

Planning and Development Services Report to
Calgary Planning Commission
2025 June 19

ISC: UNRESTRICTED
CPC2025-0592
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Policy Amendment in Crescent Heights (Ward 7) at 420 and 422 Meredith Road NE, LOC2025-0006

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 JUNE 19:

That Council give three readings to **Proposed Bylaw 65P2025** for the amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2).

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, allowing Land Use Bylaw 1P2007 to determine the parking requirements.
- The proposed amendment provides better alignment with the requirements of the Calgary Land Use Bylaw 1P2007 and aligns with *Municipal Development Plan* (MDP) policies.
- What does this mean to Calgarians? The proposal would allow for more efficient use of land close to primary transit service.
- Why does this matter? The proposed policy amendment would allow for a more efficient use of the land and help encourage and support ridership by generating higher levels of transit use in proximity to Primary Transit Service.
- A development permit (DP2024-05269) for a multi-residential development has been submitted and is under review.
- 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 Suteki Developments and Darrell Grant on behalf of the landowners, Harpreet Dhadda, Balraj Randhawa and Harnoop Gosal, on 2025 January 13. The approximately 0.13 hectare (0.32 acre) site is comprised of two parcels located on the north side of Meredith Road NE, each with an area of approximately 0.07 hectares (0.16 acres). The site is designated Multi-Residential – Contextual Medium Profile (M-C2) District which includes Multi-Residential Development as a discretionary use.

A development permit (DP2024-05269) for a 40 unit Multi-Residential Development was submitted on 2024 July 17 and is currently under review. The applicant provided 27 parking stalls, exceeding the 19 parking stalls required by the 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, or 50 parking stalls. As outlined in the Applicant Submission (Attachment 3), this application seeks to amend the ARP to exempt the subject site from the

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requirement of 1.25 parking spaces per unit and allow Land Use Bylaw 1P2007 to determine the parking requirements.

A detailed planning evaluation of the 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 minor policy amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and the respective community association was appropriate. In response, the applicant emailed and met with the Bridgeland/Riverside Community Association. Additionally, the applicant emailed the Crescent Heights Community Association to discuss the application. A comprehensive summary is available for review in the Applicant Outreach Summary (Attachment 4).

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 response in opposition noting concerns over impacts on street parking availability if the amendment were to proceed.

The Crescent Heights Community Association (CA) provided a letter of objection (Attachment 5) on 2025 May 21, noting that the proposed parking significantly deviates from the ARP requirement and raised concerns about impacts on street parking availability. The CA also noted that they could support one stall per unit only if bicycle parking was significantly increased.

Administration considered the relevant planning issues specific to the application and has determined the 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, the number of units, and on-site parking are currently under review and determination as part of the development permit process.

Following Calgary Planning Commission, notifications for 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 development that is oriented towards public transportation, which can 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 future development on this site with applicable climate strategies will be explored and encouraged during the development permit process.

Economic

The proposed 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 65P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
- 6. CPC Member Comments**

Department Circulation

| General Manager (Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
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