

Applicant Submission

2024 June 21

O2

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On behalf of Santucci Enterprises Ltd., O2 is proposing to redesignate three parcels of land located on 4 St NE in the Crescent Heights neighbourhood. The application proposes to amend the existing MU-2 (Mixed Use – Active Frontage) modifiers of Floor Area Ratio (FAR) and height to enable a high-density, mixed use development appropriate to the local context. The amendment would permit a maximum FAR of 9.0 and a maximum building height of 80 metres.

The proposed concept strengthens the ongoing trend of increasing densification and improving livability in the area. It introduces a high-density mixed use development that contributes to the public benefit by better activating and enhancing the public realm in a generous and urban manner. The development intention is to respond to policy objectives and provide a high-quality residential and commercial offering in proximity to exceptional retail amenities, natural areas, and transit connections.

The proposal enables new built forms on the site that are more conducive to creating a vibrant mixed use district and corridor, active frontages and enhanced public realms, and publicly accessible open spaces. Together with the abundant housing units provided, the concept positively contributes to the growing sense of dynamism at the increasingly healthy interface between two of Calgary's best inner-city communities.

Site Context

The +/- 0.7 acre subject site is a collection of three parcels, located on the eastern edge of the Crescent Heights community at the confluence of 4 St NE, 1 Ave NE, and 2 Ave NE. The area is highly accessible through the existing transportation and public transit network. The site fronts 4 St NE, which is designated as an arterial street that is used to access downtown and Memorial Drive to the south, and 16 Ave NE to the north. Bus Routes 4, 5, and 69 operate nearby with stops in close proximity, providing connections to downtown and north/northeast Calgary. Notably, Route 69 – Deerfoot Centre is an express bus that terminates in downtown and Deerfoot City shopping area. Several bikeways also surround the site and provide connections to amenities and greenspaces.

There are several recently completed or ongoing multi-family development projects that represent the changing character of the area. Adjacent to the site is Minto Communities' development named 'Era' which was completed in 2023 as a 13-storey, 178-unit mixed use building that offers both for-purchase and rental tenures. The broader area is also populated with other proposed and under-construction developments that will increase the housing stock and contribute to making the area denser and more vibrant.

Policy Framework

The site is within the Bridgeland-Riverside Area Redevelopment Plan (ARP) and is designated as 'Community – Centre' in the 'Generalized Land Use' map. This land use type is reserved for development bordering 4 St NE or Edmonton Trail. There are specific policies relating to developing on community main streets, including the 4 St NE corridor from 2 Ave NE to Meredith Road NE. Notably, policies 4.2 and 4.4 underscore the importance of incorporating a mix of uses and active frontages.

The proposed land use aligns with the intent of the ARP and its guiding policy. The new land use is intended to facilitate a mixed use development that offers an active frontage along 4 St NE and continues on 1 Ave NE. Broadly, the proposed development meets general policy objectives including increasing residential densities in appropriate locations and providing a development pattern that is better able to be served by public transit.

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Proposed Land Use Redesignation

The proposed land use redesignation seeks to amend the existing Mixed Use – Active Frontage (MU-2) height and density modifiers. The current land use modifiers of 4.0 FAR and 34 metre height do not facilitate development in the highest and best use and fail to capture the evolving development trajectory and rich potential of Bridgeland-Riverside, specifically the 4 St NE/Edmonton Trail corridor.

The land use amendment application proposes Mixed Use – Active Frontage (MU-2f9.0h80). The FAR of 9.0 and 80-metre height maximum enable future development to appropriately respond to the community context with a high density, mixed use building that offers active frontages and quality street interfaces. The intention of the redesignation is to better align the site's land use with the prominence of its location off 4 St NE, while introducing a product that meets policy objectives and positively contributes to bolstering housing supply.

Conclusion

In summary, the proposed land use amendment enables a development that will:

- Align with the vision and policies of the Bridgeland-Riverside ARP as a mixed use development
- Directly support the objectives and goals outlined of the MDP by allowing for new, high intensity housing in proximity to transit, employment, and amenities
- Benefit the community as a quality housing and amenity offering that is consistent with the evolving development trajectory of the surrounding neighbourhood context