

**Land Use Amendment in Crescent Heights (Ward 7) at multiple addresses,  
 LOC2024-0166**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.30 hectares  $\pm$  (0.74 acres  $\pm$ ) located at 201, 207 and 217 – 4 Street NE (Plan 1332N, Block 4, Lots 1-10) from Mixed Use – Active Frontage (MU-2f4.0h34) District to Mixed Use – Active Frontage (MU-2f9.0h80) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JULY 24:**

That Council Council give three readings to **Proposed Bylaw 146D2025** for the redesignation of 0.30 hectares  $\pm$  (0.74 acres  $\pm$ ) located at 201, 207 and 217 – 4 Street NE (Plan 1332N, Block 4, Lots 1-10) from Mixed Use – Active Frontage (MU-2f4.0h34) District to Mixed Use – Active Frontage (MU-2f9.0h80) District.

Opposition to Recommendation: Commissioner Damiani, Commissioner Montgomery, and Commissioner Wagner

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for a high density, street-oriented mixed-use development with commercial storefronts required at grade to promote an active streetscape.
- The proposal allows for an appropriate building form and set of uses along the Edmonton Trail NE Urban Main Street corridor and is in keeping with the applicable policies of the *Bridgeland-Riverside Area Redevelopment Plan (ARP)* and *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? The proposed land use amendment would enable more housing opportunities within the inner city, support alternate modes of transportation, provide commercial amenities in the area and allow for more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would enable additional housing and commercial opportunities and will help to activate this part of Crescent Heights.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This application, located in the northeast community of Crescent Heights, was submitted on 2024 June 21 by O2 Planning and Design on behalf of the landowner Santucci Enterprises Ltd.

The subject site is comprised of three parcels with a combined area of approximately 0.30 hectares (0.74 acres) the site is located on the west side of 4 Street NE between 1 Avenue NE and 2 Avenue NE. Transit stops for Route 4 (Huntington), Route 5 (North Haven) and Route 69 (Deerfoot Centre) are adjacent to the site on 4 Street NE and Edmonton Trail NE. A transit stop

**Planning and Development Services Report to  
Calgary Planning Commission  
2025 July 24**

**ISC: UNRESTRICTED  
CPC2025-0665  
Page 2 of 4**

**Land Use Amendment in Crescent Heights (Ward 7) at multiple addresses,  
LOC2024-0166**

---

for Route 90 (Bridgeland/University of Calgary) is adjacent to the site on 1 Avenue NE. The site is located approximately one kilometer (a 16-minute walk) from the City Hall/Bow Valley College Light Rail Transit (LRT) Station.

As per the Applicant Submission (Attachment 2), the intent of this application is to facilitate a mixed-use building with retail uses at grade and residential dwelling units above. The proposed Mixed Use – Active Frontage (MU-2f9.0h80) District would allow for a maximum floor area ratio (FAR) of 9.0 (building floor area of approximately 27,100 square metres) and a maximum building height of 80 metres (approximately 26 storeys). The applicant has provided a comprehensive plan (Attachment 4) which proposes community infrastructure improvements including a plaza space at the south side of the site, facing 1 Avenue NE and a widened sidewalk along 4 Street NE.

A detailed planning evaluation, 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 the public/interested parties and respective community association was appropriate. In response, the applicant created a project website, distributed 400 postcards to neighbouring residents and hosted a public information meeting. 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 adjacent landowners.

Administration received a total of 27 letters of opposition and three letters of support. The letters of opposition included the following areas of concern:

- inconsistent with the ARP and Land Use Bylaw;
- negative impact on community amenities and infrastructure;
- lack of open space;
- more community engagement needed;
- increased parking demand and traffic;
- construction nuisance;
- social issues such as transience due to small dwelling unit size;
- will increase amount of empty dwelling units and commercial space in the area;
- building too tall and shadow impacts; and

**Land Use Amendment in Crescent Heights (Ward 7) at multiple addresses,  
LOC2024-0166**

---

- views of downtown will be impacted.

The letters of support included the following benefits of the proposed land use change:

- more housing options;
- will allow for more retail and commercial services nearby;
- good public transportation service in the area; and
- higher density building will contribute to a more compact city.

The Crescent Heights Community Association provided comments of opposition on 2024 July 21 (Attachment 5). The comments state concern regarding the proposed maximum building height and misalignment with the adjacent *North Hill Communities Local Area Plan*, and request justification of the market demand necessitating such a height increase.

The Bridgeland-Riverside Community Association provided a letter dated 2024 November 12, which is included in Attachment 6. The letter states that there is remarkable potential for development along 4 Street that will create a unique and attractive Main Street. Provision of sufficient parking and preservation of the historic Roma Grocery building was requested. A stakeholder group to consider planning opportunities along the 4 Street NE corridor was recommended.

The Bridgeland-Riverside Community Association Planning Committee provided comments of opposition on 2024 July 15 (Attachment 7). The comments state concern regarding the proposed maximum building height, shadowing, traffic, parking and social issues such as transience due to small dwelling unit size.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed building height and density allow for additional housing while maintaining commercial uses at ground level adjacent to the Urban Main Street. The inner-city location of the site is close to downtown, the Bow River pathway system and primary transit service which makes this location suitable for high-density mixed-use redevelopment.

Following Calgary Planning Commission, notifications 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 the Public Hearing will be advertised.

## **IMPLICATIONS**

### **Social**

The application enables the continuation of development along a vibrant Main Street and accommodates housing needs in walking distance to transit and various amenities and attractions.

**Land Use Amendment in Crescent Heights (Ward 7) at multiple addresses,  
LOC2024-0166**

---

**Environmental**

Administration has reviewed this application in relation to the objectives of the *Calgary Climate Strategy – Pathways to 2050* programs and actions. The proposal would align with the objective of ‘Zero Carbon Neighbourhoods’ by supporting higher density mixed-use development nearby primary transit networks, and providing alternative travel options such as public transit, walking and cycling which would reduce greenhouse gas emissions. Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged through the review of a development permit.

**Economic**

The proposal enables commercial and employment opportunities within the community. The increase in allowed residential uses also supports growth for businesses in the area. Development on this site makes more efficient use of existing infrastructure while increasing density along an Urban Main Street.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this application.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Comprehensive Plan
5. Crescent Heights Community Association Response
6. Bridgeland-Riverside Community Association Response
7. Bridgeland-Riverside Community Association Planning Committee Response
8. **Proposed Bylaw 146D2025**
9. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform