NOSE CREEK

Area Structure Planning Project

Phase 2: EXPLORE - What We Did Report

November 2026

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Project Overview

The new **Nose Creek Area Structure Plan (ASP)** will provide for the local area planning of 675 hectares (1,668 acres) in the City's northeast. The ASP will guide development and investments over the next 30 years, serving as a reference for landowners, builders, City Planners, and Councillors as they consider future projects in this area. This policy document will provide the vision and core principles that will shape the future stages of development. It will guide land use patterns, transportation and utility networks and implement the broad planning objectives of the Municipal Development Plan, Calgary Transportation Plan and other regional and city-wide policies and strategies.

This process will include the scoping and review of numerous technical reports and analysis evaluating everything from population and employment forecasts to archeology and biophysical inventory. It will identify lands of environmental significance and demonstrate through the location of pathways, parks and streets how its future residents will be able to move, relax, socialize, and play. The outcome of this work will inform future growth strategies, identify the need for any capital investments and provide for a sequencing of development. A Land Use Concept will be developed to show a conceptual map where key elements of a complete community should be located, such as residential, commercial and employment areas, as well as parks, schools and community amenities. The ASP document will contain policies that will guide the future development within the Plan Area.

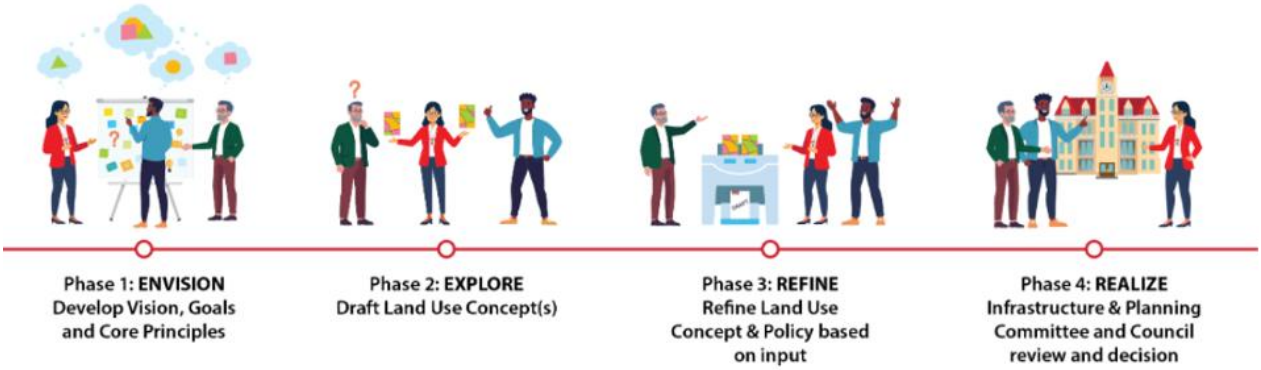
Why is The City developing a new ASP for Nose Creek?

Here are some of the reasons why we are revisiting the 2015 Nose Creek ASP:

- **Outdated Plan**: The Nose Creek ASP, approved in 2015, primarily designated the area for industrial uses. While employment opportunities remain important, The City is now seeking to accommodate a broader range of uses.
- **Expanded Possibilities**: Changes to the Airport Vicinity Protection Area (AVPA) framework have introduced opportunities for additional uses on the subject lands, including residential development, schools, community amenities, and commercial services.
- **Complete Community**: The updated plan will support a more balanced mix of uses to better serve both residents and employees in the area, as well as surrounding communities.
- **Housing**: The new ASP presents an opportunity to contribute to addressing Calgary's housing needs by enabling new residential development.
- **Environment**: The plan aims to strengthen connections between neighbourhoods and park spaces, while preserving natural features, including Nose Creek valley.

Phase 2: EXPLORE

We engaged with Calgarians for Phase 2: EXPLORE from June 16 – July 6, 2026, where members of the public was able to participate by learning more about the project and providing their input through an in-person and virtual open house, and online on the project website found on The City's Engage Portal. During this phase of public engagement, participants were encouraged to provide their input on a vision, core principles and draft land use concepts maps for the Nose Creek lands.



Outcome

The Nose Creek ASP project team prepared two reports:

- **What We Heard Report** summarizes the feedback we received through communication and engagement with the public during Phase 2 EXPLORE.
- **What We Did Report** (this report) shows how feedback from Phase 2 was considered to shape the draft vision, draft core principles and draft land use concept(s) for Phase 3 REFINE.

What We Heard

From all input received during public engagement for Phase 2 EXPLORE, there were five overall themes that emerged and were most prevalent. Those themes are found below. To review all themes and comments from the questions asked during public engagement, please click here for the Nose Creek Area Structure Planning Phase 2: EXPLORE What We Heard Report.

	**Protection of Nose Creek, Green Space, Wildlife Habitat, and Natural Areas** Participants consistently emphasized the importance of preserving the Nose Creek valley, natural landscapes, wetlands, wildlife habitat, and environmental reserves, with many identifying environmental protection as the highest priority for the area.

	**Concerns About Development and Desire to Preserve the Nose Creek Area** Many participants expressed concern about the scale and extent of future development, with some preferring that the area remain largely undeveloped or be preserved as a natural park and open space.
	**Safety Concerns Related to Roads, Traffic, and Community Design** Participants frequently highlighted concerns about road alignments, traffic impacts, pedestrian safety, and major transportation infrastructure within residential areas, emphasizing the need to prioritize community safety and livability.
	**Support for Pathways, Walkability, Cycling, Transit, and Connectivity** Respondents generally supported investments in active transportation, regional pathways, cycling infrastructure, transit, and walkable community design, viewing these elements as important for accessibility, connectivity, and quality of life.
	**Need for Community Amenities and Supporting Infrastructure** Participants identified a need for community-serving infrastructure such as schools, healthcare facilities, recreation centres, libraries, parks, and gathering spaces, and stressed that these amenities should be planned and delivered alongside growth.

What We Did

The overall high-level themes that emerged from Phase 2: EXPLORE are found in the table below, along with project team responses outlining how input received was considered in the development of the new Nose Creek Area Structure Plan (ASP).

What We Heard Themes	What We Did
Protection of Nose Creek, Green Space, Wildlife Habitat, and Natural Areas	The Phase 3 draft land use concept includes an extensive Environmental Open Space Study Area. Several core principles aim to preserve the Nose Creek valley's landscape and support environmentally responsible growth to maintain the Plan Area's ecological value. A defined pathway network will guide access and help protect the environment along Nose Creek and across the Plan Area.

What We Heard Themes	What We Did
Concerns About Development and Desire to Preserve the Nose Creek Area	Extensive lands in the Nose Creek valley are being preserved through Environmental Reserve and Municipal Reserve. Future development would generate thoughtful growth that would meet the growing needs of Calgarians while balancing with protection of natural park and open space. Further studies of the Special Policy area and the 160 Ave extension would identify how proposed development and roads can avoid disturbing natural areas where possible. A core principle, "Support Resilient and Sustainable Growth" also supports long-term, environmentally responsible growth through coordinated land use, infrastructure and mobility planning.
Safety Concerns Related to Roads, Traffic, and Community Design	The 15 Street/11 Street connector in the southeastern corner of the Plan Area has been revised as an Urban Boulevard, with a fewer lanes and a community-oriented design to reduce negative impacts from traffic and increase pedestrian safety. The mobility and urban design policies provide guidelines to prioritize community safety and livability.
Support for Pathways, Walkability, Cycling, Transit, and Connectivity	The Plan features an extensive walking and cycling network through the Green Network and Multi-Use Pathways. Two primary transit routes, together with community design policies, support transit-oriented development and accessibility for all transportation modes. The proposed mobility network improves connections for people travelling to, through and within the Plan Area.
Need for Community Amenities and Supporting Infrastructure	The Plan Area will expand Calgary’s community amenities and supporting infrastructure by adding an Operations Workplace Centre, six new schools, a recreation centre, a library, and several Community Association sites and parks. These additions will support public health and well-being while meeting the needs of Calgary’s growing population.

Next Steps

We will be engaging with Calgarians for Phase 3: REFINE from November 24 – December 14, 2026. Both in-person and online engagement opportunities will be available for the public to provide their input and help to further refine the new draft Nose Creek Area Structure Plan.

To stay up to date on project details, future engagement opportunities and to sign-up for email updates please visit the Nose Creek Area Structure Planning project webpage.