



Public Hearing of Council

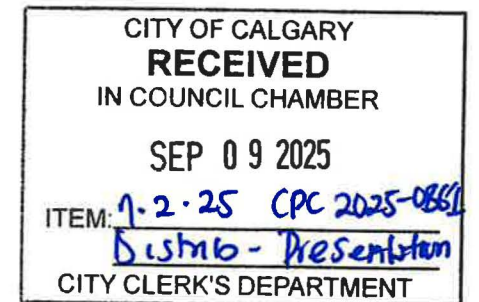
Agenda Item: 7.2.25



LOC2025-0117 / CPC2025-0681 Policy Amendment

September 9, 2025

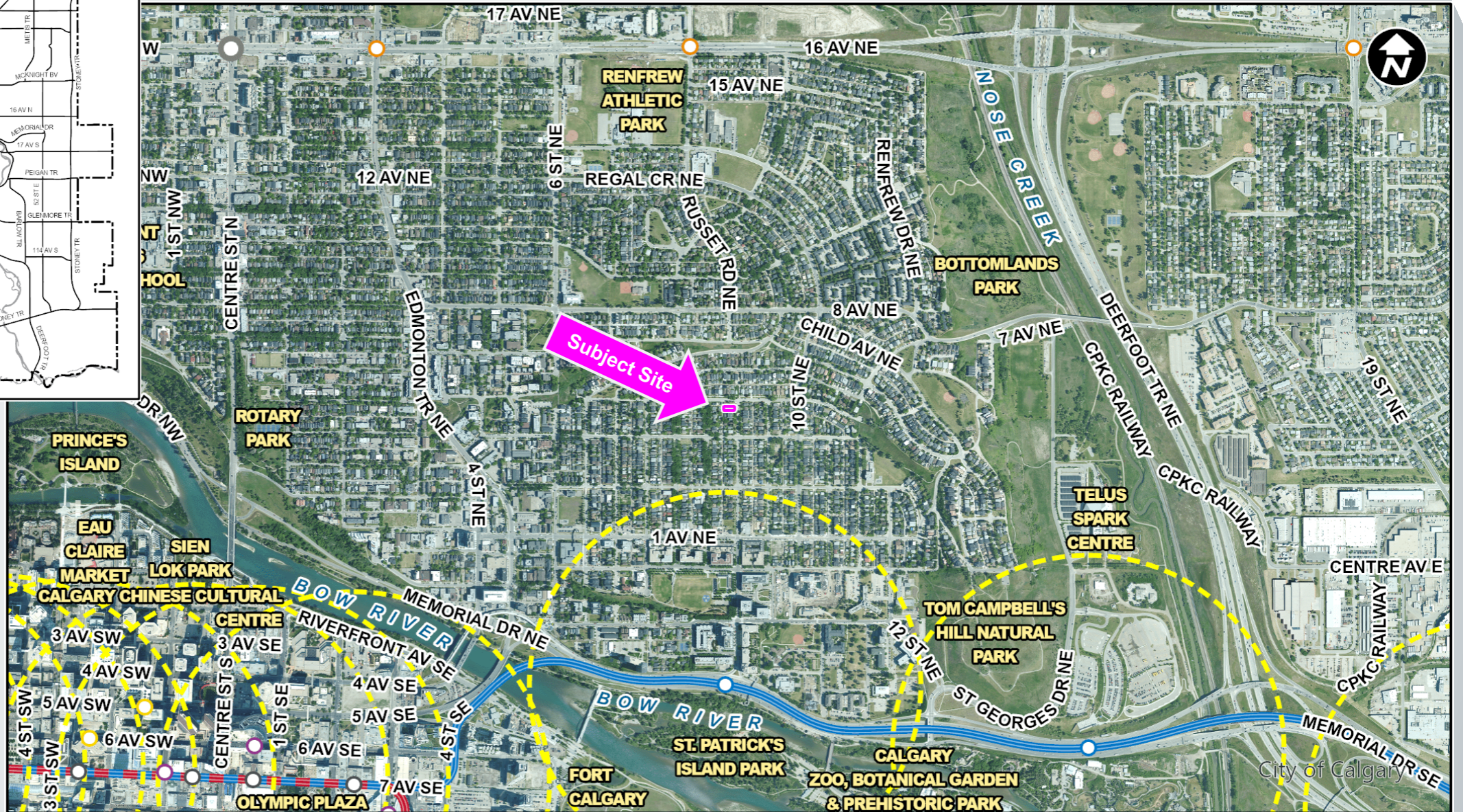
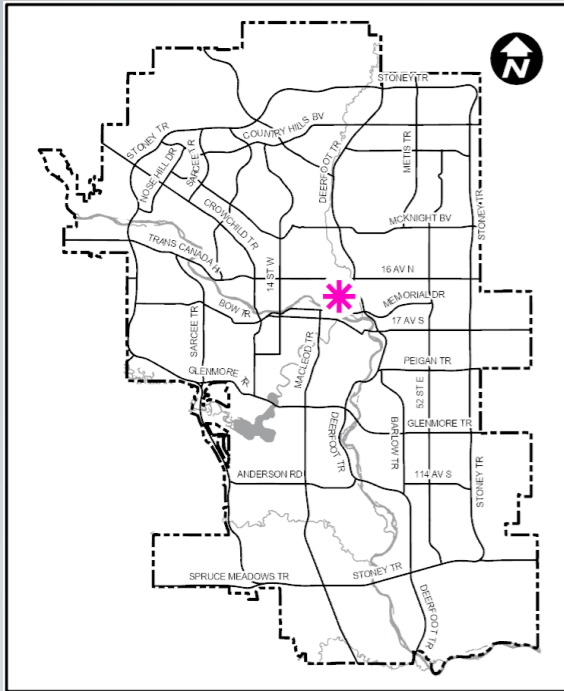
ISC: Unrestricted



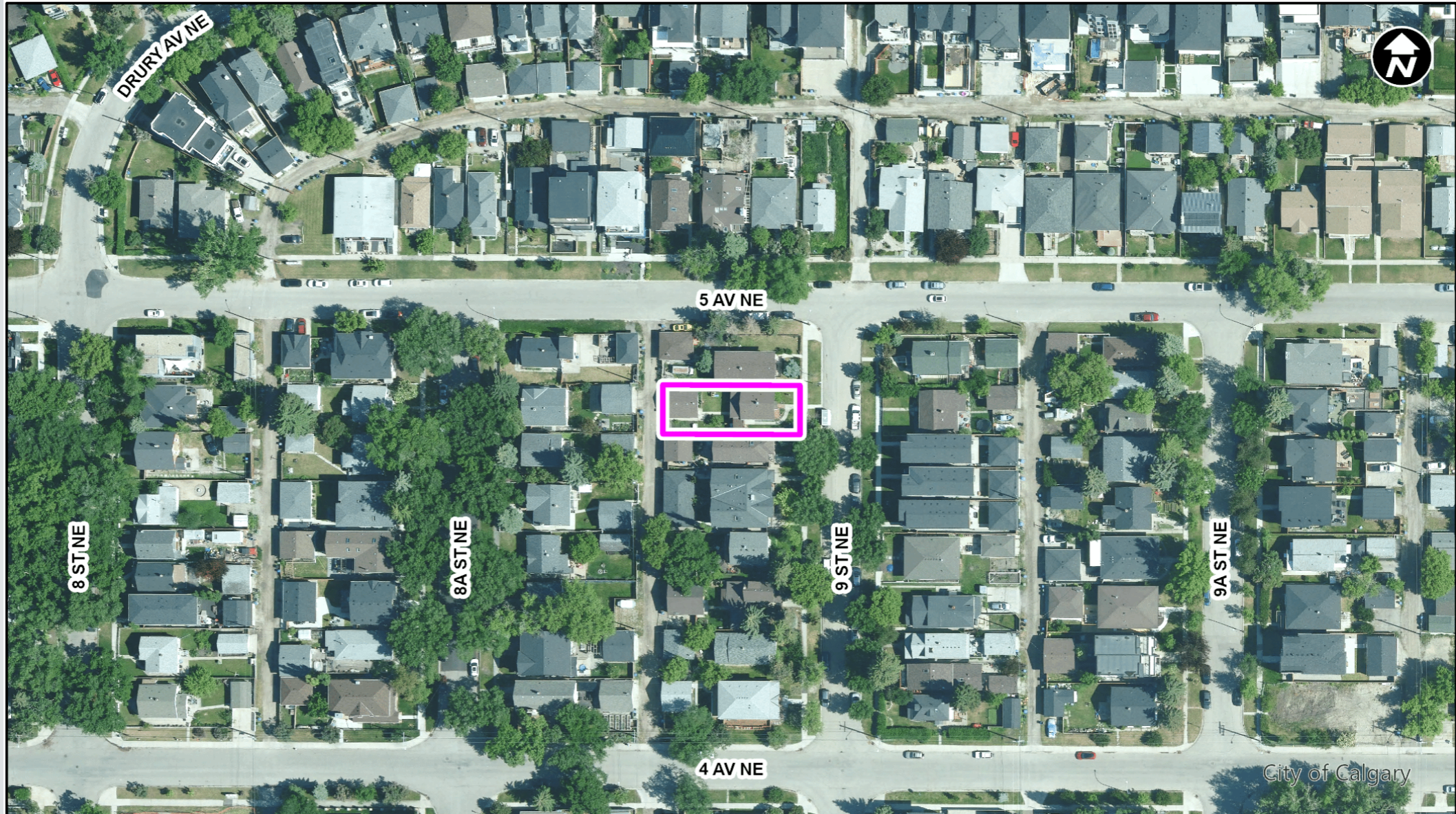
Calgary Planning Commission's Recommendation:

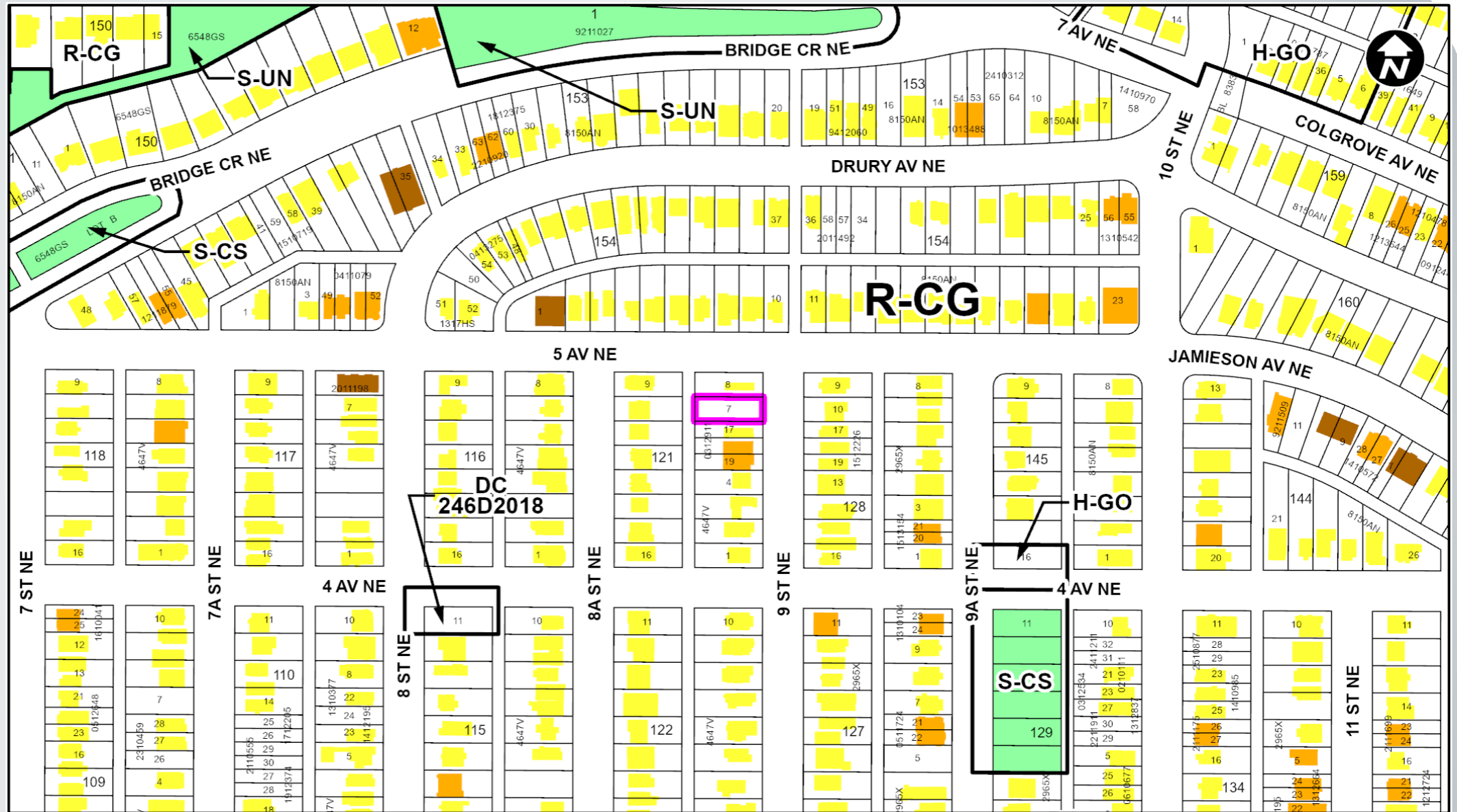
That Council:

Give three readings to **Proposed Bylaw 71P2025** for the amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2)



- 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





Policy Amendment to the Bridgeland-Riverside Area Redevelopment Plan

6

Proposed Text Amendment:

- Purpose to allow low density multi-residential development on the subject site under the 'Conservation' land use category.
- In Part 2, Section 3 Residential, subsection Implementation, delete policy 2 and replace it with the following:

“That within the Conservation Area, the appropriate land uses are residential in nature and that the appropriate designation within the Land Use Bylaw would be R-2 with the exception of the following lands which are suitable for low density multi-residential development in the form of rowhouses, townhouses and stacked townhouses: 438 – 8 Street NE, 523 – 8 Street NE, 523 – 9 Street NE, 525 – 9 Street NE, 502 – 9A Street NE, and 528 – 8A Street NE.”

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 71P2025** for the amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2)

Supplementary Slides





Existing Land Use Map

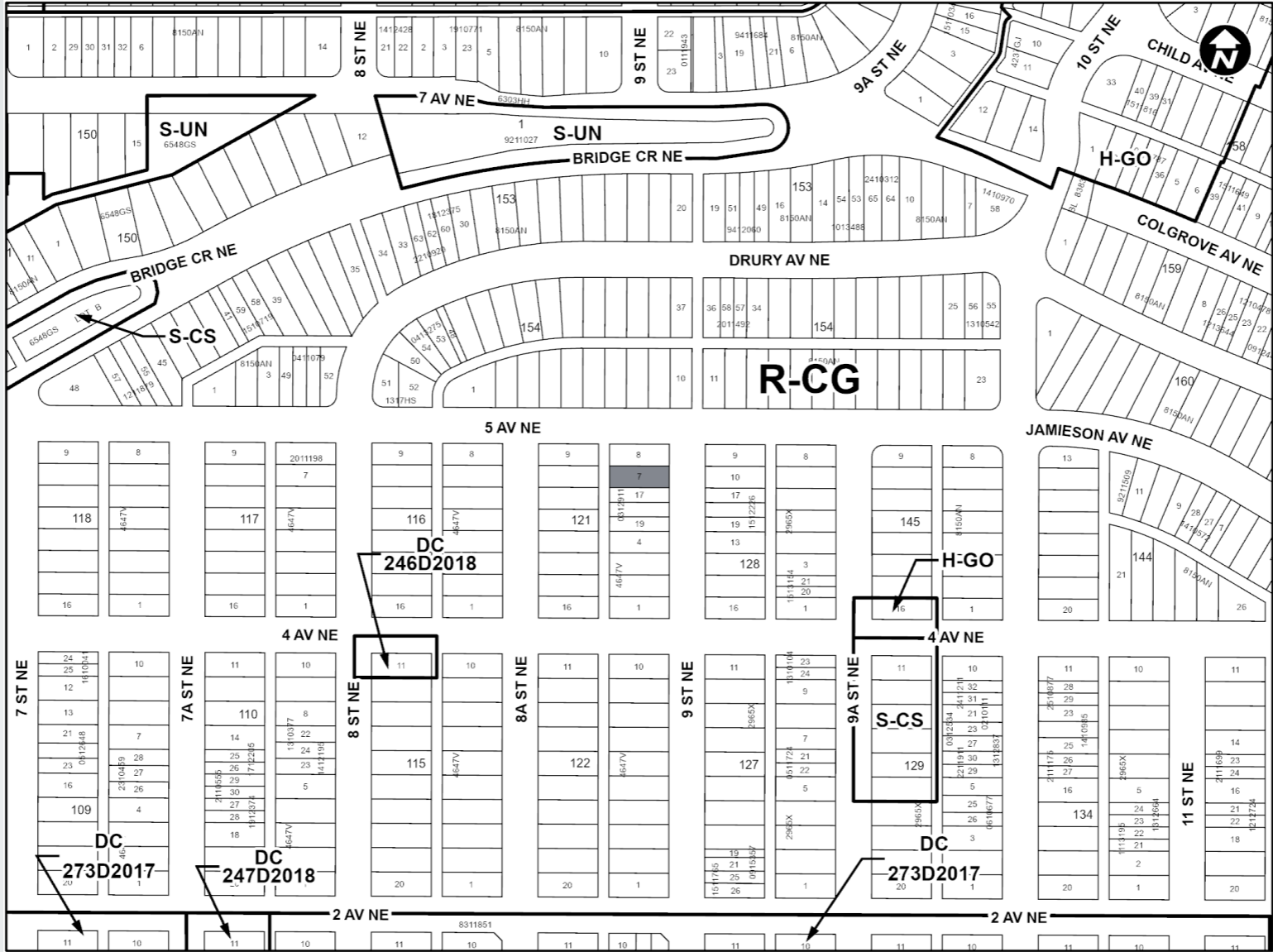


Figure 3

Generalized Land Use

Legend

-  Plan Area Boundary
-  Developed Areas Guidebook applies
-  Conservation
-  Neighbourhood Limited
-  Open Space

