NOSE CREEK

Area Structure Planning Project

Phase 1: ENVISION - What We Did Report

JUNE 2026

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Phase 1 – Envision: What We Did Report
June 2026

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- **Outdated Plan**: The Nose Creek ASP, approved in 2015, primarily designated the area for industrial uses.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.

Phase 1: ENVISION

We engaged with Calgarians for Phase 1: ENVISION in February - March 2025 through an in-person event and online. Respondents shared their feedback and their visions for the Nose Creek ASP 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 1: ENVISION.
- **What We Did Report** (this report) shows how feedback from Phase 1 was considered to shape the draft vision, draft core principles and draft land use concepts for Phase 2: EXPLORE.

What We Heard

There were five overall themes that emerged from the feedback we received during our public engagement for Phase 1: ENVISION:

- **Green Spaces and Natural Areas:**
  Participants emphasized preserving and enhancing natural landscapes, parks, and connected green spaces for recreation and ecology, with many advocating for minimal or no development in the Nose Creek valley and improved access through parks, pathways, and a well-connected green space network.

- **Infrastructure and Amenities:**
  Participants highlighted the need to provide essential services and facilities to support a complete and livable community, including schools, recreational facilities, healthcare, and local businesses, as well as a mix of housing types to meet diverse community needs.

- **Environment, Wildlife and Ecosystem:**
  Participants stressed the importance of protecting ecological systems, wildlife habitats, and the integrity of the Nose Creek corridor, calling for strong safeguards to preserve natural corridors, floodplains, and overall environmental integrity.

- **Sustainable Development:**
  Participants identified the importance of promoting environmentally responsible and resilient development that minimises long-term impacts, raising concerns about traffic, site constraints, and the need for balanced planning that integrates growth with environmental protection.

- **Community Connectivity:**
  Participants emphasized creating strong and accessible connections within the community and to surrounding areas, highlighting the importance of pathways, transit, and road networks while noting concerns about whether infrastructure and services can keep pace with future development.

- **History and Culture:**
  Participants emphasized preserving and celebrating the area's historical and cultural features and heritage, including the recognition and protection of archaeological sites and the broader significance of the Nose Creek area.

What We Did

The themes that emerged from Phase 1 are summarized in the table below, along with project team responses outlining how this feedback was considered in the new Area Structure Plan (ASP).

What We Heard Themes	What We Did
Green Spaces and Natural Areas	The City is working diligently to ensure that the submission and review of an Ecological Inventory (technical study) will inform the draft land use concepts and the future polices of the plan to ensure the identification and retention of significant green and natural spaces. The EI study examines ecosystems and landcover, vegetation, water sources, soils, slopes, landforms, and wildlife movement within the plan area. Based on feedback shared in Phase 1 of the project, a core principle has been drafted to ensure that upon further review, preservation of significant areas within the Nose Creek valley landscape will be

What We Heard Themes	What We Did
	undertaken to limit or prevent future development over the coming years.
Infrastructure and Amenities	Planning for infrastructure, essential services and amenities is key to building functional and desirable communities. It ensures residents have easy access to amenities, have active and vibrant public spaces, and are supported by economic vitality that attracts businesses. Well-planned services improve quality of life and promote stability. Early integration of infrastructure reduces future disruptions and costs, allowing the community to grow smoothly and sustainably. The City's project team in collaboration with subject matter experts have scoped several technical studies that will support the future infrastructure in the plan area. One such study includes the global Transportation Impact Assessment (TIA). Planning for how people move in and around the Nose Creek Plan Area is a key component of the ASP. Mobility planning and technical studies like the TIA will provide recommendations to consider for all modes of travel, including driving, transit, walking and cycling, as well as connections to surrounding communities and regional corridors. Specific examples of anticipated amenities include a future recreation centre and a library site shown on both draft land use concepts. In addition, connections and linkages through pathways to green and open spaces and access to the Nose Creek valley lands have been given consideration and will be further refined as work will continue in Phase 3.
Environment, Wildlife and Ecosystem	The Nose Creek valley and adjacent lands are understood to have significant environmental importance to the area and offer great overall value to the city and surrounding regions. By protecting and improving Nose Creek, City policies will be seeking to create an environment where nature and development work well together. This will help build a strong community identity and make the area more resilient with eco-friendly design that is sensitive to the documented wildlife in the area. The City is advancing the Ecological Inventory to directly inform land use concepts and future policy, ensuring significant natural areas are identified, retained and protected. The detailed review of ecosystems, vegetation, water resources, and wildlife will establish a clear

What We Heard Themes	What We Did
	environmental baseline for future planning and development decisions.
Resilient Sustainable Development	Sustainable, responsible growth depends on early infrastructure planning that supports compact, efficient development while protecting natural systems. By coordinating services with land use, communities can reduce sprawl, preserve ecological areas, and ensure residents have convenient access to essential amenities. This approach strengthens walkability, attracts businesses, enhances quality of life, and reduces long-term costs through integrated, forward-looking investment. Thoughtful planning creates resilient communities that grow smoothly, responsibly, and in harmony with the landscapes that define them. One of the draft core principles that will support future policies of the plan area support resilient and sustainable growth.
Community Connectivity	Through deliberate design workshops, future communities in the plan area will be consciously designed with gathering spaces in mind to support vibrant and healthy communities. The draft land use concept plans feature connected open spaces, activity centers, schools, parks, and recreational areas, along with “Main Streets”. These amenities will encourage social interactions and create an engaging public space. Creating gathering spaces is important because they help people connect and create a sense of belonging within communities and neighbourhoods. Community gathering spaces will be accessible to everyone and encourage social interaction, physical activity, and social connections. They also boost the local economy by attracting people to nearby businesses and improve the overall quality of life. Based on feedback from Phase 1, the project team has drafted a core principle centred on “enhancing community connectivity and accessibility.”
History and Culture	The Balzac Archaeological site situated along Nose Creek is one of Calgary’s most significant First Nations cultural landscapes, with evidence of more than 2,000 years of continuous use. In Phase 2, City staff contacted all Treaty 7 First Nations and engaged interested groups to ensure that the land’s history and culturally significant landscapes inform placemaking and placekeeping in the plan area.

What We Heard Themes	What We Did
	Based on Phase 1 feedback, the draft core principle “Celebrating History and Cultural Identity” was also developed to guide future planning. Additional work will continue in Phase 3.

Next Steps

We will be engaging with Calgarians for Phase 2: EXPLORE from June 16 – July 6, 2026. Both in-person and online engagement opportunities will be available for the project team to gather feedback to further refine the work that has been done so far for the draft ASP.

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**.