

East Coventry Virtual Information Session

PROPOSED OUTLINE PLAN AND
LAND USE AMENDMENT

WEDNESDAY, JUNE 24, 2026



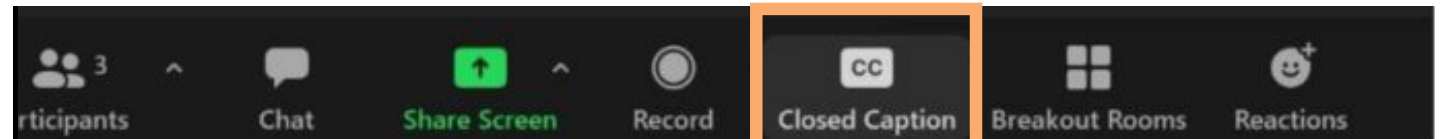
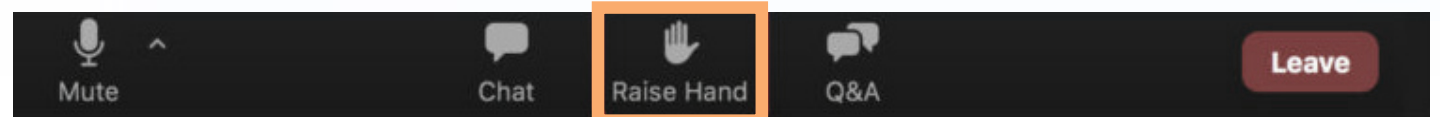
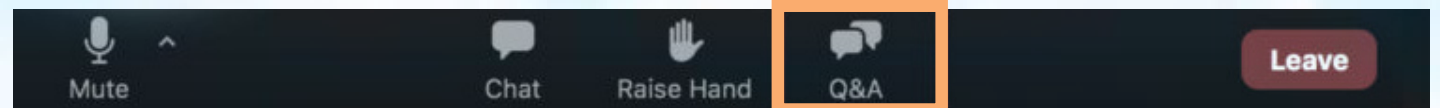
How to Participate

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 for those unable to attend.



WestCreek Developments

For nearly 30 years, WestCreek Developments has helped shape some of Calgary's most livable, connected communities—places designed for families, outdoor living, and long-term value. From parks and pathways to gathering spaces that bring neighbours together, WestCreek focuses on creating vibrant neighbourhoods where people can put down roots and thrive.

WestCreek Communities by the numbers:

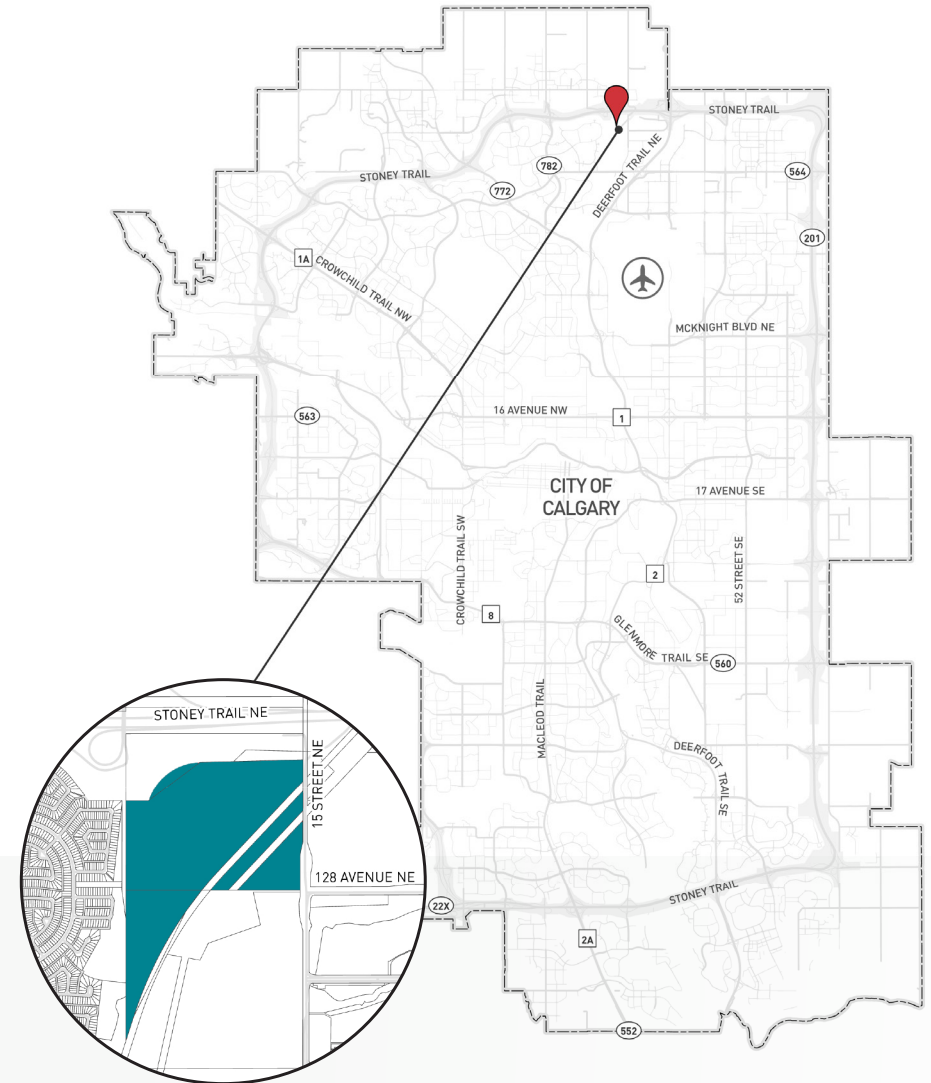
- **1,750 acres** thoughtfully planned and developed to date
- **13,300 trees planted** and growing
- **26+ playgrounds** for families across the communities
- **40+ km of pathways** built connecting parks, schools, and everyday life

About East Coventry



East Coventry is a proposed future residential neighbourhood located northeast of Coventry Hills.

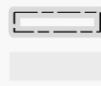
The proposal would transition approximately 122 acres of future industrial land into a connected residential community with housing, parks, pathways and local amenities.



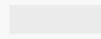
Site Location



Airport



Municipal Boundary



Transportation Utility Corridor



Parcels



Subject Site

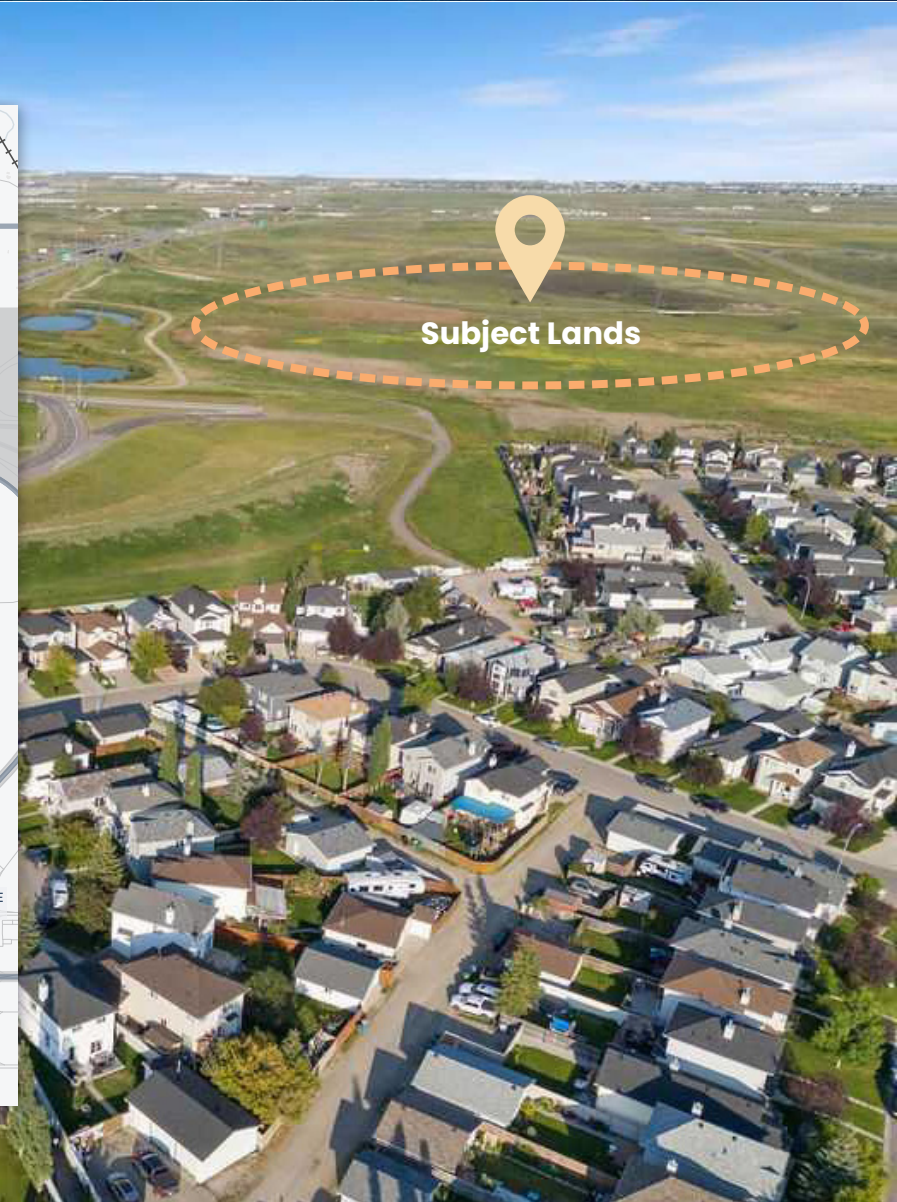
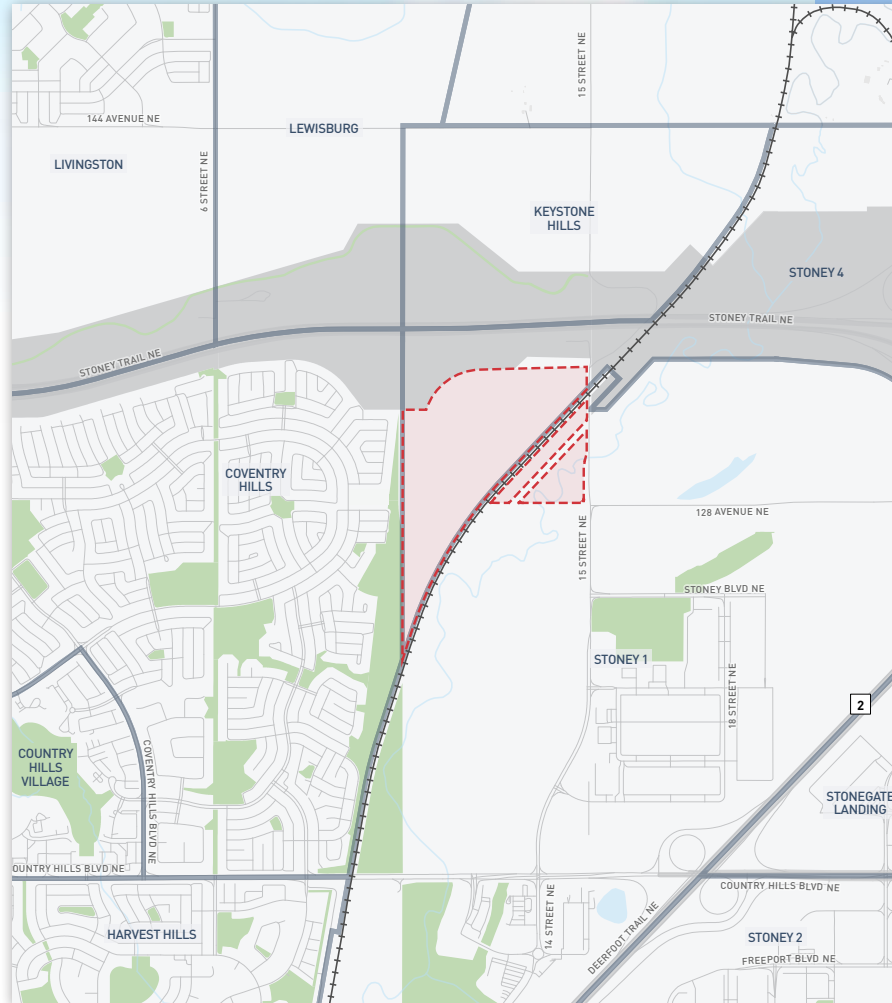
Site Location & Context



Located adjacent to Coventry Hills in northeast Calgary.

Close to:

- Stoney Trail
- Deerfoot Trail
- Existing residential communities
- Employment areas and amenities



Existing Conditions

The lands were historically planned for industrial uses. Which could include anything from vehicle storage, recycling depots, power generation, warehouses, etc.

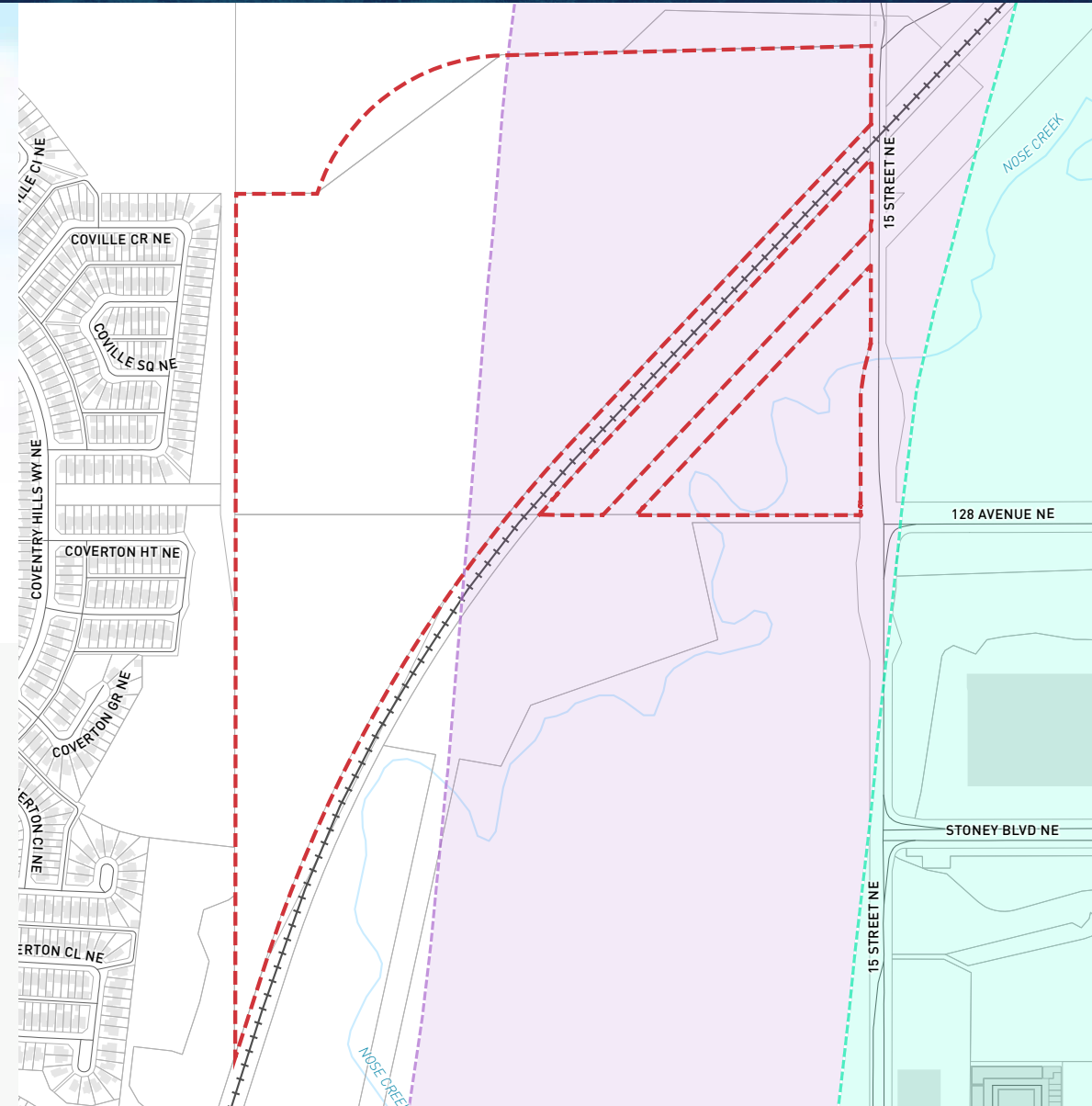
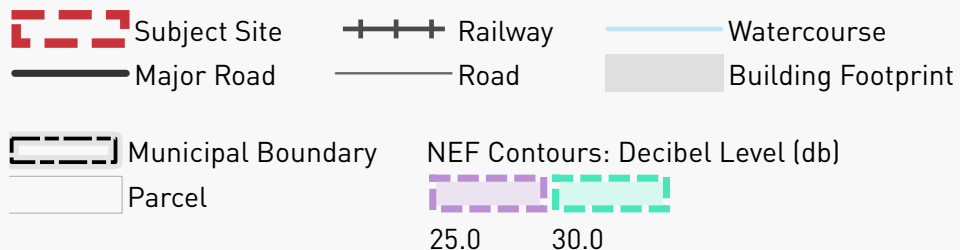
Industrial development has not occurred and the lands remain largely undeveloped today. To support the vision for a residential community, and a better more thoughtful connection to existing residential houses, a Land Use Amendment (LUA) and Outline Plan (OP) have been submitted. Amendments to the Revised Stoney Industrial Area Structure Plan (ASP), the Calgary North Phase 1 ASP, and the Municipal Development Plan are also needed.



Why Change is Proposed

The subject lands were previously within an airport policy area that limited residential uses.

In 2021, updates to airport planning regulations allowed residential uses on the site - instead of the currently planned industrial use.



Community Vision



The vision for East Coventry is a connected residential neighbourhood that:



Expands housing choice



Protects and enhances natural areas



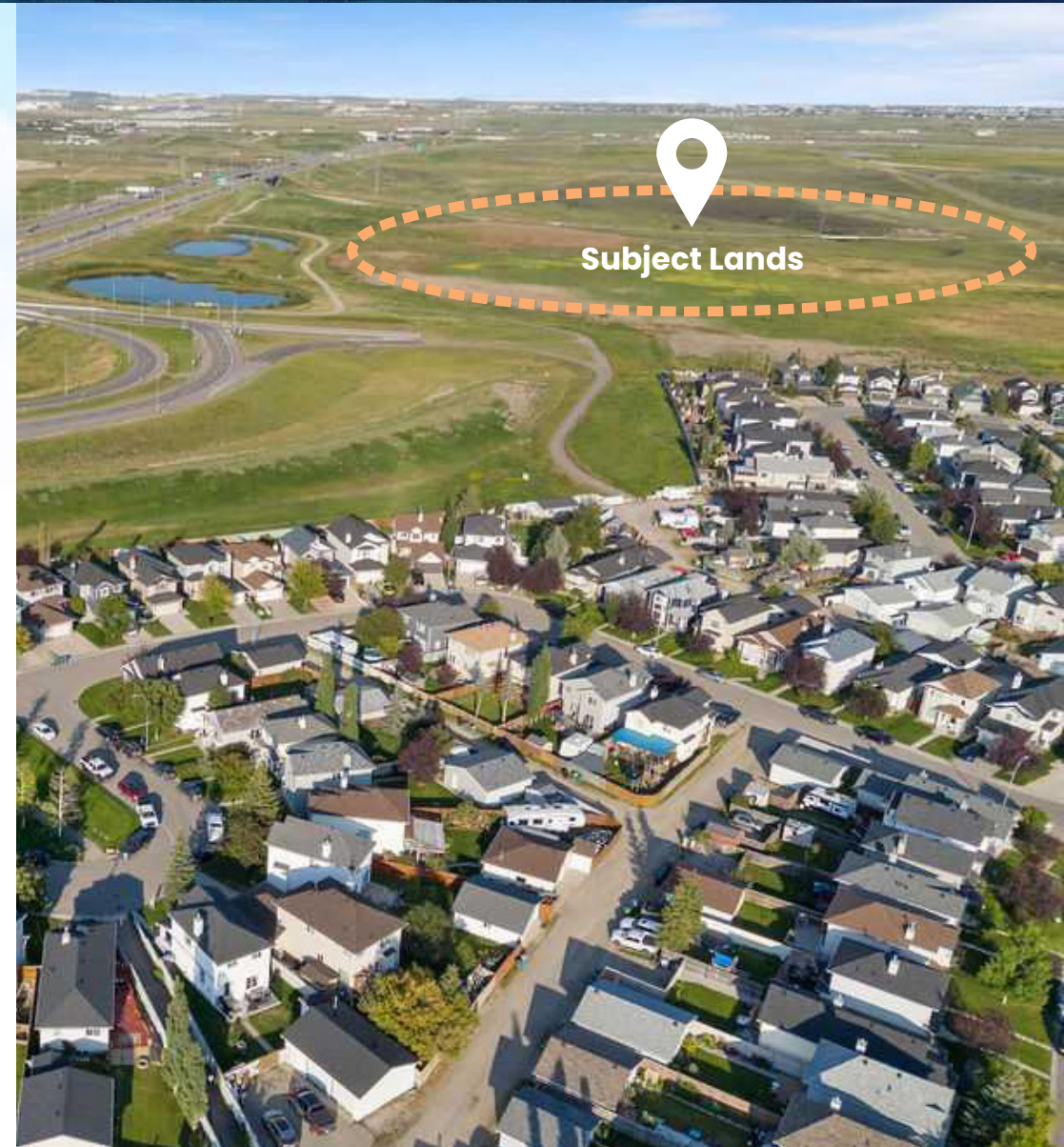
Improves connectivity



Supports complete communities



Protects existing community of Coventry Hills from Industrial neighbours.



Proposed Outline Plan



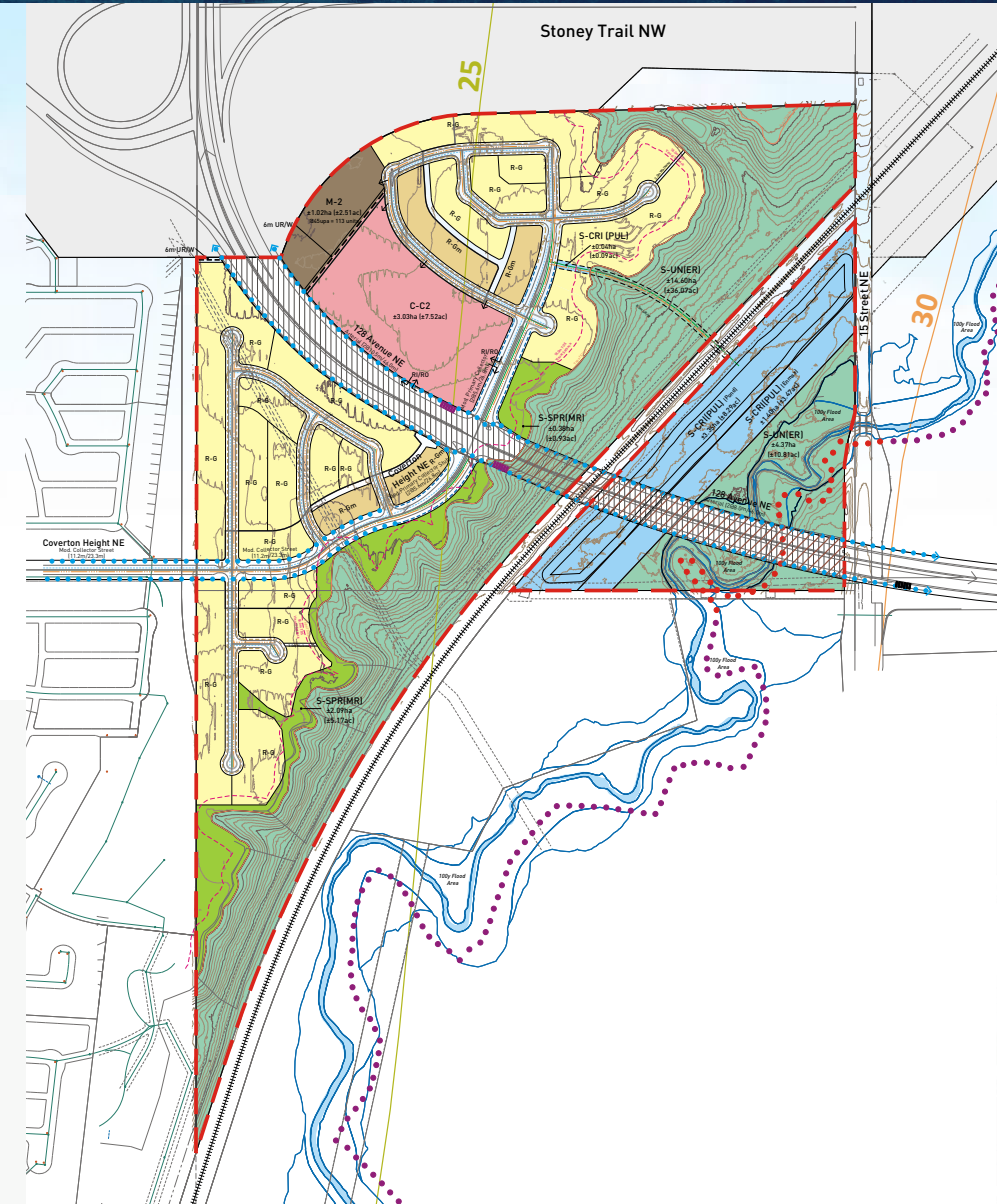
The proposal includes:

- Low-density residential
- Limited medium-density housing
- Local commercial uses
- Parks and pathways
- Environmental reserve lands

~122
ACRES TOTAL

~47 acres
OF ENVIRONMENTAL
RESERVE

450–680 homes
OVER TIME



Proposed Land Use

The proposed land use framework includes:

- Residential areas
- Parks and open space
- Environmental reserve
- Local commercial uses

■ ■ ■ Subject Lands

■ S-CRI (PUL) Special Purpose - City and Regional Infrastructure

■ S-UN(ER) Special Purpose - Urban Nature

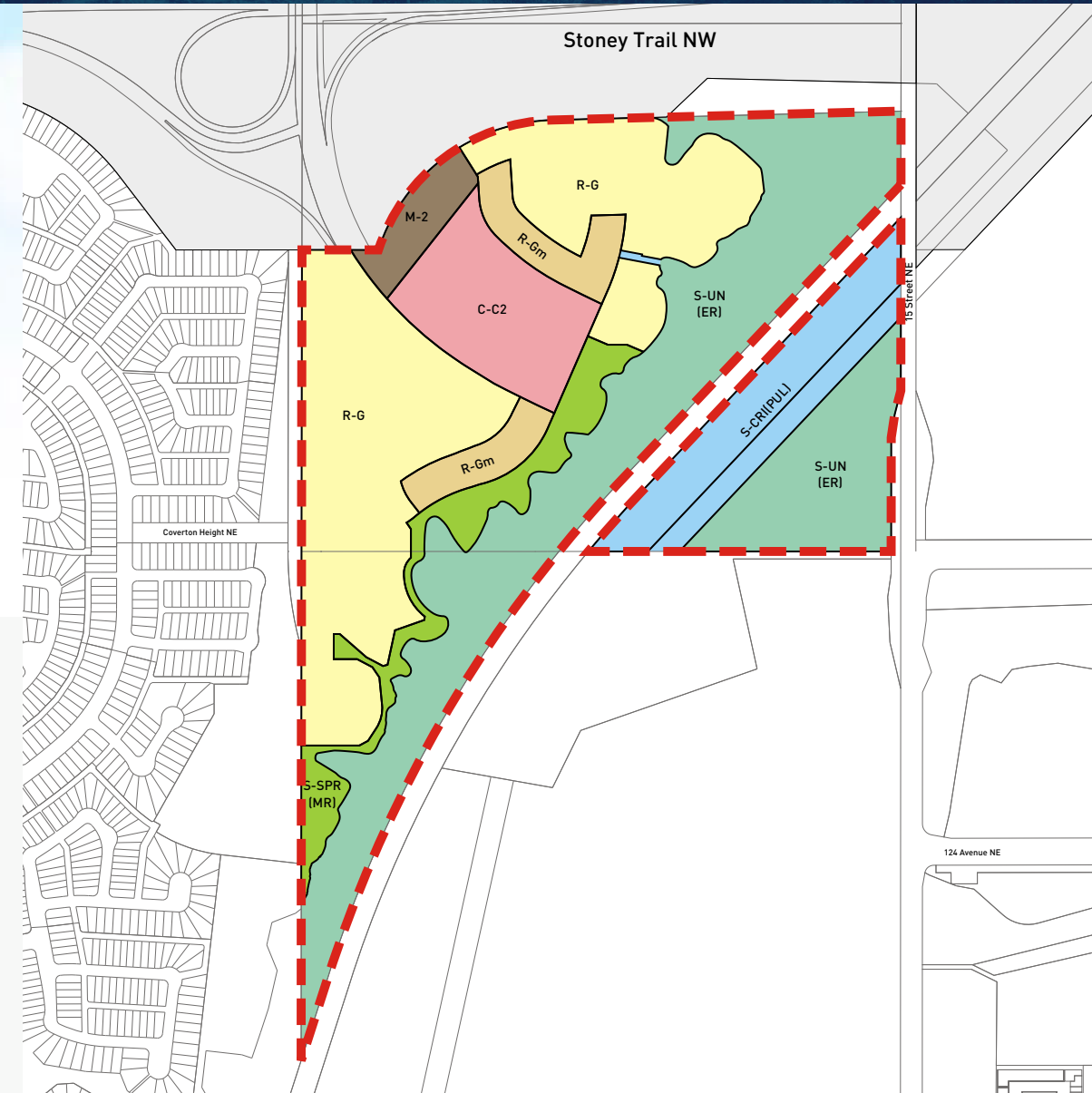
■ S-SPR(MR) Special Purpose - School, Park and Community

■ R-G Residential - Low Density Mixed Housing District

■ R-Gm Residential - Low Density Mixed Housing District

■ M-2 Multi-Residential - Medium Profile District

■ C-C2 Commercial - Community 2



Open Space & Environmental Protection



The proposal preserves significant natural areas along Nose Creek through Environmental Reserve and open space

Over six acres of open space along the escarpment to protect slopes leading down to the valley with a pathway connection at the top of the slope. A Biophysical Impact Assessment (BIA) was completed.

~47 acres

OF ENVIRONMENTAL RESERVE

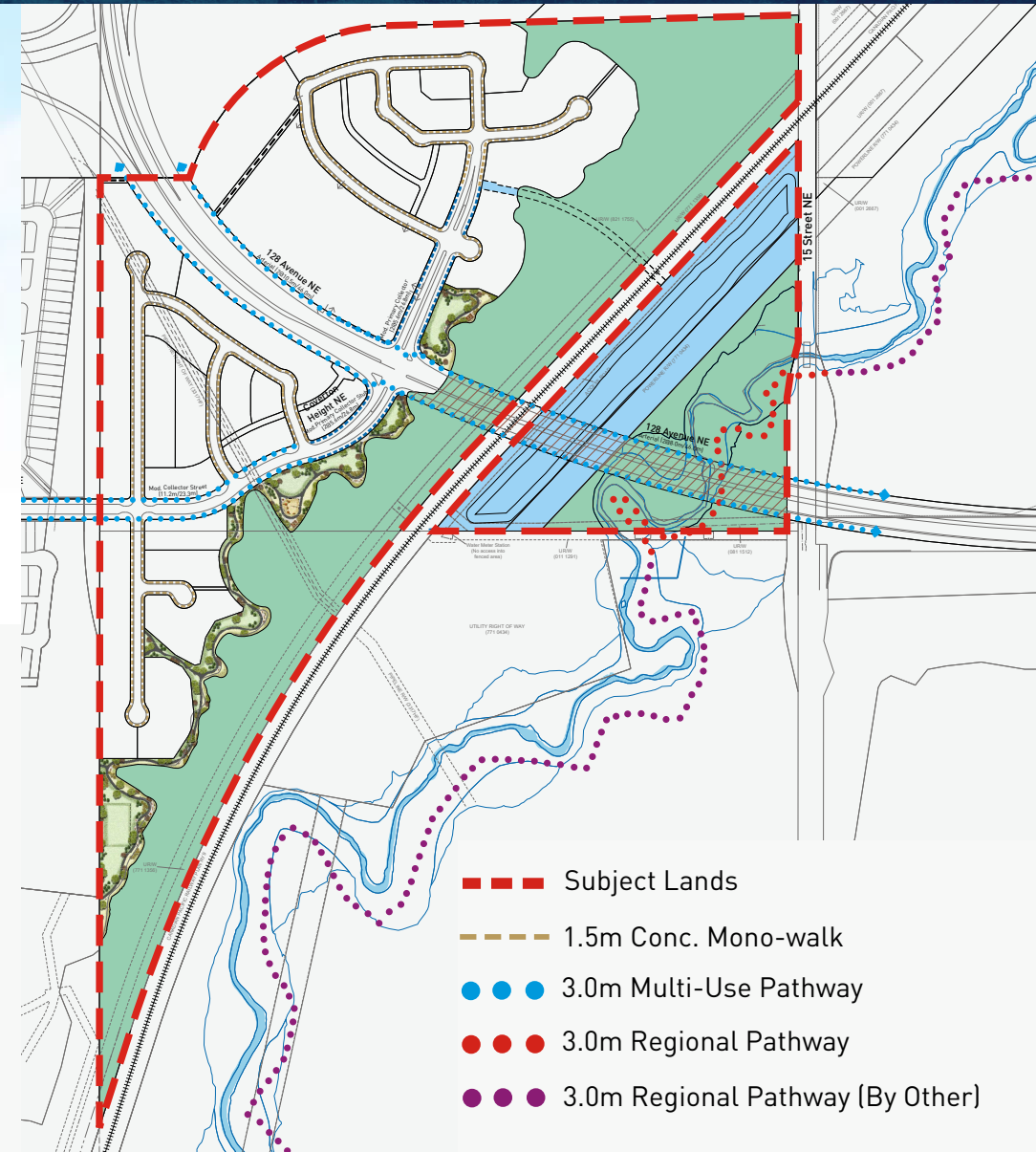
2.4 kms

OF PATHWAYS

6+ acres

PARKS/OPEN SPACE

Playground



- Subject Lands
- 1.5m Conc. Mono-walk
- 3.0m Multi-Use Pathway
- 3.0m Regional Pathway
- 3.0m Regional Pathway (By Other)

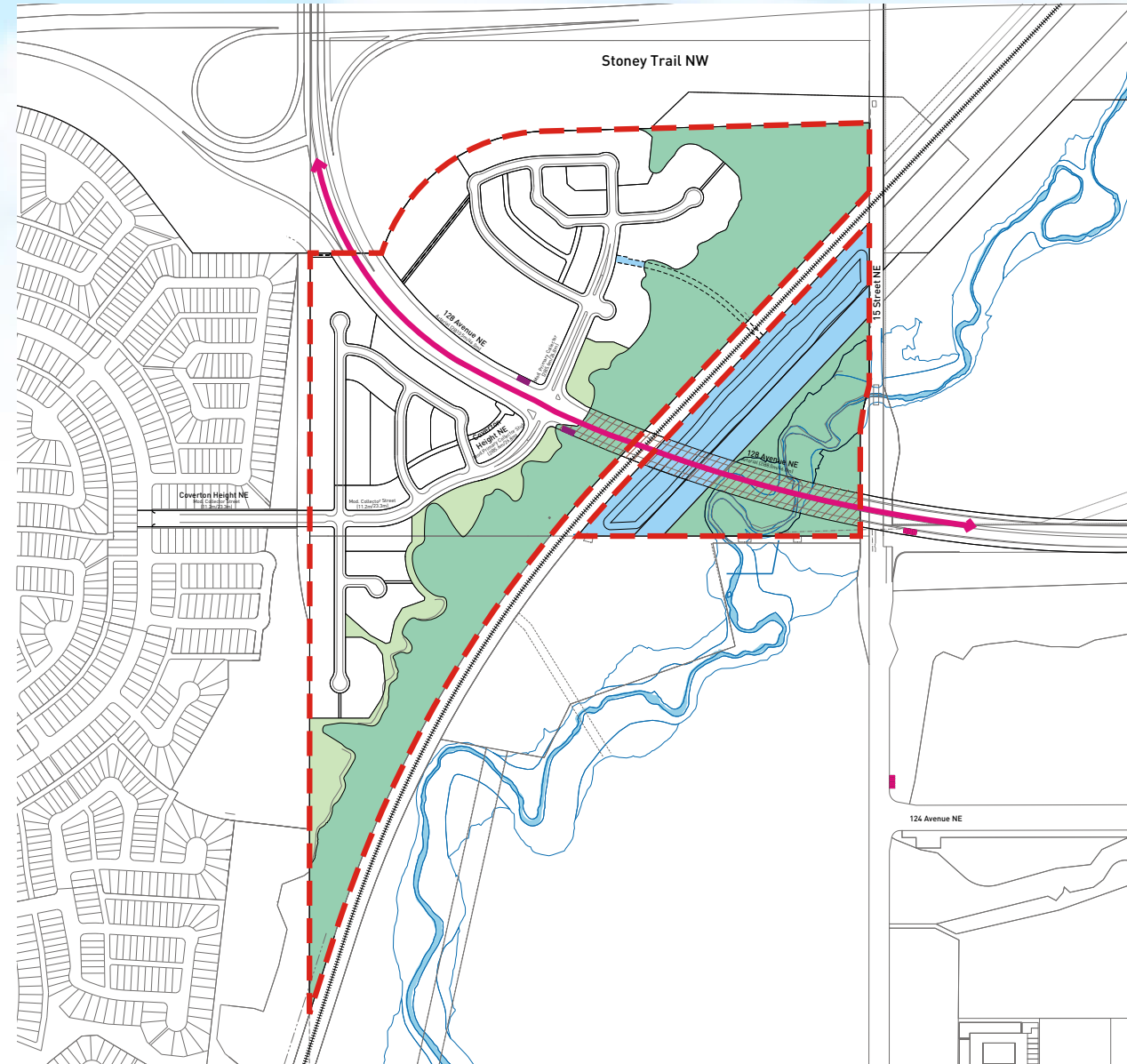
Transportation & Connectivity



Future road and pathway connections are intended to improve connectivity between East Coventry and surrounding communities.

Transportation studies have been completed and submitted to The City for review.

- ■ ■ Subject Lands
- Transit Route
- ||||| Existing/Future Bus Zone (157 - West Stoney Industrial)
- ||||| Proposed Bus Zone



City of Calgary Function Planning Study



From 2019 – 2024, The City of Calgary and AECOM conducted a Functional Planning Study for an east-west connection through the Stoney Industrial Area. The study included public engagement.

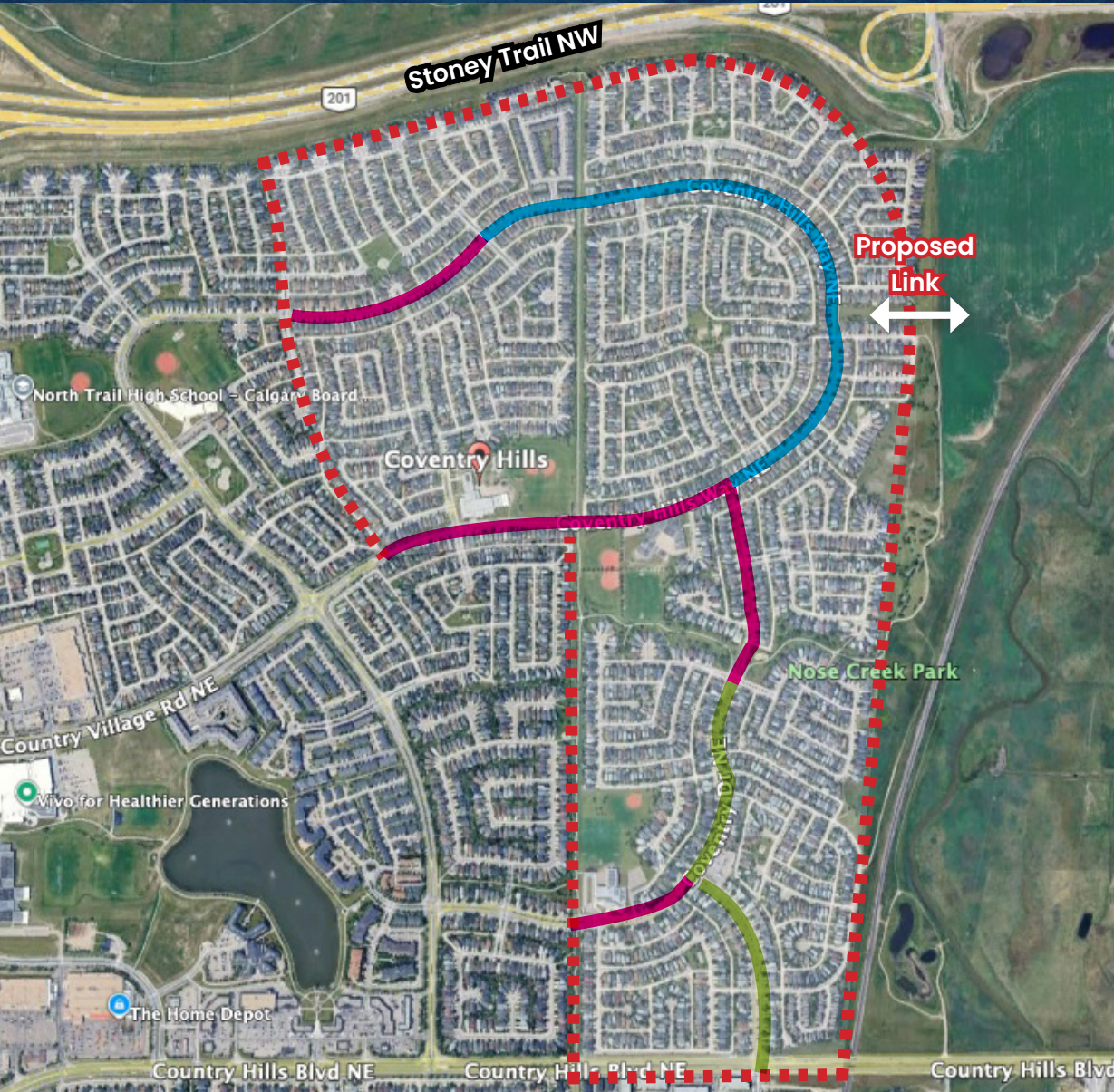
The engagement found that some respondents were interested in opening the transit-only link to all vehicle traffic in order to facilitate car access to Stoney Trail from nearby communities. The transit only connection is a confirmed future planned City development.

To increase connectivity, WestCreek is proposing to develop the transit-only link on Coventry Hills Way between Coville Cresc and Coverton Heights into a **public road network**. This would provide improved access to Stoney Trail, and to the community of East Coventry.

Adding new westward ingress and egress connections to integrate with existing Coventry, enabling new commercial amenities—such as a grocery store—if public access is supported.



Traffic Changes

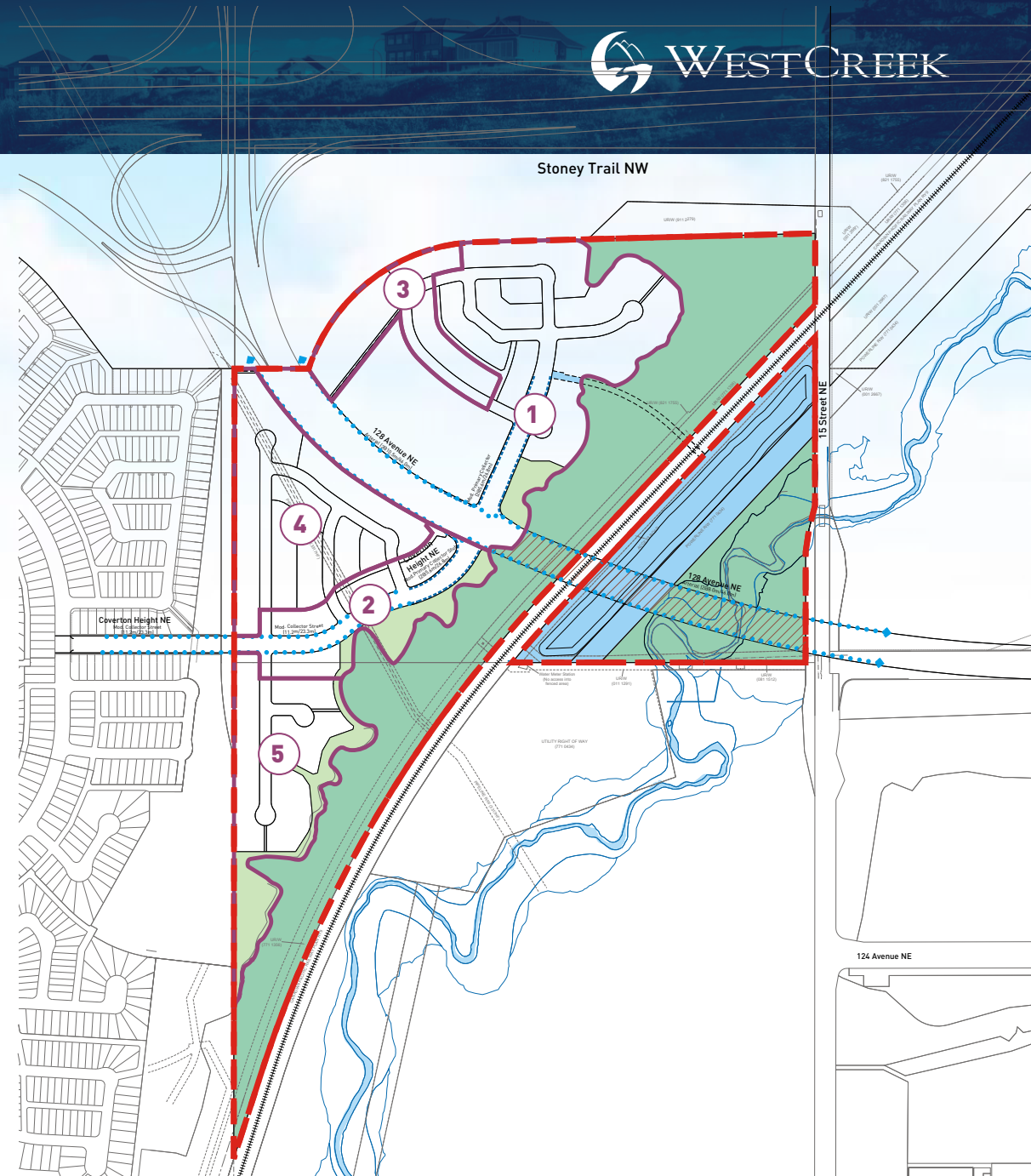


Transportation studies conducted to support the East Coventry application explored traffic changes if the transit-only link was opened.

-  Decrease
-  Similar
-  Increase

Phasing

- Subject Lands
- Phase Boundary
- ① Phase Number



Planning Process & Next Steps



Planning applications are currently under review by The City of Calgary.
Future steps include:



**SUMMER/FALL
2026**

Continued
technical review



FALL 2026
Calgary Planning
Commission



WINTER 2026
Council



2027
Future
development
and subdivision

Thank You for Participating



Scan the QR code to complete the feedback form.

Questions after the session?

Reach out to Leah Thomson, Engagement Specialist at lthomson@bastudios.ca

Visit EastCoventry.ca

