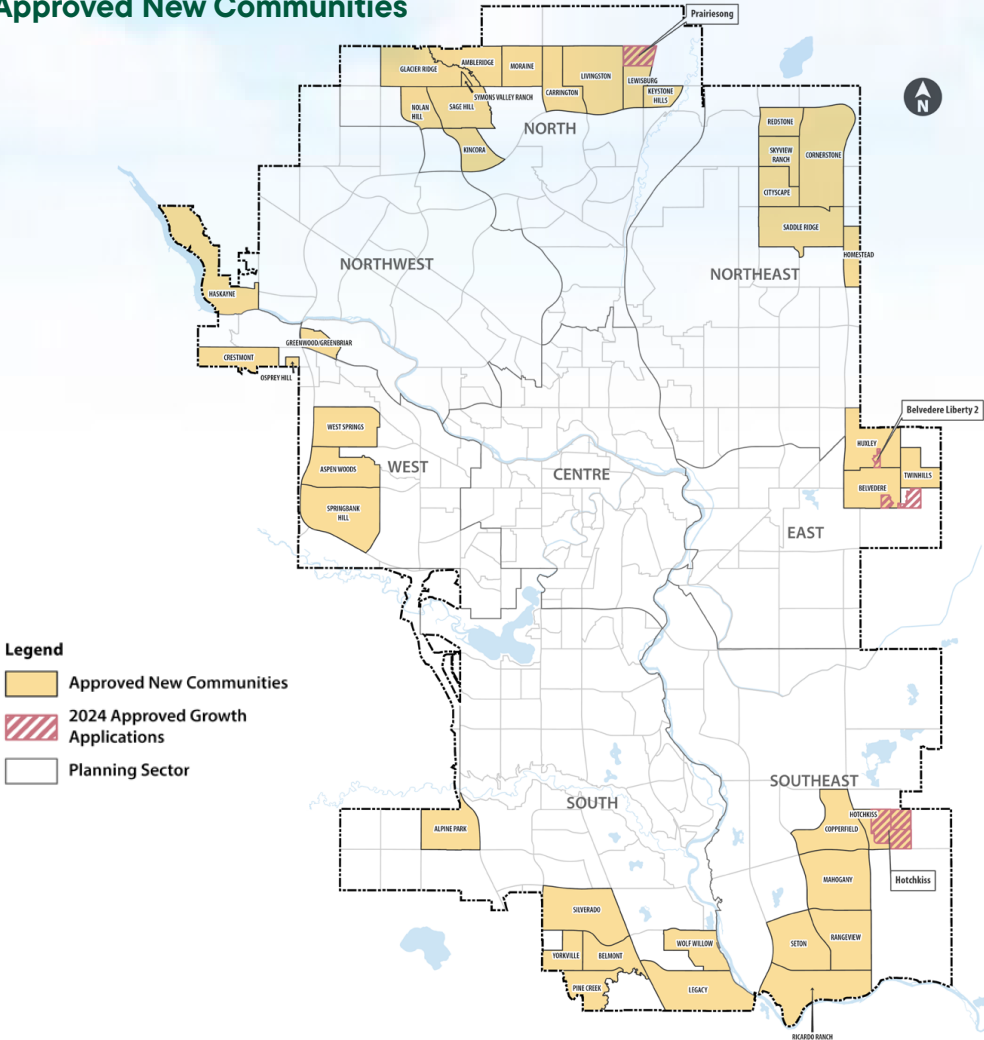


GROWTH PLANNING & COUNCIL DECISIONS

City Council guides where and when new communities can be developed.

- The City plans growth through the Citywide Growth Strategy
- Areas are evaluated for infrastructure readiness and long-term planning
- Council removes the Growth Management Overlay when an area is ready for development
- This allows applications like this one to move forward

Approved New Communities



WHAT IS A LAND USE AMENDMENT?

A Land Use Amendment sets the rules for what could be developed on the land. This may include:

- Types of housing or commercial uses
- Building scale
- Density
- Development standards

More detailed design is reviewed at later stages.



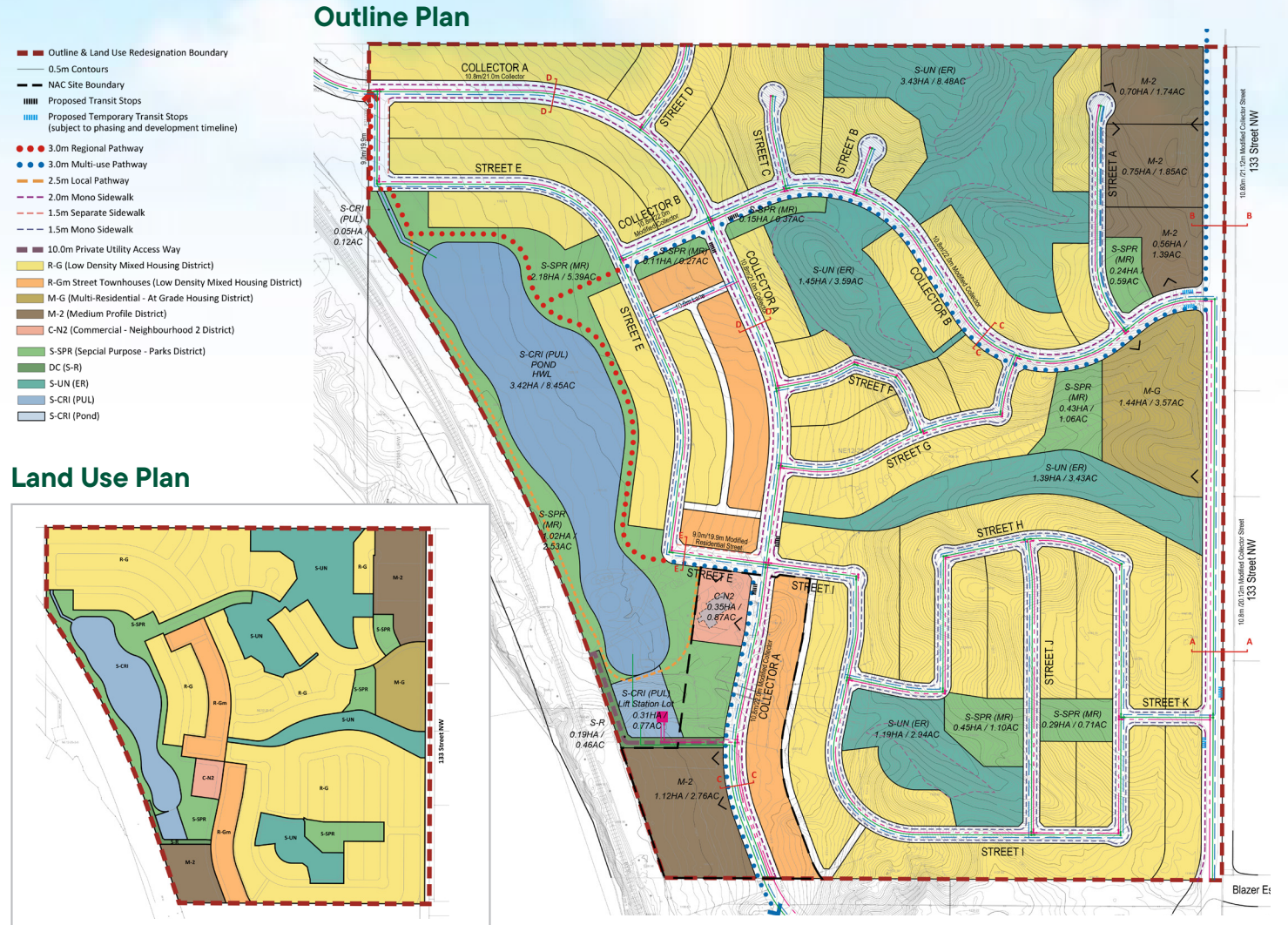
WHAT IS PROPOSED

Applications have been submitted for an Outline Plan and Land Use Amendment.

These applications would establish the framework for future development, including:

- A mix of housing types
- Parks and open space
- Pathways and connections
- Road network
- Neighbourhood activity centre

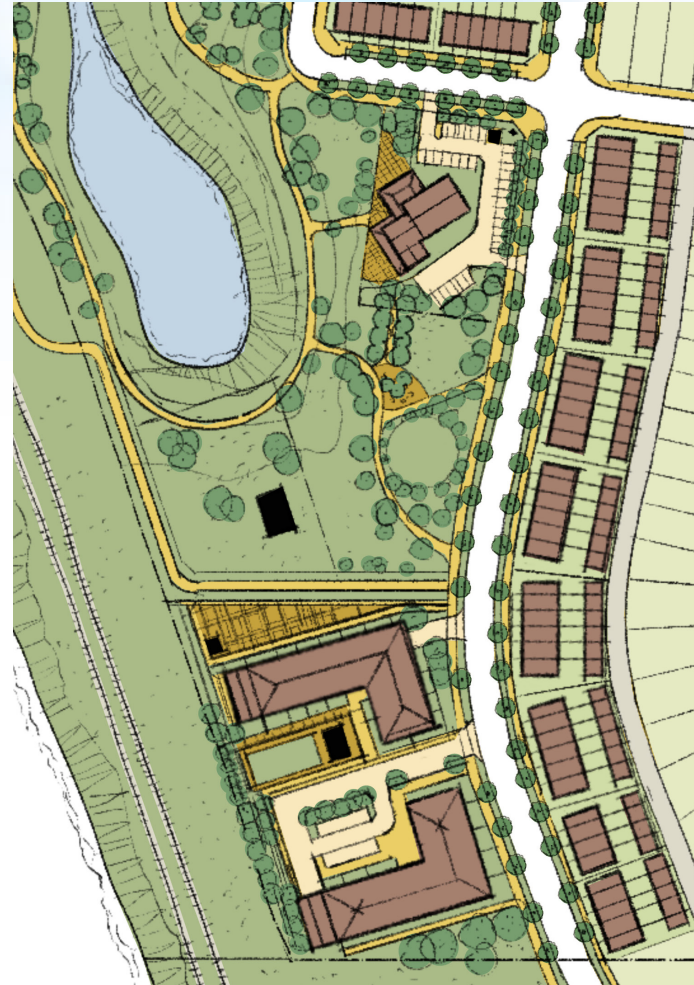
This figure shows a preliminary concept for how the site could develop over time.



NEIGHBOURHOOD ACTIVITY CENTRE

- Provides local services and amenities
- Supports walkability
- Serves daily needs within the community

The plan follows City policy for Neighbourhood Activity Centres (NACs), bringing together higher-density housing, amenities, and small-scale commercial uses in one central area.



OPEN SPACE AND PARKS

- Integrated network of parks and open spaces
- Regional pathway connections
- Stormwater pond designed as an amenity
- Preservation of natural features where possible

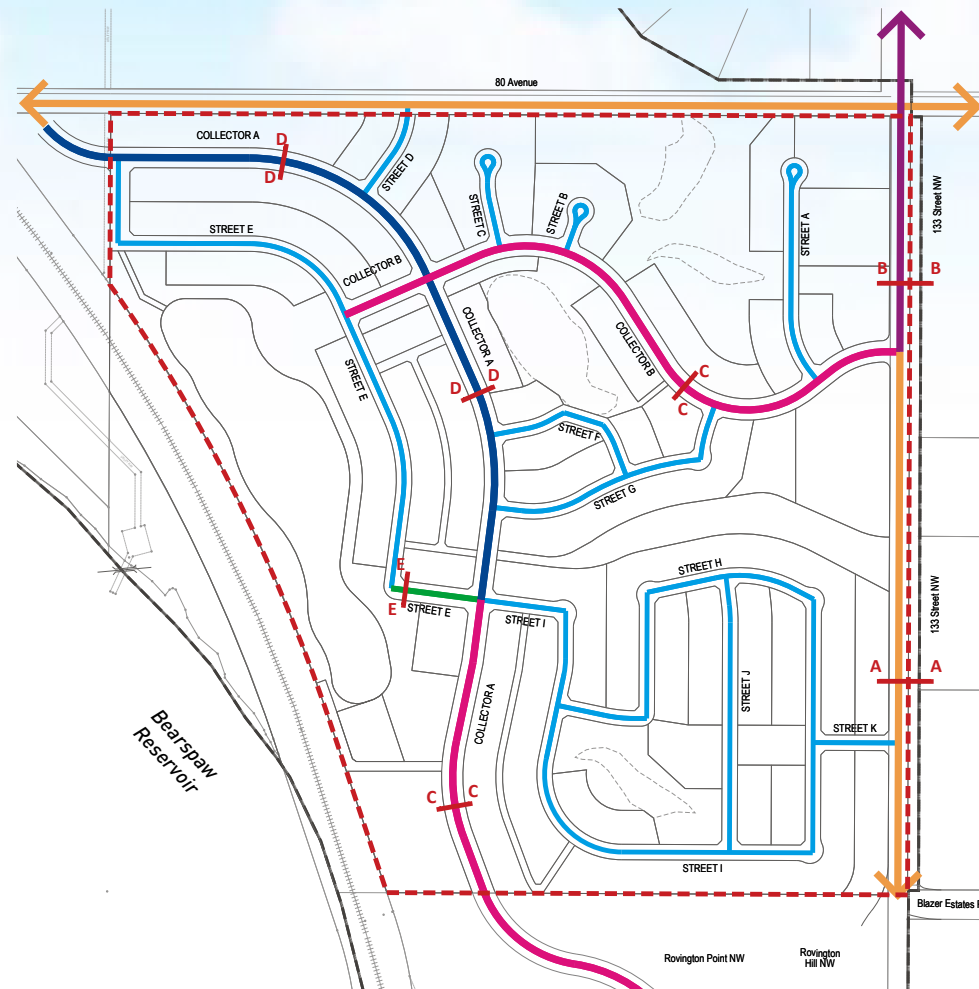
— — — Subject Lands
• • • • Regional Pathway
■ S-SPR
■ S-CRI
■ S-UN



ROAD NETWORK

- Collector roads provide primary connections
- Local streets support neighbourhood access
- Designed for connectivity and safety

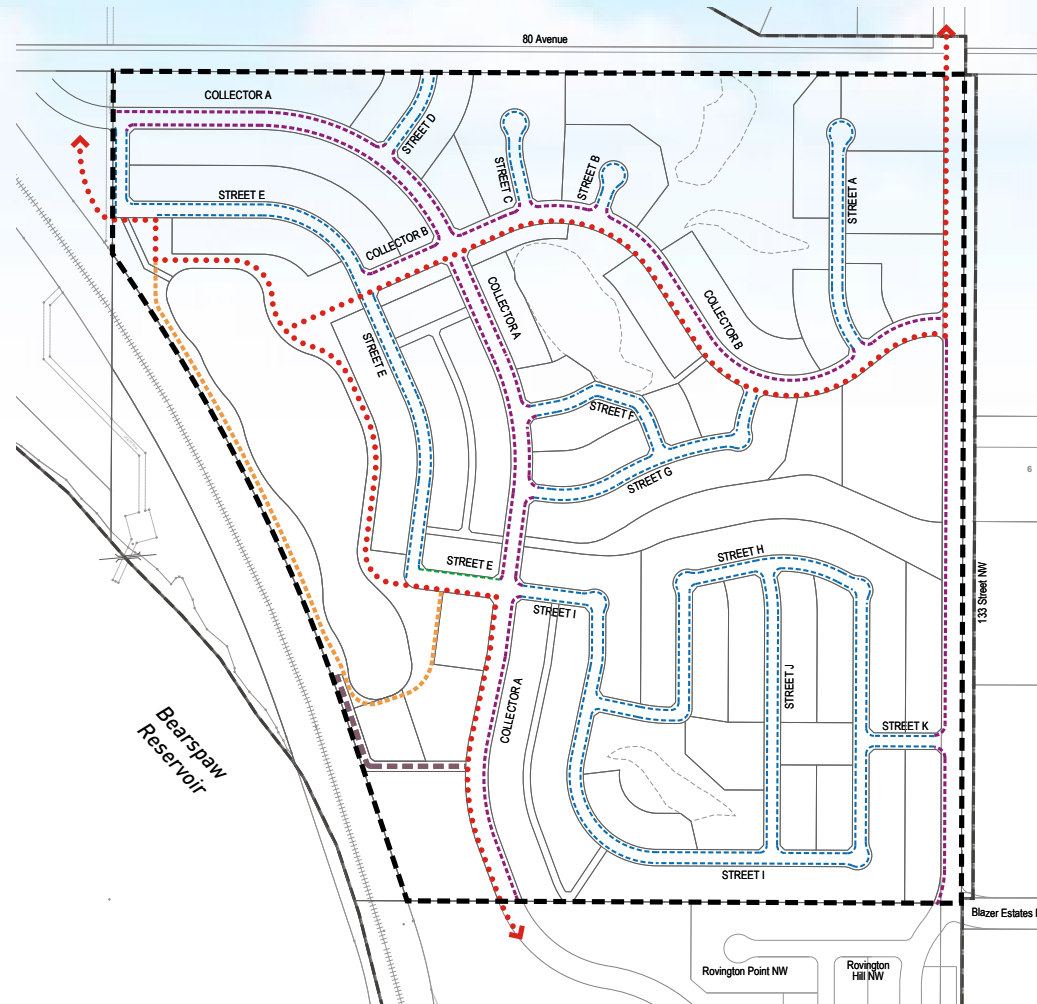
- Subject Lands
- 22.0m Modified Collector Road
- 21.12m Modified Collector Road
- 21.12m Modified Collector Road
- 21.0m Modified Collector Road
- 20.12m Modified Collector Road



PATHWAYS & ACTIVE TRANSPORTATION

- Regional pathway connections
- Internal multi-use pathways
- Walkable connections throughout

- Subject Lands
- Regional Pathway
- Local Pathway
- 10.0m Private Utility Access Way
- 2.0m Mono Sidewalk
- 1.5m Separate Sidewalk
- 1.5m Mono Sidewalk



PRELIMINARY LAND USE CONCEPT

This concept illustrates how different land uses are organized across the site

- Variety of housing types
- Neighbourhood activity centre
- Parks and open space network
- Connected road system

The concept is preliminary and subject to change through community feedback, technical studies and The City of Calgary's review process.



TECHNICAL REVIEW AND STUDIES

The proposed plan is supported by technical studies to ensure it can be safely and effectively developed.



Transportation
Review



Water, Sanitary &
Stormwater Servicing



Geotechnical
Review



Environmental
Review



Biophysical
Review



These studies help inform how the area could develop responsibly.

Current Stage



Outline Plan and Land Use Amendment review

Future Stages May Include



Revisions based on feedback and technical review



City review process



Decision on planning applications



Subdivision approvals



Detailed engineering



Building permits and construction

A scenic landscape featuring a calm lake in the middle ground, surrounded by a dense forest of green trees. In the foreground, there is a wooden bench on a gravel path, and tall grasses are visible on the left. The background shows a hillside with a small building on top. The entire image is overlaid with a semi-transparent green filter. The text "QUESTIONS & DISCUSSION" is centered in a gold, serif font.

QUESTIONS & DISCUSSION

THANK YOU FOR TAKING PART

Stay Involved



Complete the online feedback form



For Questions or Feedback,
please visit the project website at:
haskaynenorth.ca



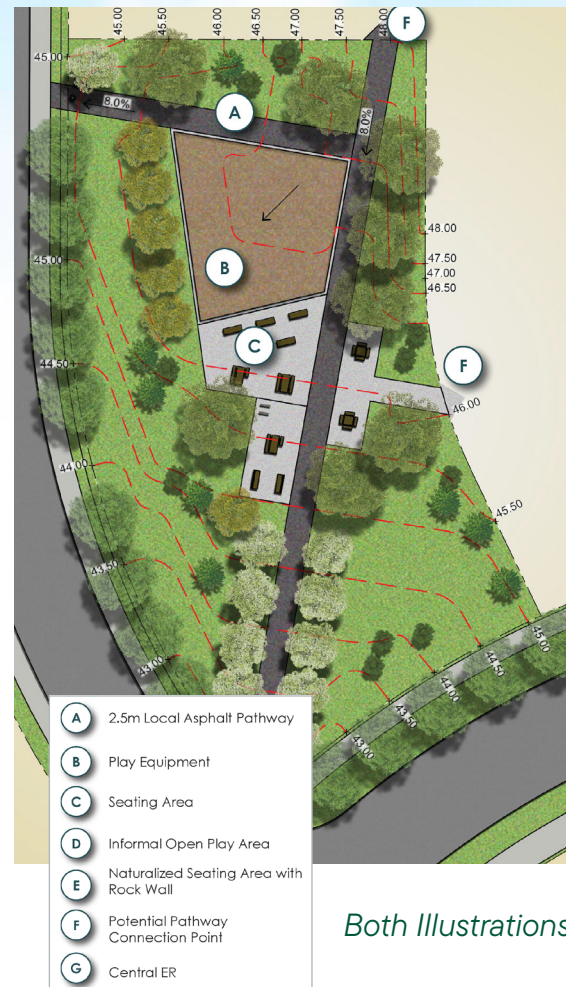
Scan
the QR
code for
feedback
form

PARKS AND PATHWAYS

The concept includes opportunities for:

- Neighbourhood parks
- Open space connections
- Stormwater amenities
- Regional pathway links
- Access to nearby natural areas
- Local parks distributed throughout neighbourhood
- Connections to Bow River and regional pathways
- Multi-use pathways and pedestrian connections





A future pathway connection is envisioned through the area to connect with the broader regional network.

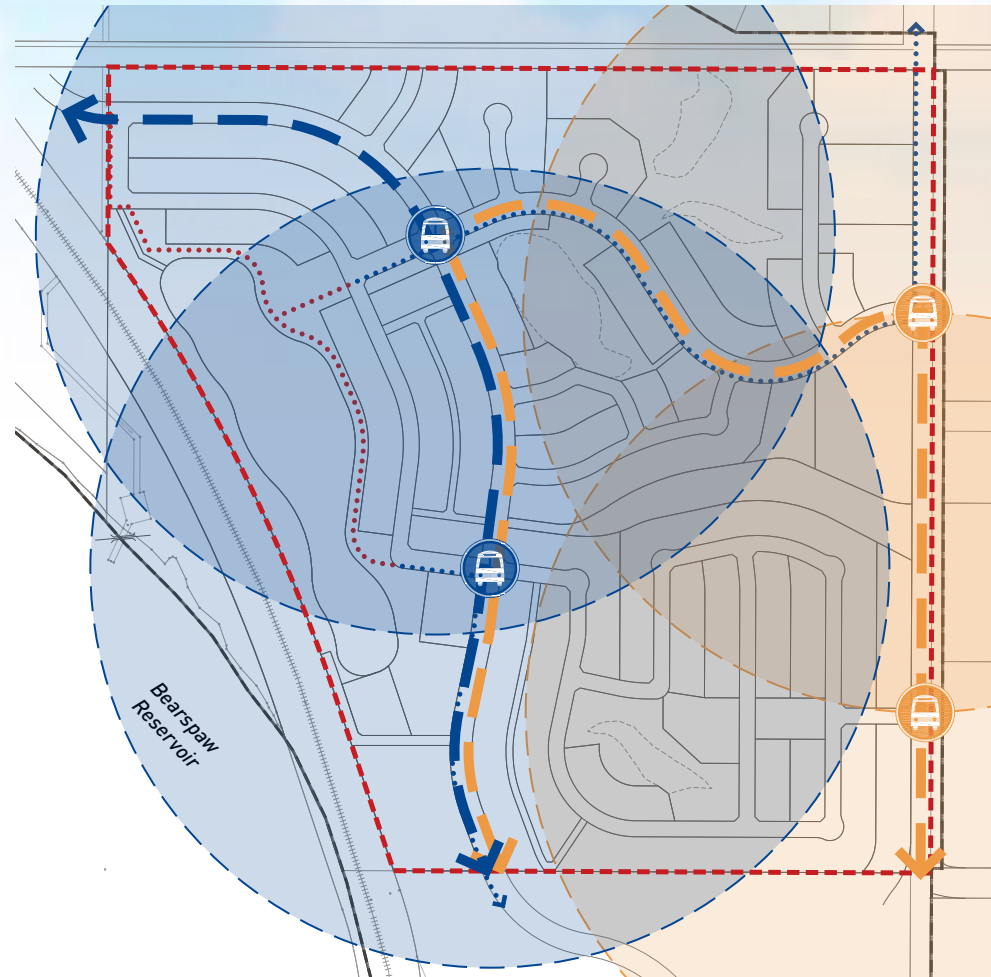


Both Illustrations are conceptual only.

TRANSIT

- Planned transit routes within the community
- Future transit stops identified
- Supports long-term mobility options

- Regional Pathway
- Multi-use Pathway
- ▬▬▬ Proposed Temporary Transit Route
-  Proposed Transit Stops
-  Proposed Temporary Transit Stops
-  400m/ 5 min Walking Distance from Proposed Transit Stop
-  400m/ 5 min Walking Distance from Proposed Temporary Transit Stop

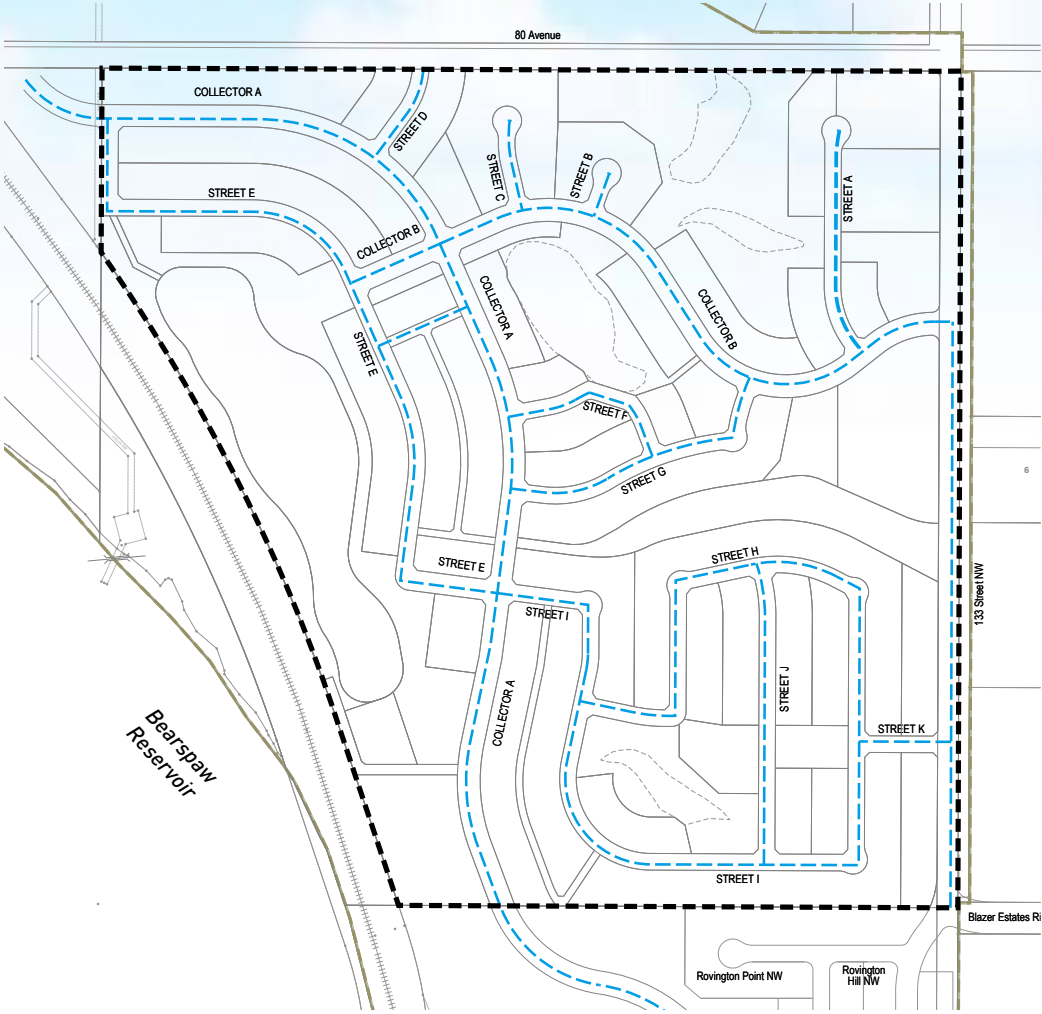


SERVICING - WATER

- Water systems planned
- Reviewed through technical studies
- Must meet City standards

The proposed development must have adequate infrastructure to support it

- ■ ■ Subject Lands
- City of Calgary Boundary
- Water Servicing

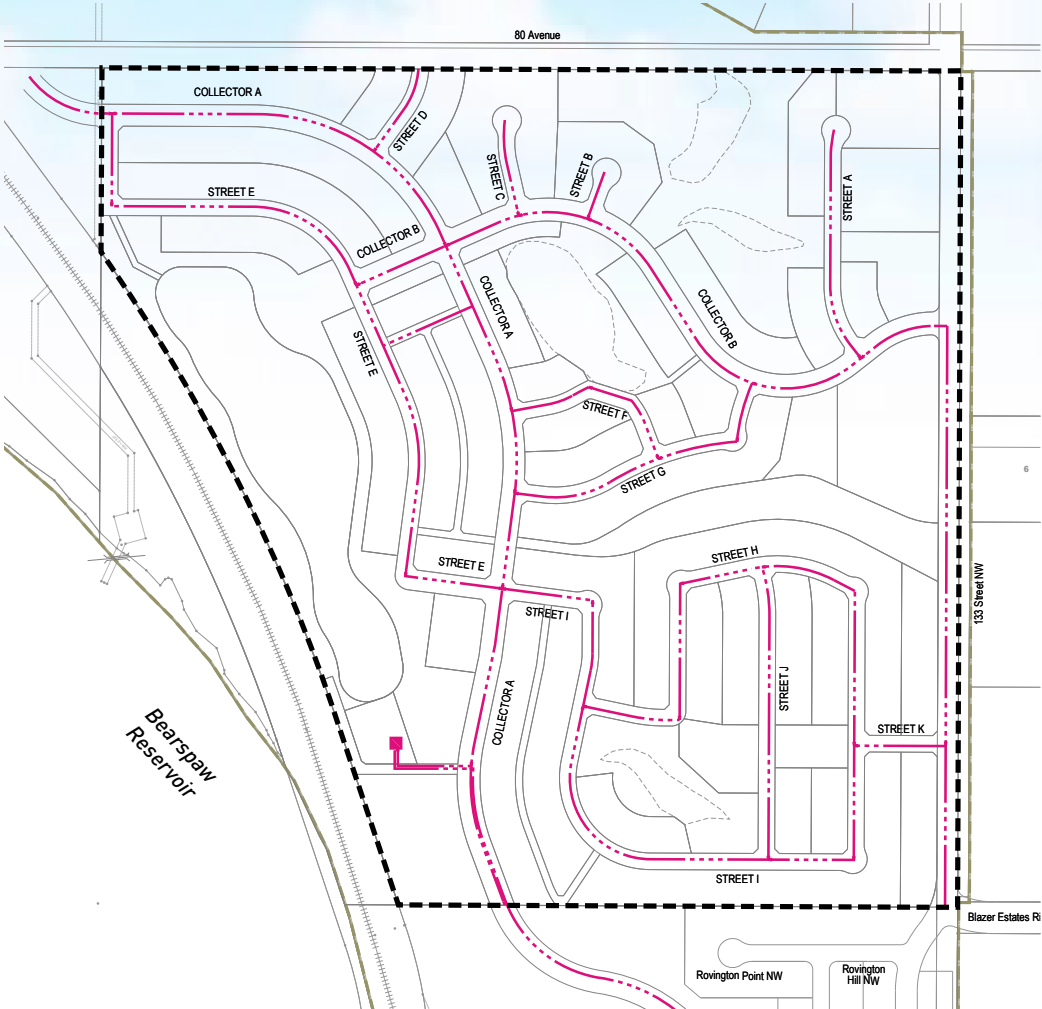


SERVICING - SANITARY

- Sanitary systems planned
- Reviewed through technical studies
- Must meet City standards

The proposed development must have adequate infrastructure to support it

- Subject Lands
- City of Calgary Boundary
- Sanitary Servicing
- Lift Station



SERVICING - STORMWATER

- Stormwater systems planned
- Reviewed through technical studies
- Must meet City standards

The proposed development must have adequate infrastructure to support it

- Subject Lands
- City of Calgary Boundary
- Storm Servicing
- Pond

