

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Crescent Heights and fronts onto 4 Street NE, 1 Avenue NE and 2 Avenue NE. The site, comprised of three parcels, is approximately 0.30 hectares (0.74 acres) in size and is approximately 79 metres long and 38 metres wide. The site is relatively flat and currently occupied by commercial uses. The [Roma Grocery](#) building located at 217 – 4 Street NE is on the Inventory of Evaluated Historic Resources.

Surrounding land use is characterized by a mix of commercial, multi-residential and low-density residential development. South of the site, across 1 Avenue NE, is a 13-storey mixed use building that is designated Direct Control (DC) District ([Bylaw 9D2015](#)). North of the site, across 2 Avenue NE is a four storey multi-residential development designated Mixed-Use General (MU-1f4.0h34) District. East of the site across 4 Street NE are a mix of commercial and residential uses designated Mixed Use – Active Frontage (MU-2f4.0h34) District. West of the site across the lane is low-density residential development and a parking area for the Calgary Italian Cultural Centre, both designated Multi-Residential – Contextual Medium Profile (M-C2) District. There are active land use amendment applications for the parcels to the west of the subject site. The Italian Cultural Centre site land use proposal is Mixed-Use – General (M-U1f9.0h80) District ([LOC2024-0221](#)). The land use proposal is Mixed-Use – General (MU-1f5.0h26) for the parcels to the west that are currently developed as low-density residential ([LOC2024-0322](#)).

The site is well served by Calgary Transit with the Primary Transit Network available on Edmonton Trail NE located 90 metres (a two-minute walk) east of the site. Area amenities within walking distance include the Edmonton Trail NE Main Street (which includes 4 Street NE), Annie Gale Park, Murdoch Park, Flyover Park, Riverside School, the Bow River Pathway system and Greater Downtown.

Community Peak Population Table

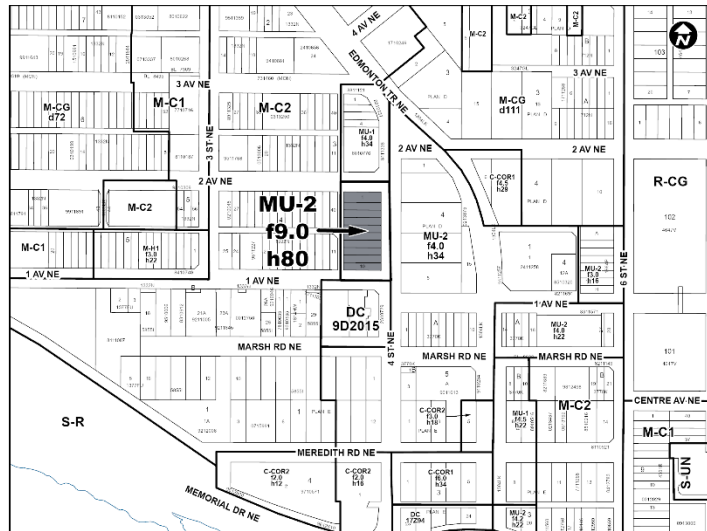
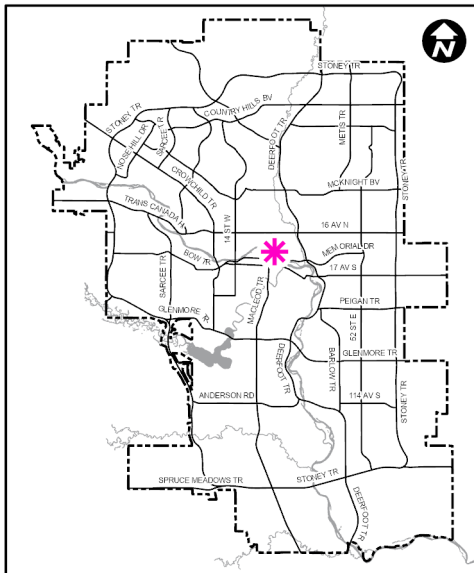
As identified below, the community of Crescent Heights reached its peak population in 2019.

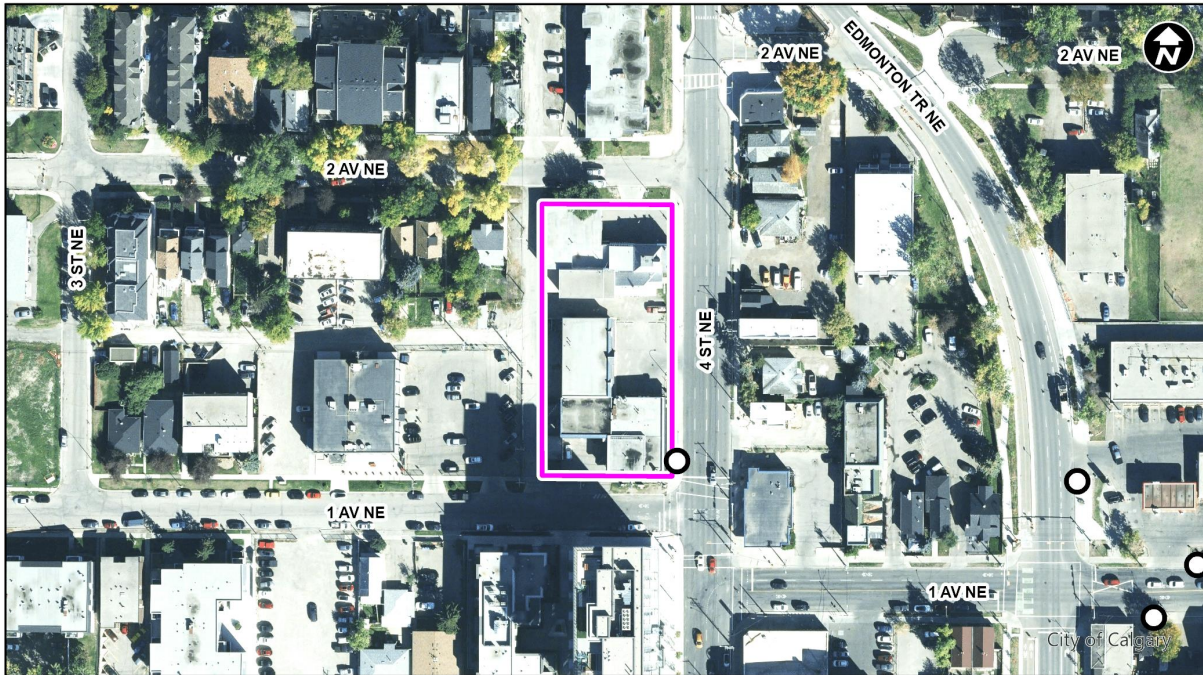
Crescent Heights	
Peak Population Year	2019
Peak Population	6,620
2019 Current Population	6,620
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 Mixed Use – Active Frontage (MU-2f4.0h34) District allows a mix of residential and commercial uses and requires commercial uses on the ground floor. The maximum floor area ratio (FAR) is 4.0 (approximately 12,000 square metres) and the maximum building height is 34 metres (approximately 11-storeys).

The proposed Mixed Use – Active Frontage (MU-2f9.0h80) District is the same base district with different FAR and height modifiers proposed. The District allows a mix of residential and commercial uses and requires commercial uses on the ground floor when facing a commercial street to promote pedestrian activity at the street level. The proposed district allows for a maximum FAR of 9.0 (approximately 27,100 square metres) and a maximum building height of 80 metres (approximately 26 storeys). The proposed density and height would enable high-density mixed-use development.

The MU-2 District allows a wider range of commercial uses to serve the residents and visitors and to contribute to growth along the Urban Main Street. The district is intended to provide a transition to lower-scale residential buildings on adjacent parcels through street wall stepbacks, building orientation, and building separation; it also requires at-grade frontages, landscaping and amenity space to ensure street-oriented development is active and engaging.

Development and Site Design

A development permit has not been submitted at this time; however, the applicant provided a comprehensive concept plan and shadow studies to demonstrate the impact of redevelopment scenarios on the surrounding sites. The future proposed development will be reviewed by the Urban Design Review Panel at the development permit stage to ensure the development will achieve a high-quality pedestrian environment that provides an engaging and welcoming space for pedestrians and cyclists.

If approved by Council, the rules of the proposed MU-2 District would provide guidance for the future redevelopment of the site. The overall distribution of buildings, building design, location, size and mix of uses and site layout details such as parking, landscaping and site access will be further reviewed at the development permit stage. Additional items that will be considered through the development permit process include, but are not limited to:

- creating an engaging streetscape interface;
- articulations to building façade and integrating site design to create welcoming environment for pedestrians;
- transition of building scale to mitigate building massing and shadowing to adjacent parcels; and
- explore commemorative features explaining the historical significance of the site.

Historical Significance

The subject site includes 217 – 4 Street NE, containing the [Roma Grocery](#) - a historic building listed on the Inventory of Evaluated Historic Resources. The Inventory is a list of sites that have been assessed by Heritage Calgary (Civic Partner) according to Council-approved policy. Per the *Municipal Development Plan* and *Calgary Heritage Strategy*, conservation of these sites is considered to the greater benefit of Calgarians.

Listing on the Inventory does not legally regulate a property without further voluntary action by the property owner (requesting designation as a Municipal Historic Resource). The Roma Grocery is not currently protected against alteration or demolition, however in the context of redevelopment, policy in the *Municipal Development Plan* strongly supports conservation of identified heritage resources.

If the heritage resource is demolished, Heritage Planning protocols call for any new development on-site to include a commemorative/interpretive feature. Prior to release of any development permit, the applicant must indicate, in as much detail as possible, the location and nature of the commemorative/interpretive feature. Features should be broadly accessible to the public and may use a variety of design approaches which complement the new development, while effectively conveying the appropriate historic information.

The applicant has advised that it is the development intention to provide a plaque or similar commemorative feature to honour the history and heritage of the Roma Grocery building.

Transportation

Pedestrian access is available from existing sidewalks along 4 Street NE, 1 Avenue NE and 2 Avenue NE. Vehicular access to the site is available from the adjacent lane.

On-street bikeways forming part of the Always Available for All Ages and Abilities (5A) Network are provided adjacent to the site on 1 Avenue NE and Edmonton Trail NE. The Bow River pathway system is approximately 250 metres south of site.

The Primary Transit Network is located adjacent to the site on 4 Street NE and 90 metres (a one to two-minute walk) the east of the site on Edmonton Trail 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 for Route 90 (Bridgeland/University of Calgary) is adjacent to the site on 1 Avenue NE. The site is located approximately 1 kilometer (a 16-minute walk) from the City Hall/Bow Valley College Light Rail Transit (LRT) Station.

A Transportation Impact Assessment was required in support of the application and at the development permit stage improvements may be required to the public realm and road network to support the increase in density.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to service future development of the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of a future development permit.

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.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Urban Main Street area as identified on Map 1: Urban Structure in the [Municipal Development Plan \(MDP\)](#). Urban Main Streets are located along the primary transit network and typically support a mix of uses within a pedestrian friendly environment. Urban Main Streets provide for a high level of residential and employment intensification. The MDP supports creating a more compact urban form that provides additional local services and sustainable travel choices.

The proposal aligns with the MDP goal of encouraging a transit-supportive land use framework by locating population growth within walking distance of the primary transit network. The proposal aligns with applicable city-wide policies that promote a more compact city by accommodating a broader mix of housing with local services and by facilitating a more efficient use of existing infrastructure.

Calgary Climate Strategy (2022)

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 development permit.

Bridgeland-Riverside Area Redevelopment Plan (Statutory – 1980)

The site is located within the Community Centre area with an Active Frontage requirement, as shown on Figure 3: Generalized Land Use in the [Bridgeland-Riverside Area Redevelopment Plan \(ARP\)](#). Buildings in the Community Centre building block should not exceed 34 metres in height, providing for taller first storeys in buildings where vertical mixed use is desired. Applications for higher levels of intensity and height may be supported subject to further analysis, engagement, and approvals process, including a land use redesignation as part of a comprehensive plan submission that may include consideration of community infrastructure improvements and heritage resource conservation.

The proposal meets the intent of the ARP, as a comprehensive plan has been provided, 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 (Attachment 4).

This development is in alignment with the ARP as it identifies that new development or redevelopment along the 4 Street/Edmonton Trail NE couplet should be of a commercial or mixed-use nature and accommodate uses of both local and regional importance, with an emphasis on providing active retail uses along 4 Street and 1 Avenue NE.