

Planning and Development Services Report to  
 Calgary Planning Commission  
 2026 February 26

ISC: UNRESTRICTED  
 CPC2026-0105  
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**Land Use Amendment in Crescent Heights (Ward 7) at multiple addresses,  
 LOC2025-0219**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.11 hectares  $\pm$  (0.28 acres  $\pm$ ) located at 301, 303 and 307 – 15 Avenue NE (Plan 791P, Block 33, Lots 11 to 14) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026  
 FEBRUARY 26:**

That Council give three readings to **Proposed Bylaw 41D2026** for the redesignation of 0.11 hectares  $\pm$  (0.28 acres  $\pm$ ) located at 301, 303 and 307 – 15 Avenue NE (Plan 791P, Block 33, Lots 11 to 14) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

**HIGHLIGHTS**

- This land use amendment application seeks to redesignate the subject properties to increase the allowable density for multi-residential development.
- The proposal represents an appropriate density increase of a multi-residential site, allows for development that is compatible with the surrounding area and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and *North Hill Communities Local Area Plan (LAP)*.
- What does this mean to Calgarians? This application would enable additional housing in an inner city area that is transit oriented, with access to primary transit nodes including Bus Rapid Transit (BRT) and future Green Line Light Rail Transit (LRT) services, facilitating more efficient use of existing infrastructure.
- Why does this matter? The proposal would allow for more housing options and may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit is under review for 10 units and nine suites.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This land use amendment application, in the northeast community of Crescent Heights, was submitted by Horizon Land Surveys on behalf of the landowner, Bhalla Holdings Inc., on 2025 November 4. A development permit (DP2025-03544) for two buildings (10 units and nine suites) is under review. As noted in the applicant submission (Attachment 2), the applicant intends to revise the development permit application to nine units.

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The approximately 0.11 hectares (0.28 acres) corner lot site is located on 15 Avenue NE and 2 Street NE. The site is located approximately 80 metres (a two-minute walk) to bus service on Edmonton Trail NE, 130 metres (a three-minute walk) to 16 Avenue NE bus rapid transit, 210 metres (a four-minute walk) to Munro Park and 30 metres (a one-minute walk) from a playground on 2 Street NE. Each parcel is currently developed with a single detached dwelling.

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 land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public/interested parties and respective community association was appropriate. In response, the applicant contacted the immediate neighbours within a three-block radius. The applicant also contacted the Crescent Heights Community Association and Ward 7 Office. The applicant Outreach Summary can be found in Attachment 3.

**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 the adjacent landowners.

Administration received eight letters of opposition from the public. The letters cited the following concerns:

- increased traffic;
- reduced street parking availability; and
- increased density and massing.

The Crescent Heights Community Association provided a letter of opposition on 2025 December 11 (Attachment 4), and identified concerns related to community character, increased density, massing and traffic without adequate traffic controls.

Administration considered the relevant planning issues specific to the application and has determined that the proposal to be appropriate. The building design details as well as offsite street and utility capacity will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notification 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 Public Hearing will be advertised.

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**IMPLICATIONS**

**Social**

The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District would allow for additional housing and may better accommodate Calgarian’s housing needs.

**Environmental**

The application does not include 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 are being explored and encouraged through the development permit process.

**Economic**

The proposed land use amendment would allow for a more efficient use of land, existing infrastructure and services and will provide more housing options for 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. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 41D2026**
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform