Public Hearing of Council

Agenda Item: 7.2.20

LOC2024-0230 / CPC2024-1261 Policy Amendment

February 4, 2025

CITY OF CALGARY
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IN COUNCIL CHAMBER
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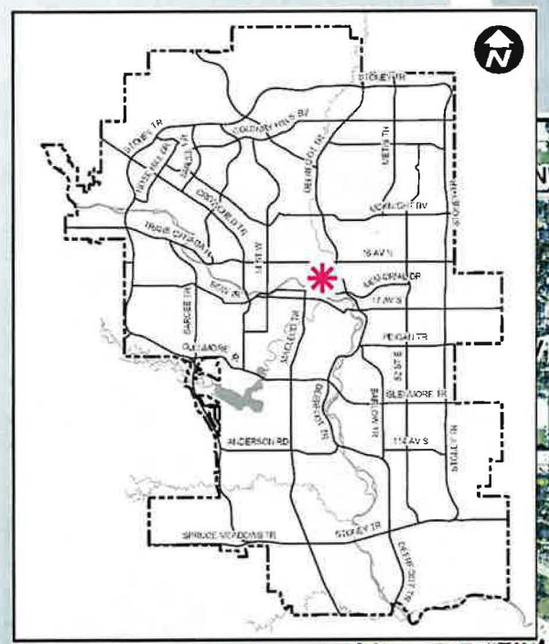
ITEM: 7.2.20 CPC2024-1261
Distrib Presentation
CITY CLERK'S DEPARTMENT

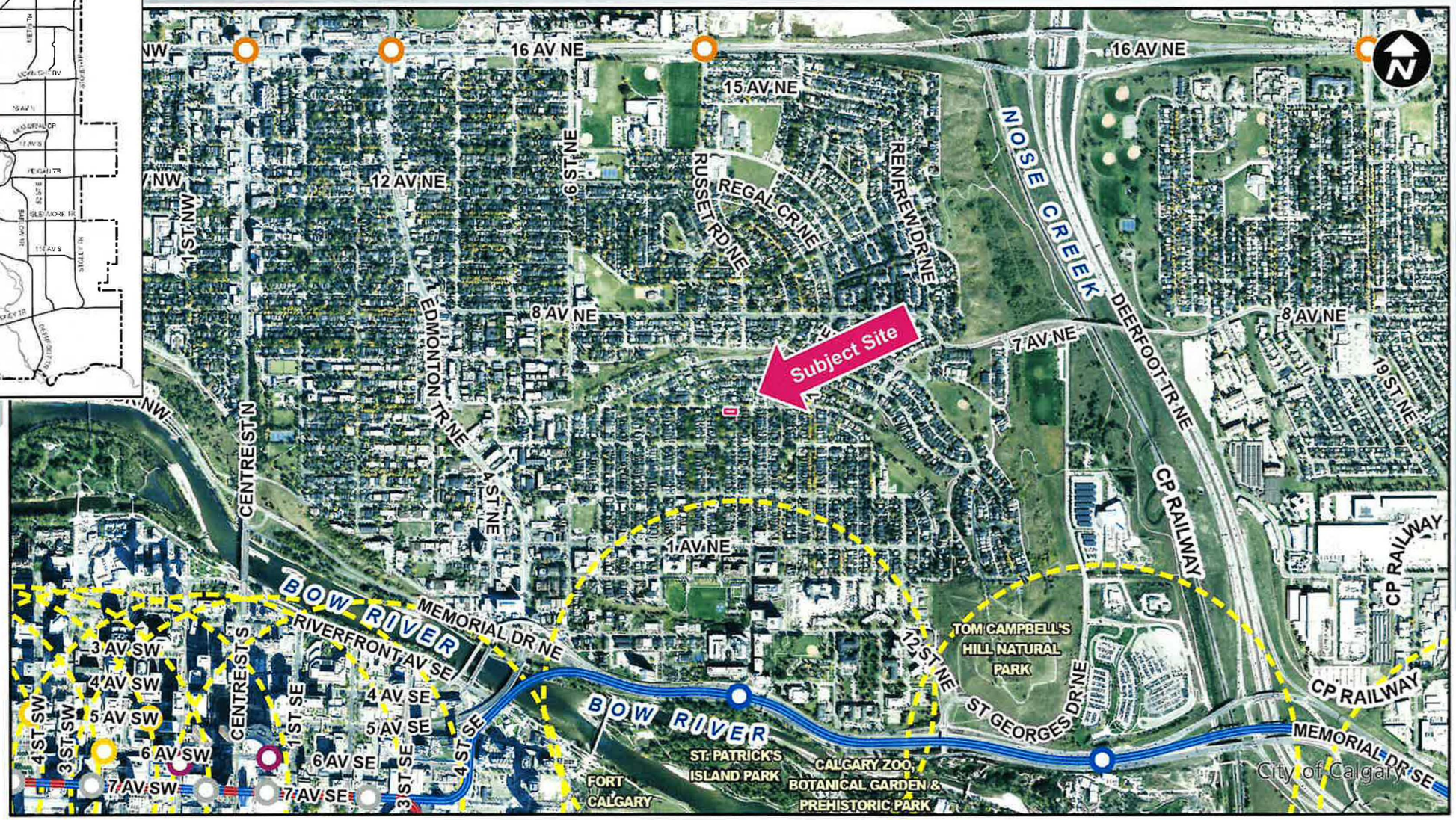
Calgary Planning Commission's Recommendations:

That Council:

Give three readings to **Proposed Bylaw 17P2025** for the amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2).

Location Maps





LEGEND

- 600m buffer from LRT station

LRT Stations

- Blue
- Downtown
- Red
- Green (Future)

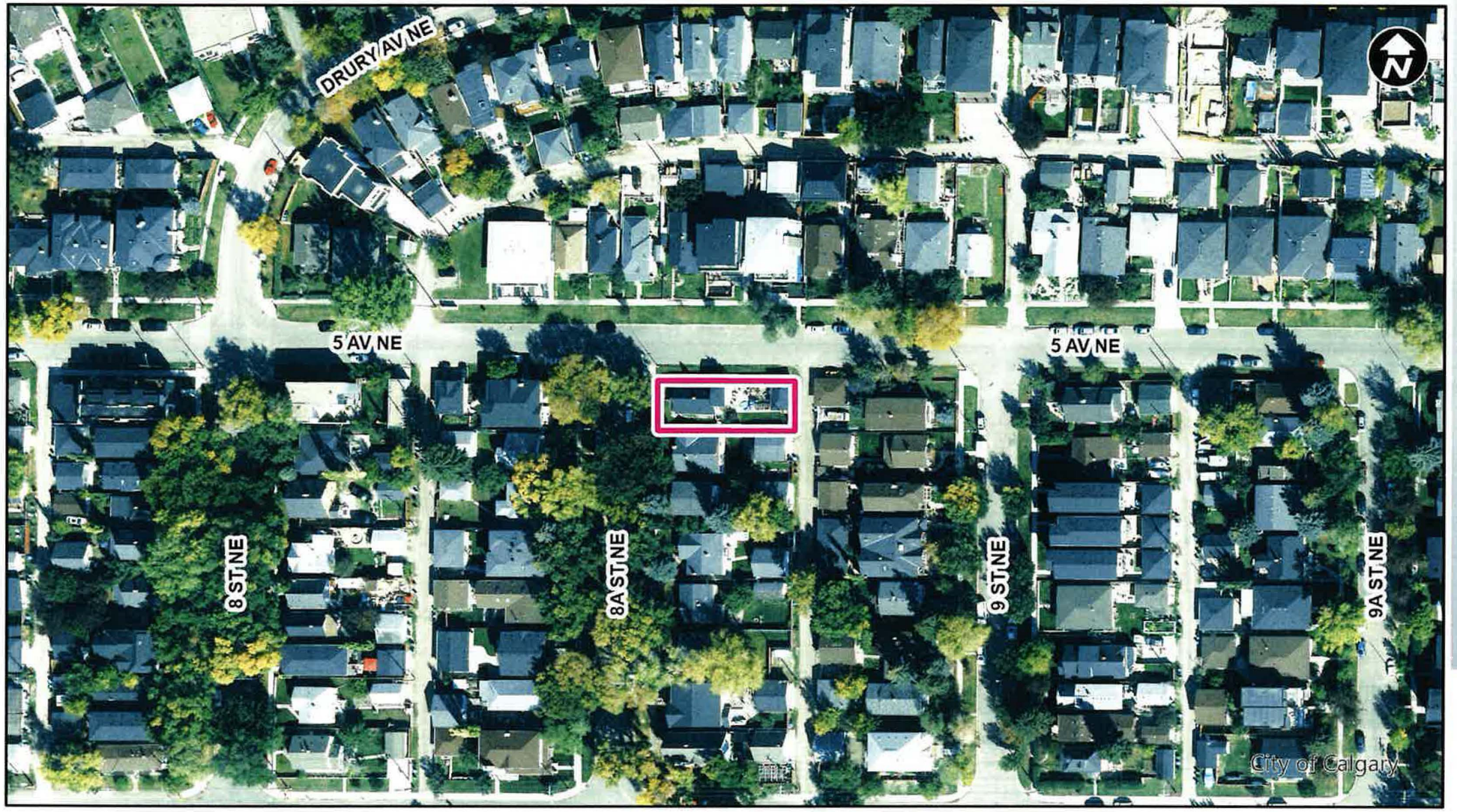
LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow

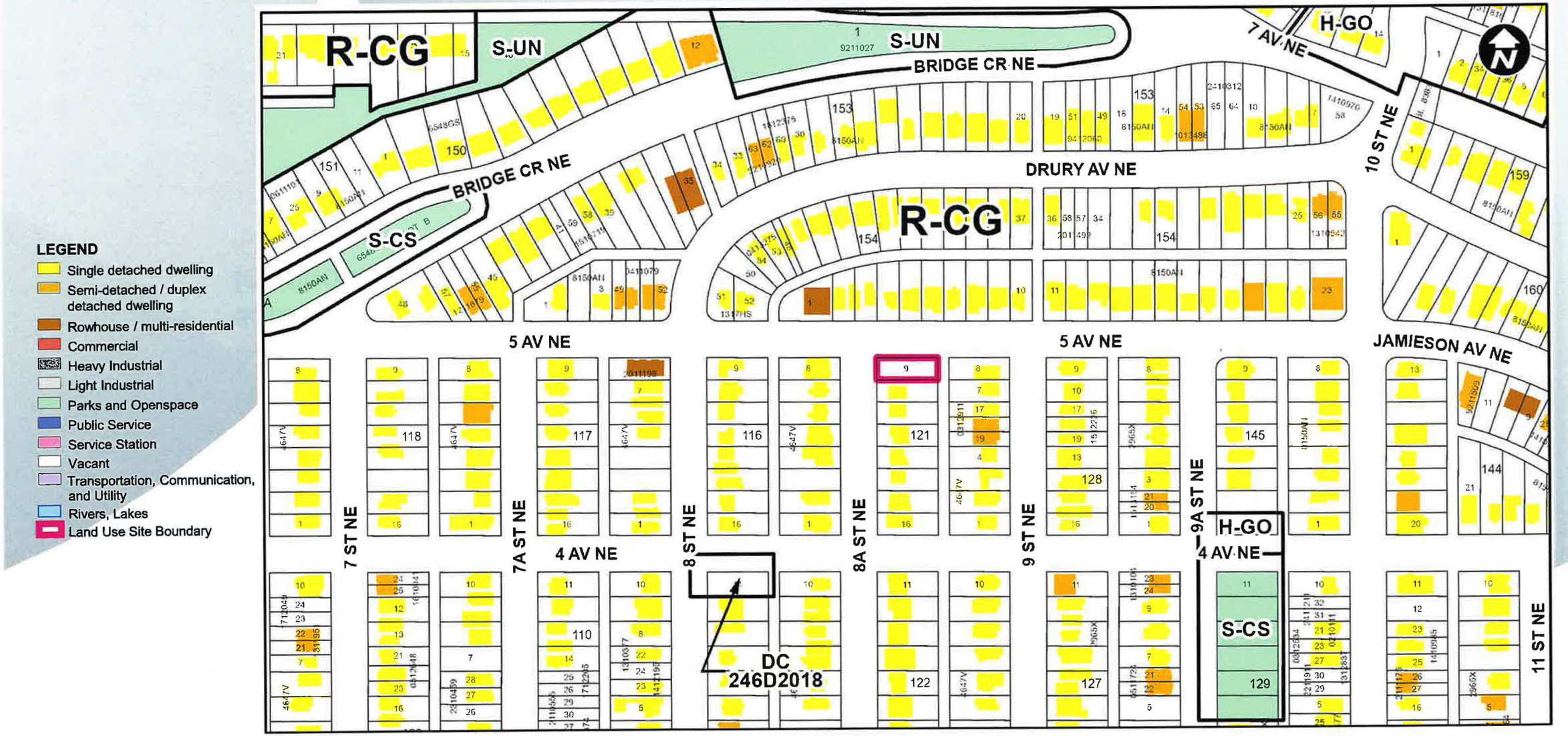
Location Map



Parcel Size:

0.04 ha
12 m x 33 m

Surrounding Land Use



Policy Amendment to the Bridgeland-Riverside Area Redevelopment Plan

Proposed Amendment:

- In Part 2, Section 3 Residential, subsection Implementation, delete policy 2 and replace it with the following:

  2. That within the Conservation Area, the appropriate land uses are residential in nature and that the appropriate designation within the Land Use Bylaw would be R-2 with the exception of lands located at 438 – 8 Street NE, 523 – 8 Street NE, 525 – 9 Street NE, 502 – 9A Street NE, **and 528 – 8A Street NE** which are suitable for low density multi-residential development in the form of rowhouses, townhouses and stacked townhouses.

Calgary Planning Commission's Recommendations:

That Council:

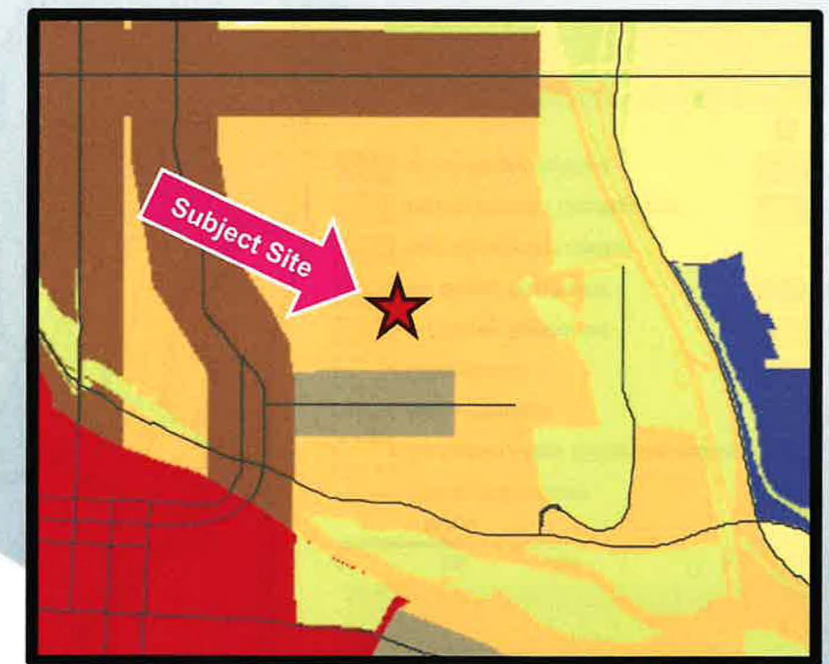
Give three readings to **Proposed Bylaw 17P2025** for the amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2).

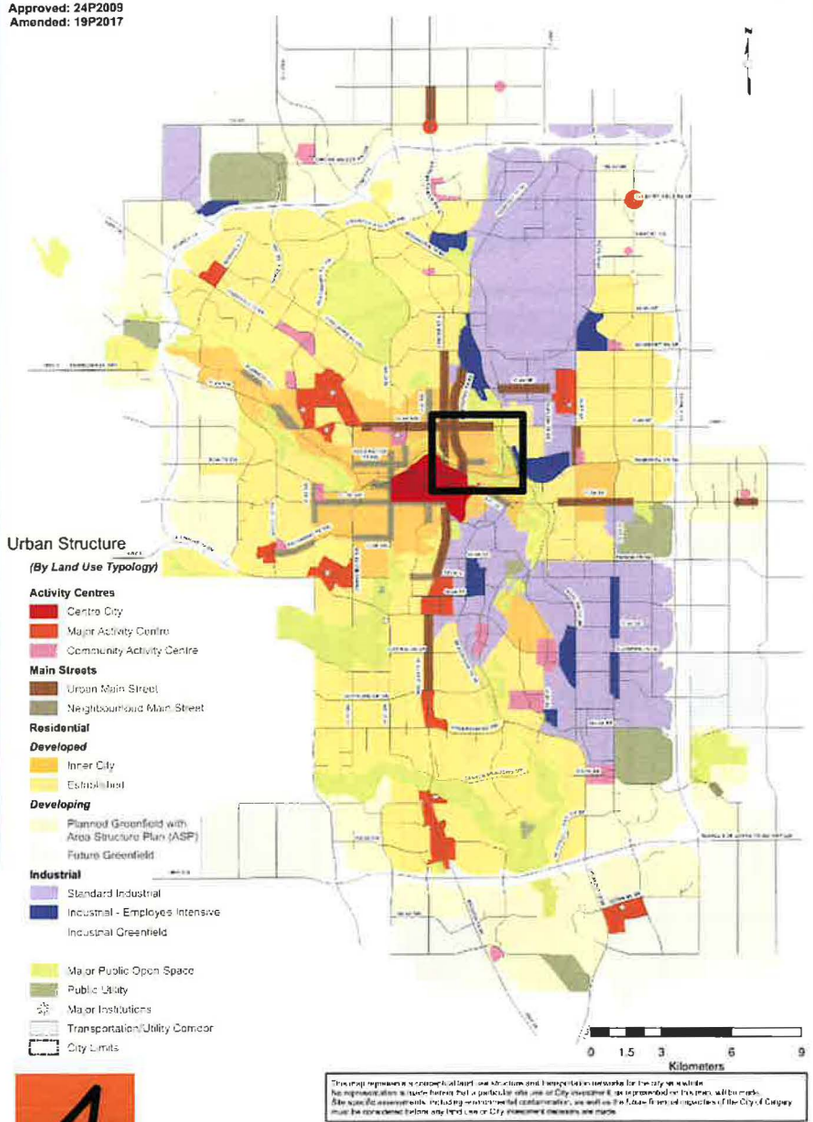
Supplementary Slides

Looking east from 8A Street NE

Looking west from the rear lane

MDP Urban Structure Map





1 Urban Structure

ARP Land Use Map

Existing Land Use Map