

Public Hearing of Council

Agenda Item: 7.2.17



LOC2024-0322 / CPC2025-0717

Policy and Land Use Amendment

September 9, 2025

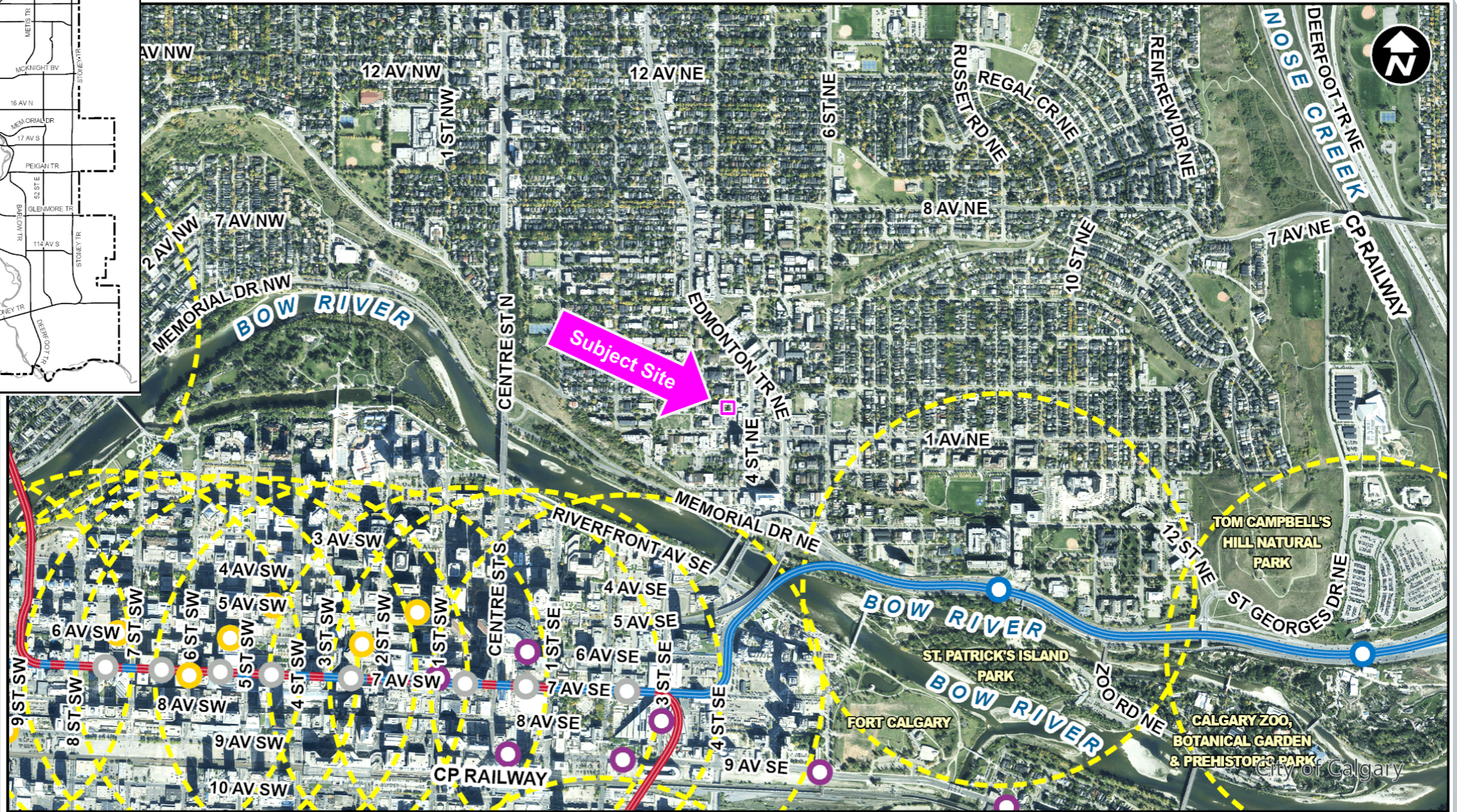
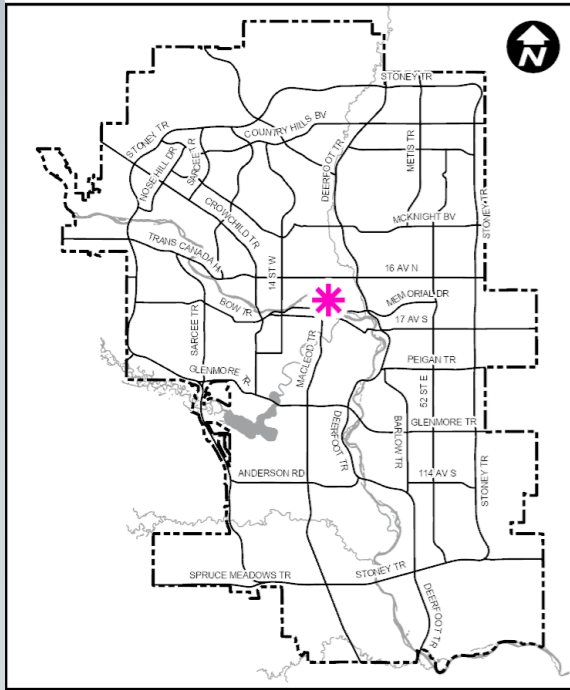
ISC: Unrestricted

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 09 2025
ITEM: 7-2-17 CPC 2025-0717
Bishab - Presentation 1.
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 75P2025** for the amendments to the Bridgeland-Riverside Area Redevelopment Plan; 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 and 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.



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

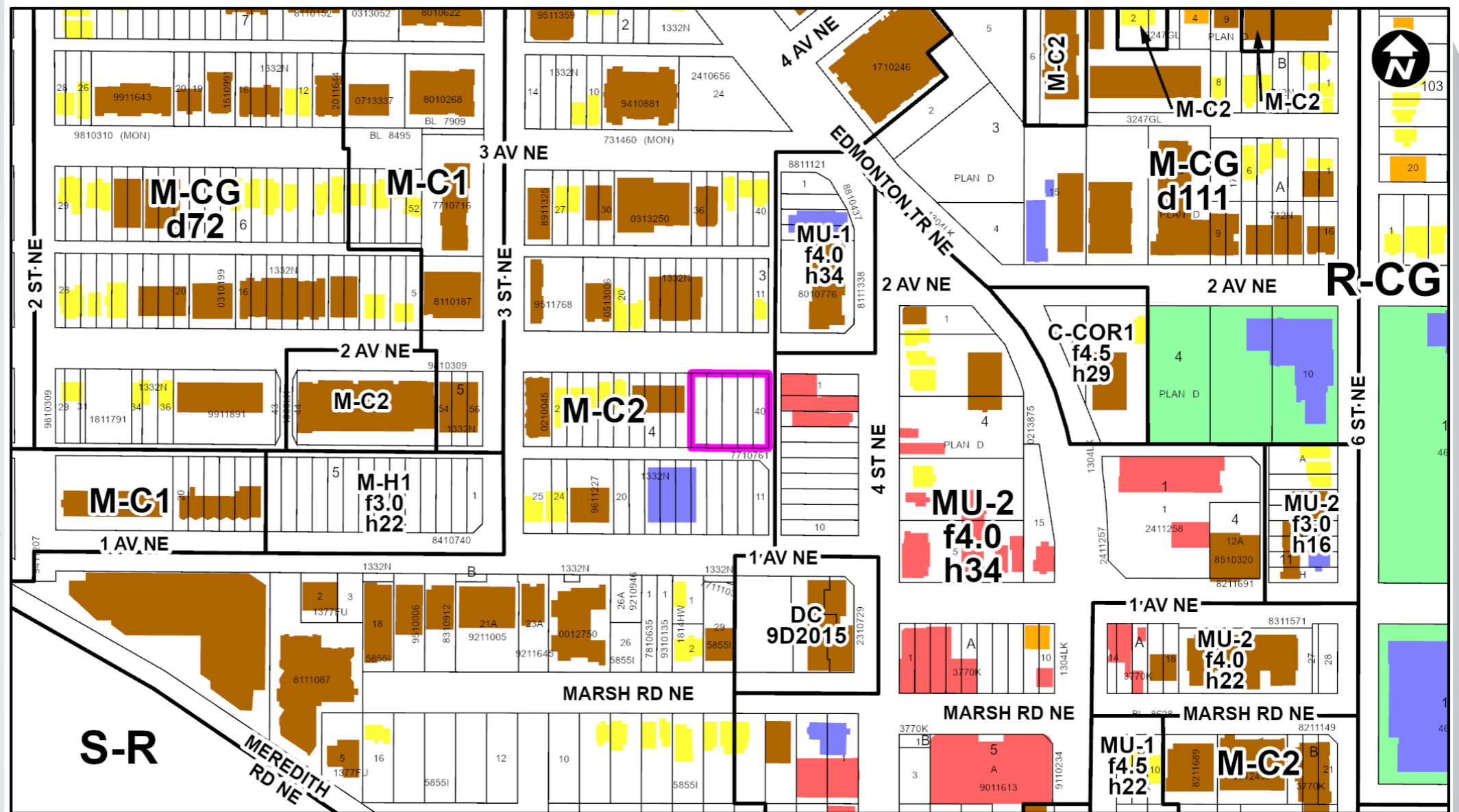


○ Bus Stop

Site Size:
0.14 ha
36 m x 38 m

Surrounding Land Use

- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



Proposed Land Use Map

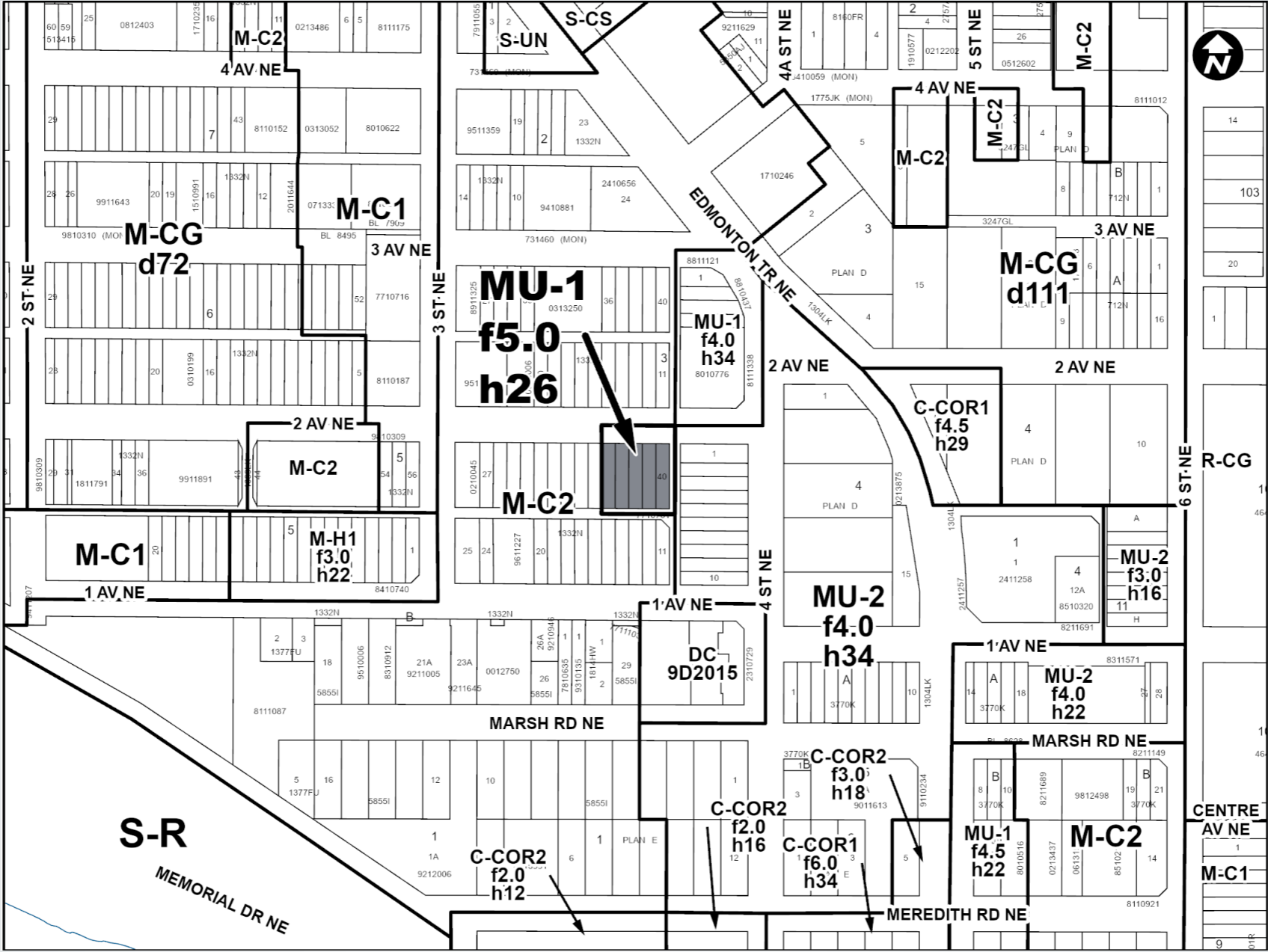












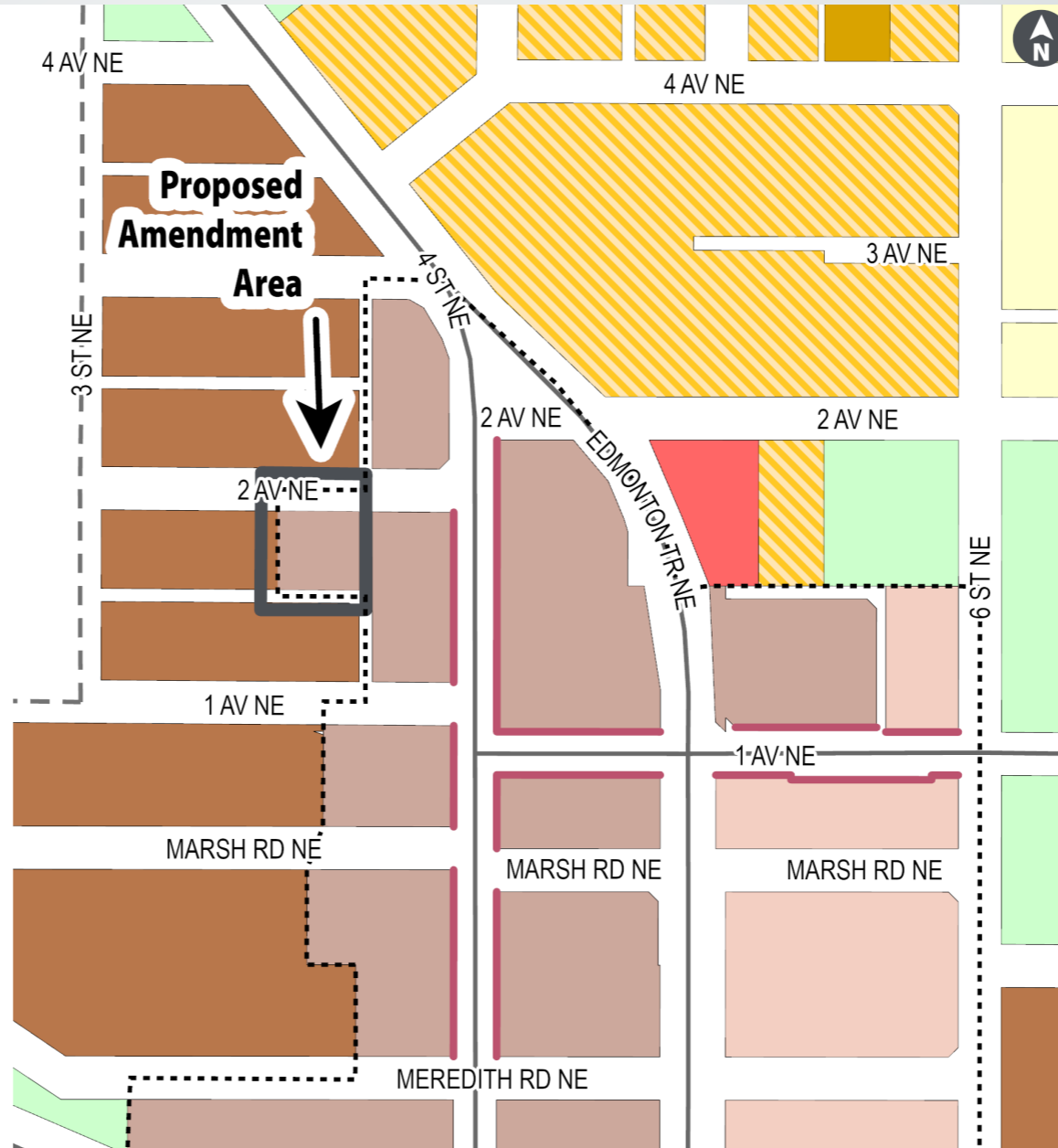
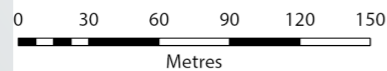


Figure 3

Generalized Land Use

Legend

-  Plan Area Boundary
-  Developed Areas Guidebook applies
-  Active Frontage
-  Conservation
-  4-6 Storey Residential
-  Family Oriented Development
-  Community - Centre
-  Community - Mid Rise
-  General Commercial
-  Non Family Oriented Development
-  Open Space
-  School



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Supplementary Slides







Existing Land Use Map

