

Planning and Development Services Report to
Calgary Planning Commission
2025 February 13

ISC: UNRESTRICTED
CPC2025-0116
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**Policy Amendment in Crescent Heights (Ward 7) at 411 and 413 – 2 Avenue NE,
LOC2024-0281**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025
FEBRUARY 13:**

That Council give three readings to **Proposed Bylaw 31P2025** for the amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, held 2025 February 13:

“A Revised Attachment 1 was distributed with respect to Report CPC2025-0116.”

HIGHLIGHTS

- This application seeks a policy amendment to the *Bridgeland-Riverside Area Redevelopment Plan* (ARP) to exempt the subject parcel from the requirement of 1.25 parking spaces per unit and allow Land Use Bylaw 1P2007 to determine the parking requirements.
- The proposed amendment provides better alignment with the Land Use Bylaw and aligns with the *Municipal Development Plan* (MDP) policies.
- What does this mean to Calgarians? The proposal would allow for a more efficient use of the land by allowing for the use of different mobility options in the area.
- Why does this matter? The proposed policy amendment would help encourage and support ridership by generating higher levels of transit use around 1 Avenue NE and Edmonton Trail NE.
- A concurrent development permit for a multi-residential development as been submitted and is ready for decision pending Council’s decision on this policy amendment.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy amendment application in the northeast community of Crescent Heights was submitted by Calgreen Homes on behalf of the landowner 411 Ave Alberta LTD on 2024 November 19. The subject site consists of two parcels with a combined area of approximately 0.06 hectares (0.14 acres) that is approximately 15 metres wide and 36 metres deep. The subject site is designated as Multi-Residential – Contextual Medium Profile (M-C2) District which includes Multi-Residential Development as a discretionary use.

A concurrent development permit (DP2024-02583) for an eight dwelling unit development has been submitted and Administration is ready to approve the development pending Council’s

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decision on this policy amendment application. The development provides four parking stalls, which meets the parking requirements of Land Use Bylaw 1P2007. However, the subject site is within the Non-Family Oriented Redevelopment Area of the ARP, which requires 1.25 parking spaces per unit. This requirement translates to 10 parking stalls for the eight proposed dwelling units. As outlined in the Applicant Submission (Attachment 3), this application seeks to amend the ARP to exempt the subject site from the requirements of 1.25 parking spaces per unit and allow Land Use Bylaw 1P2007 to determine the parking requirements.

A detailed planning evaluation of this application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
 Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed policy amendment application, the application was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of the outreach with the public/interested parties and the respective community association was appropriate. The applicant determined that no outreach would be undertaken. Refer to the Applicant Outreach Summary, Attachment 4, for rationale as to why outreach was not conducted.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received one letter in opposition noting the following areas of concern:

- impact on parking and increased traffic congestion;
- increased pressure on local schools, parking and community spaces; and
- potential loss of neighborhood character.

The Bridgeland-Riverside Community Association did not respond to the circulation. Administration followed up with the Community Association and did not receive a response.

Administration considered the relevant planning issues specific to the application and has determined the policy amendment to be appropriate. The alignment of the parking rates with the Land Use Bylaw would allow for better use of the land. The building and site design, number of units and on-site parking is being reviewed and determined through the development permit process.

Following Calgary Planning Commission, notifications of a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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IMPLICATIONS

Social

This policy amendment encourages a diverse use of mobility alternatives like public transportation, which can help promote walkability and reduce traffic congestion.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align development of this site with applicable strategies were encouraged at the development permit stages but were not considered in the design.

Economic

The proposed minor policy amendment would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 31P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform