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# 2 Avenue NE

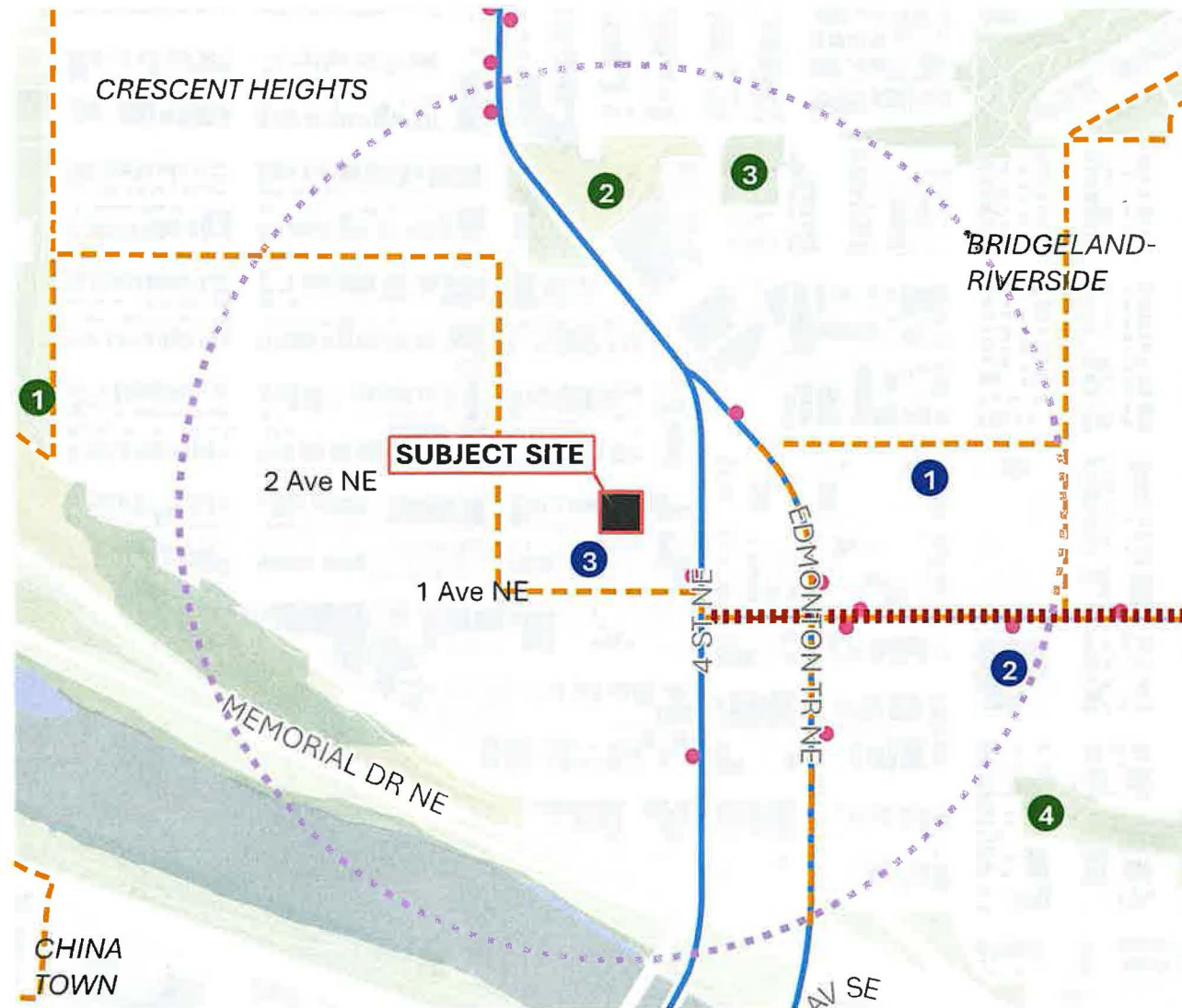
Land Use Redesignation

Public Hearing of Council - September 9, 2025

LOC2024-0322

# Site Context

The subject site is located on the eastern edge of the Crescent Heights community, with frontage along 2 Avenue NE.



- The area surrounding the subject site is rich with natural and built amenities that contribute to a complete community environment.
- Future residents will be able to quickly and easily access key commercial amenities for everyday needs within walking distance.
- Natural amenities are prevalent and offer diversely programmed spaces that appeal to a wide demographic.

- 1 Ave Commercial Corridor
- 400m Walking Radius
- Bikeway
- Bus Route
- Bus Stop

### Recreational Amenities

- 1 Rotary Park
- 2 Scorciatoia Park
- 3 Hidden Slopes Park
- 4 Bridgeland/Riverside Off-Leash Area

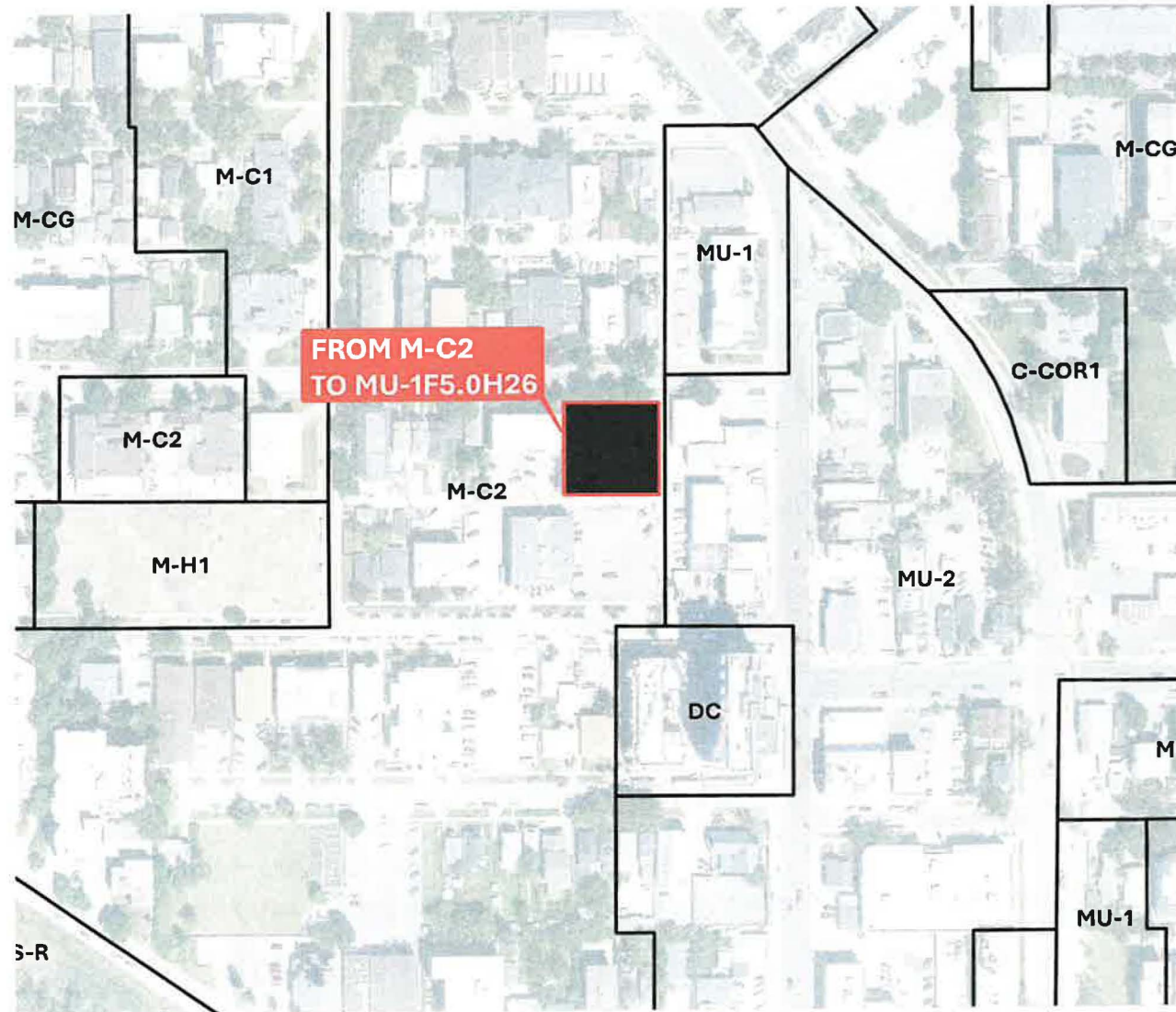
### Institutional Amenities

- 1 Calgary Classical Academy
- 2 Riverside School
- 3 Calgary Italian Cultural Centre

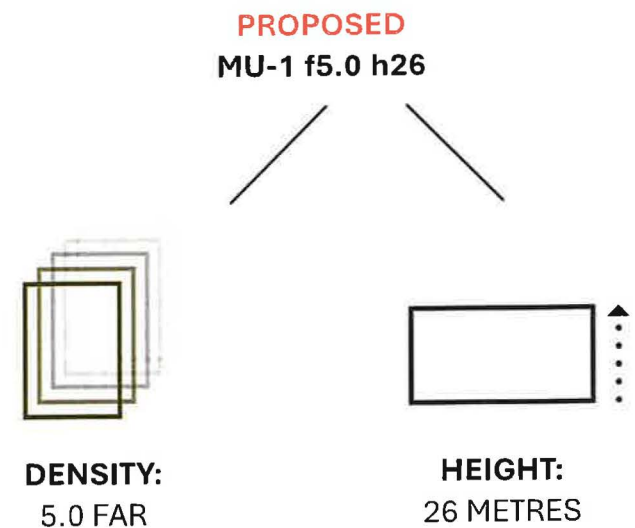
CITY OF CALGARY  
**RECEIVED**  
 IN COUNCIL CHAMBER  
 SEP 09 2025  
 ITEM: 7-2-17 CPC 2025-0717  
 Disub - Presentation 2  
 CITY CLERK'S DEPARTMENT

# Proposed Land Use Change

A land use redesignation application is required to facilitate the desired vision for a multi-family development up to 6 storeys.



- The application will amend the land use from **Multi-Residential - Contextual Medium Profile (M-C2)** to **Mixed Use - General (MU-1f5.0h26)**
- The amendment is necessary to enable multi-family development up to 6 storeys with the option for mixed use on the ground floor.



# Policy Alignment

The subject site is designated as 'Non-Family Oriented Development' in the Bridgeland-Riverside Area Redevelopment Plan.



Bridgeland-Riverside ARP Generalized Land Use Map

- **A minor policy amendment is required to redesignate the site to Community – Centre.** This change ensures the ARP is consistent with the proposed land use.
- The Community - Centre designation supports mixed use buildings with active frontages.
- The proposed development meets policy objectives including increasing residential densities in appropriate locations and providing a development pattern that is better able to be served by public transit.

Approved: 11P80  
Amended: 4P2022

# Outreach Strategy & Project Timeline

## Tactics



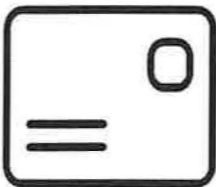
Project Website



Community Association Meetings



Community Information Session



Postcard Circulation



On-Site Signage

## Timeline



December 2024  
Land Use Application Submission



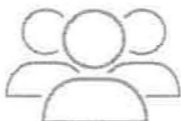
Winter/Spring 2025  
Community Association Meetings



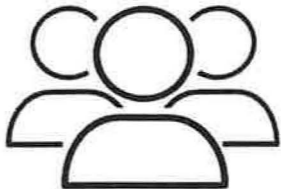
Spring 2025  
Community Engagement



Spring 2025  
City Circulation & Application Review



Summer 2025  
Calgary Planning Commission  
*Application Supported in July 2025*



Fall 2025  
City Council Public Hearing

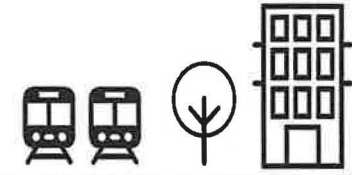
# Application Summary

The proposed land use redesignation seeks to change the site's designation to allow for multi-family development up to 6 storeys, with the option for ground-floor mixed use.



**Diversifies available housing**

Diversifies residential offerings in proximity to existing transit and key amenities.



**Supports transit-oriented development**

Increasing available housing supply near transit, encouraging transit-oriented lifestyles.

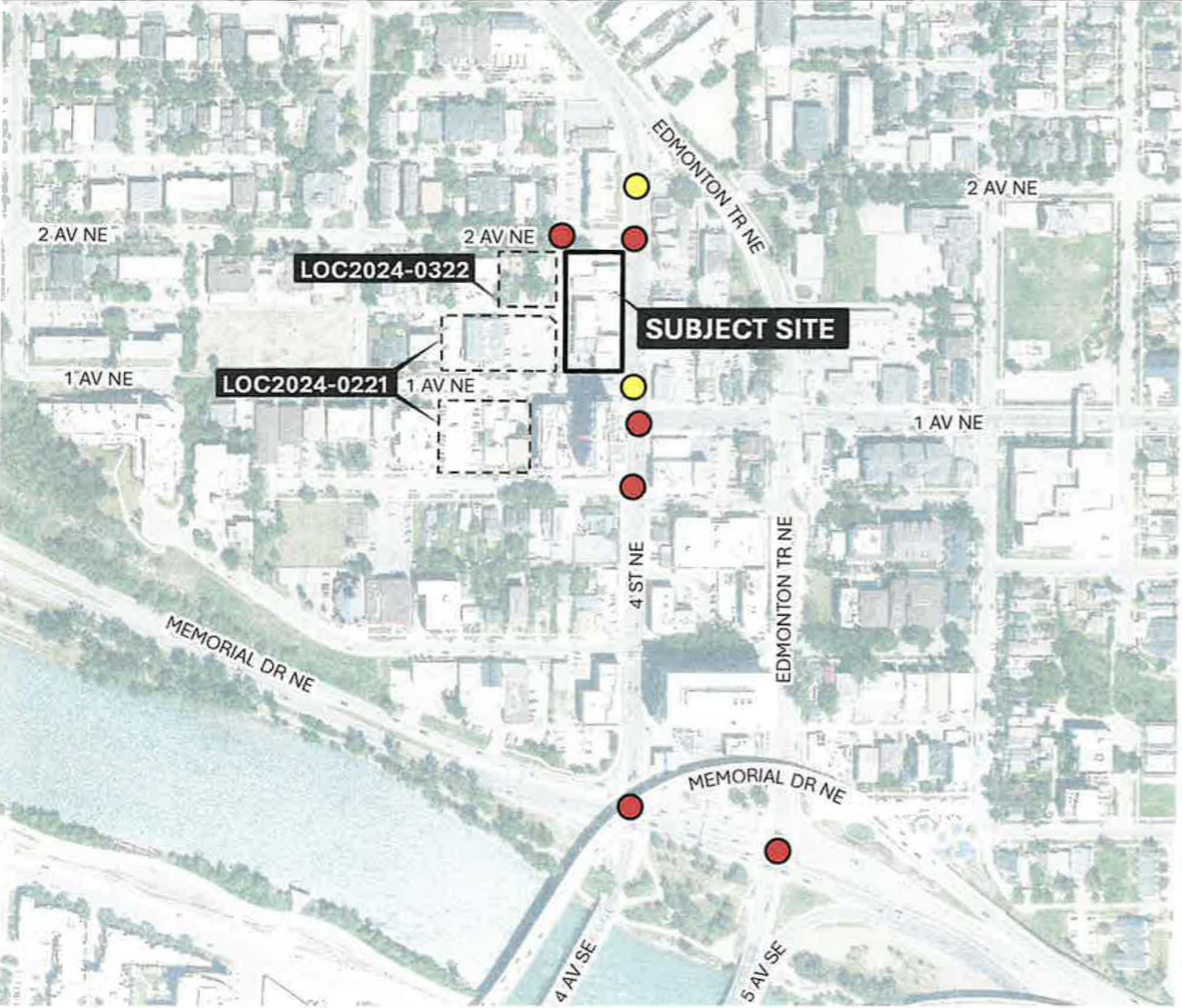


**Appropriate land use district**

Mixed Use - General (MU-1) with a maximum 5.0 FAR and 26 metre building height enables the proposed development to appropriately respond to the community context with a medium-density, multi-residential building.

# Transportation Impact Assessment

A transportation impact assessment (TIA) was prepared to evaluate the impact of 3 multi-family projects on the surrounding mobility network.



- The TIA assessed operating conditions at 8 intersections in the area.
- Improvements were recommended at 2 intersections:
  - 4 St NE / 1 Ave NE - Signal timing optimization is recommended to address post-development operational challenges.
  - 4 St NE / 2 Ave NE - Improvements to resolve the westbound left-turn movement capacity and queue storage shortage will be needed. This is triggered by background traffic numbers and is not related to the additional density.
- All other intersections were found to be operating in acceptable conditions post-development.