

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Crescent Heights with frontages along 4 Street NE, 1 Avenue NE and Marsh Road NE. The site is approximately 0.29 hectares (0.71 acres) in size and is an existing mixed-use development consisting of a residential condominium tower, townhouses and three commercial retail spaces at ground level.

Surrounding development consists of residential, mixed use and commercial development with parcels designated as Mixed Use – Active Frontage (MU-2), Multi-Residential – Contextual Medium Profile (M-C2) Districts, Commercial – Corridor 1 (C-COR1) and Commercial – Corridor 2 (C-COR2) Districts surrounding the site. The nearest liquor store is located 150 metres (a three-minute walk) to the east.

The site is ideally located near bus stops located along 4 Street NE and Edmonton Trail NE, which are designated Urban Main Streets as per the *Municipal Development Plan* (MDP).

Community Peak Population Table

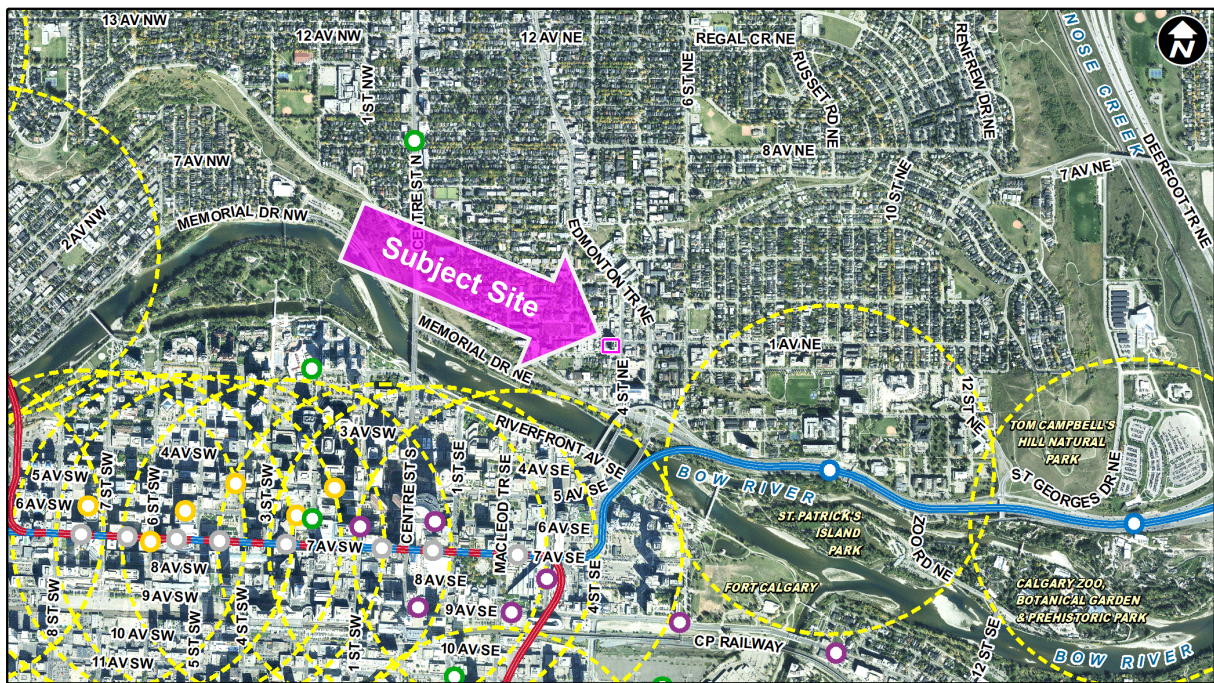
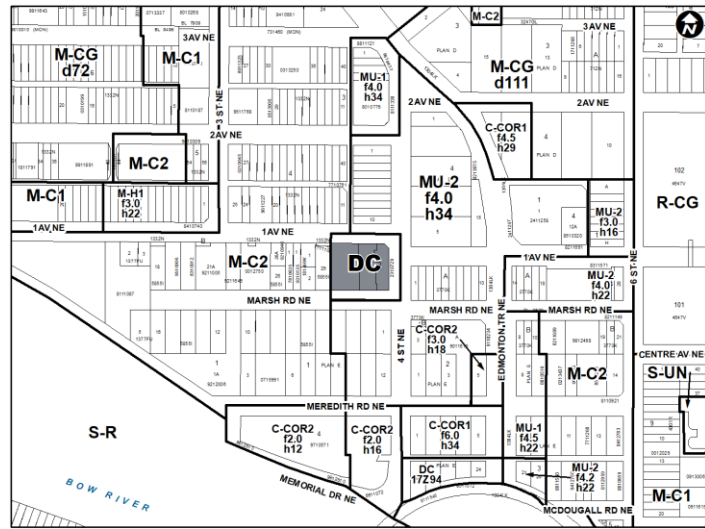
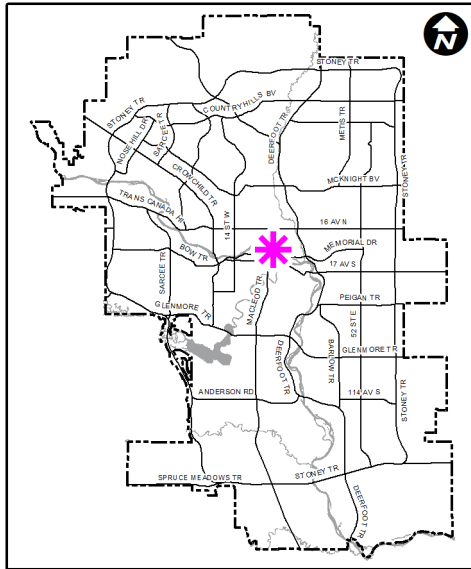
As identified below, the community of Crescent Heights reached its peak population in 2019.

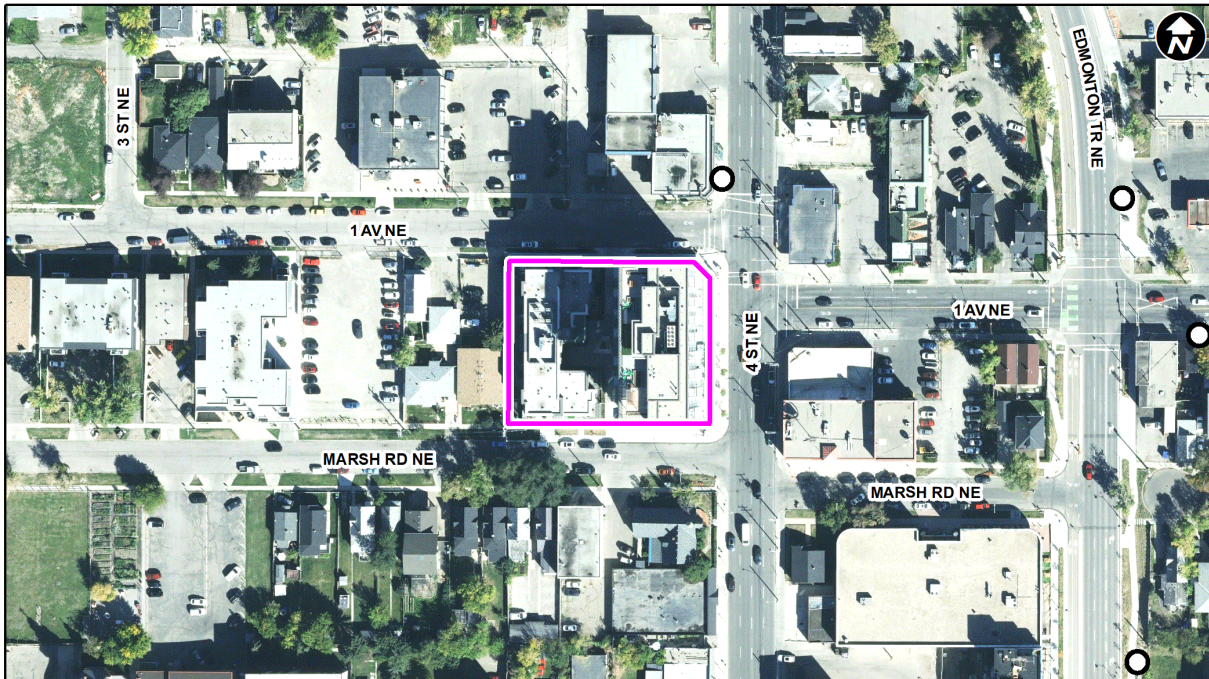
Crescent Heights	
Peak Population Year	2019
Peak Population	6,620
2019 Current Population	6,620
Difference in Population (Number)	0
Difference in Population (Percent)	0.0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Crescent Heights Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Direct Control (DC) District ([Bylaw 9D2015](#)) is based on the Commercial – Corridor 1 (C-COR1) District and is intended to accommodate a pedestrian oriented, comprehensively designed mixed use development with a range of commercial uses with restrictions on size and location within buildings.

The proposed DC District modifies the existing DC District by including a rule that removes the requirement to apply Sections 40 and 225 of the Land Use Bylaw. Section 225 identifies the Liquor Store use must not be located within 300 metres of any other Liquor Store or within 150 metres of a parcel that contains a School – Private or a School Authority – School or about a Cannabis Store. Section 40 identifies the Development Authority must refuse a development permit application where the proposed development requires more than a 10 percent relaxation of a minimum separation distance specified in subsections 225(d) or 225(e). Specific to this site, the distance to another liquor store is approximately 150 metres, and there is no conflict with either a school or the cannabis store separation distance requirements.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary to provide for the applicant's proposal due to unique characteristics. This proposal allows for the applicant's intended change of use while maintaining the Commercial – Corridor 1 (C-COR1)

District base to accommodate a Liquor Store. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 7 of the DC District Bylaw. Section 7 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

Transportation

Pedestrian access to the subject site is available from the existing sidewalks along 4 Street NE, Marsh Road NE and 1 Avenue NE. On-street parking is available along 1 Avenue NE and Marsh Road NE. No parking is permitted along 4 Street NE, specifically at the “T” intersection located at 1 Avenue NE.

The Always Available for All Ages and Abilities (5A) Network is available through a shared lane located along 1 Avenue NE and is directly east of the site. In addition, an on-street bikeway is available directly north of the site along 1 Avenue NE and further north along 3 Street NE. Edmonton Trail NE is located 110 metres (a two-minute walk) east of the site and has a dedicated cycle track that extends from 2 Avenue NE to Memorial Drive NE.

The nearest available transit stop is 45 metres north (a one-minute walk) and offers access to Route 4 (Huntington) and Route 69 (Deerfoot Centre). Additional transit stops are located along Edmonton Trail including Route 90 (Bridgeland/University of Calgary) and Route 5 (North Haven).

A Transportation Impact Assessment (TIA) was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer servicing is available. The site is already developed, and the changes proposed in the Direct Control District are not expected to have any appreciable impact on services.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration’s recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration’s recommendation aligns with the policy direction of the Calgary Metropolitan Region Board’s [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developed Residential – Inner City area and Main Streets – Urban Main Street area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage at-grade retail to provide continuous, active, transparent edges to all street and public spaces. Further, to maintain and expand, where warranted by increased population, local commercial development that provides retail and service uses in close proximity to residents, especially in the highest density locations.

Policy for city-wide retail encourages the retention of viable local retail and mixed-use areas that encourage business creation while maintaining compatibility with the neighbourhood oriented character of the retail. The proposal is in keeping with relevant MDP policies as the application complies with relevant land use policies that recognize the existing nature of the commercial spaces and supports expanding local commercial development for a retail use. Policy for Urban Main Streets encourages a broad range of employment, commercial and retail uses. This application proposes the addition of a commercial use along an evolving Main Street which aligns with the intent of the MDP.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

Bridgeland-Riverside Area Redevelopment Plan (Statutory – 1980)

The site was reviewed against the applicable policies of the [Bridgeland-Riverside Area Redevelopment Plan](#) (ARP) where the site is within the Community – Centre category with an Active Frontage as per (Figure 3: Generalized Land Use) where policy requires active frontages for developments along 4 Street NE, from 2 Avenue to Meredith Road NE. The proposed land use is in alignment with applicable policy of the ARP.