

**Policy and Land Use Amendment in Crescent Heights (Ward 7) at multiple addresses, LOC2024-0322**

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**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.14 hectares  $\pm$  (0.35 acres  $\pm$ ) located at 423, 425, 431 – 2 Avenue NE (Plan 1332N, Block 4, Lots 36 to 40) from Multi-Residential – Contextual Medium Profile (M-C2) District to Mixed Use – General (MU-1f5.0h26) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JULY 24:**

That Council:

1. Give three readings to **Proposed Bylaw 75P2025** for the amendments to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 147D2025** for the redesignation of 0.14 hectares  $\pm$  (0.35 acres  $\pm$ ) located at 423, 425, 431 – 2 Avenue NE (Plan 1332N, Block 4, Lots 36 to 40) from Multi-Residential – Contextual Medium Profile (M-C2) District to Mixed Use – General (MU-1f5.0h26) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for a high density, street-oriented mixed-use development with flexibility for commercial uses at grade to promote an active streetscape.
- The proposal allows for an appropriate building form and set of uses in close proximity to the Edmonton Trail Urban Main Street corridor and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed land use amendment would enable more housing opportunities and commercial amenities within the inner city, support alternate modes of transportation and allow for more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would enable additional housing and commercial opportunities and will help to activate this part of Crescent Heights.
- An amendment to the *Bridgeland-Riverside Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- There is no previous Council direction regarding this proposal.

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**DISCUSSION**

This application, located in the northeast community of Crescent Heights, was submitted on 2024 December 23 by O2 Planning and Design on behalf of the landowner 2375144 Alberta LTD (Bill Truong).

The subject site is comprised of 3 parcels with a combined area of approximately 0.14 hectares (0.35 acres). The sites are located west of 4 Street NE, south of 2 Avenue NE. Transit stops for Route 4 (Huntington), Route 5 (North Haven) and Route 69 (Deerfoot Centre) are 50 metres (a one-minute walk) east of the site on 4 Street NE and 160 metres (a two-minute walk) on Edmonton Trail NE. A transit stop for Route 90 (Bridgeland/University of Calgary) is 45 metres (a one-minute walk) south of the site on 1 Avenue NE. The site is located approximately one kilometer (a sixteen-minute walk) from the City Hall/Bow Valley College Light Rail Transit (LRT) Station.

As per the Applicant Submission (Attachment 3), the intent of this application is to facilitate a mixed-use building with flexibility for commercial uses at grade and residential dwelling units above. The proposed Mixed Use – General (MU-1f5.0h26) District would allow for a maximum floor area ratio (FAR) of 5.0 (a total building floor area of approximately 6,950 square metres) and a maximum building height of 26 metres (approximately eight storeys).

A detailed planning evaluation, 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 land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant created a project website, distributed 400 postcards to neighbouring residents and hosted a public information meetings. The Applicant Outreach Summary can be found in 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 letter of opposition. The letter of opposition stated concerns regarding traffic impacts, privacy, increased density, impacts on community character and shadowing impacts.

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The Crescent Heights Community Association provided a letter on 2025 February 19 (Attachment 5). The comments request a holistic plan for redevelopment in the area, significant amenity space, affordable housing, landscaping and mitigation of shadowing.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed building height and density allow for additional housing while allowing commercial uses at ground level. The inner-city location of the site is close to downtown, the Bow River pathway system and primary transit service which makes this location suitable for high-density mixed-use redevelopment.

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.

### **IMPLICATIONS**

#### **Social**

The application enables the continuation of development adjacent to a vibrant Main Street and accommodates housing needs in walking distance to transit and various amenities and attractions.

#### **Environmental**

Administration has reviewed this application in relation to the objectives of the *Calgary Climate Strategy – Pathways to 2050* programs and actions. The proposal would align with the objective of 'Zero Carbon Neighbourhoods' by supporting higher density mixed-use development nearby primary transit networks, and providing alternative travel options such as public transit, walking and cycling which would reduce greenhouse gas emissions. Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged through the review of a development permit.

#### **Economic**

The proposal enables commercial and employment opportunities within the community. The increase in allowed residential uses also supports growth for businesses in the area. Development on this site makes more efficient use of existing infrastructure while increasing density adjacent to an Urban Main Street.

#### **Service and Financial Implications**

No anticipated financial impact.

#### **RISK**

There are no known risks associated with this application.

Planning and Development Services Report to  
Calgary Planning Commission  
2025 July 24

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CPC2025-0717  
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**ATTACHMENTS**

1. Background and Planning Evaluation
2. **Proposed Bylaw 75P2025**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 147D2025**
7. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform