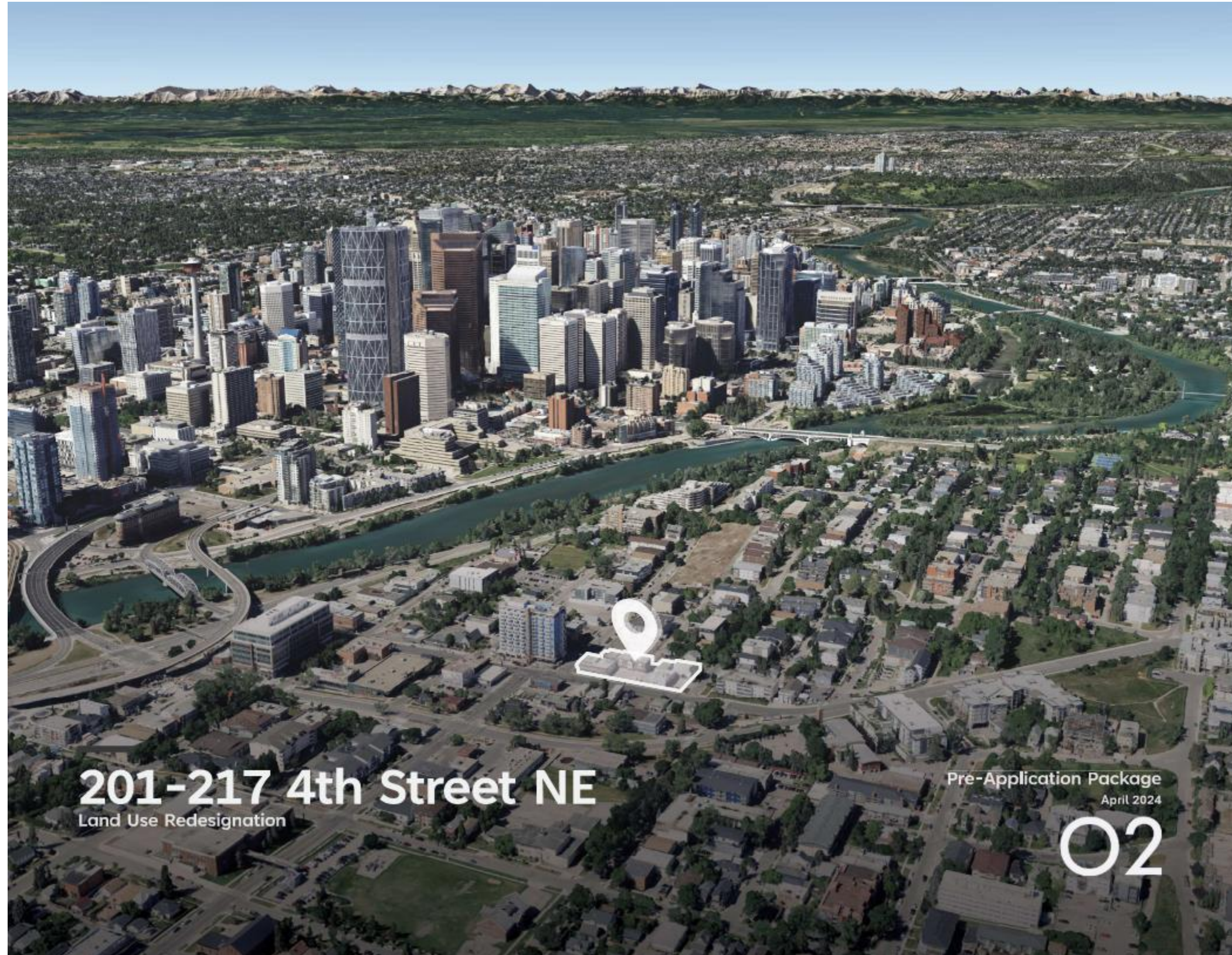


# Comprehensive Plan



**201-217 4th Street NE**  
Land Use Redesignation

Pre-Application Package  
April 2024

**02**

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Q2 + Santucci Enterprises, Ltd.



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## Introduction

On behalf of Santucci Enterprises Ltd., O2 is proposing to redesignate 3 parcels (+/- 3011 sqm) located on 4 St NE in the Bridgeland-Riverside neighbourhood. The parcel addresses are as follows:

- 217 4 St NE
- 207 4 St NE
- 201 4 St NE

This application proposes to amend the existing Mixed Use - Active Frontage (MU-2) modifiers of floor area ratio (FAR) and height to enable a high-density, mixed use development form appropriate to the local context.

Existing Land Use: MU-2 f4.0 h34

Proposed Land Use: MU-2 f9.0 h80

This application presents the vision and rationale for a new multi-family development in a prominent location of the city.



Figure 1. Aerial Context

## Site Context

The 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 combined site area is +/- 0.7 acres (+/- 0.3011 ha).

- The area is highly accessible through the existing transportation and public transit network, including nearby bus routes and bikeways.
- There are a host of diverse amenities surrounding the site, making it a favourable location to inject density that is supported by existing infrastructure.
- There are several nearby multi-family projects in development that represent the emerging higher density character of the area.



Figure 2. Site Context

## Surrounding Amenities

The area surrounding the subject site is rich with natural and built amenities that contribute to a complete community environment.

- Future residents will be able to quickly and easily access key commercial amenities for everyday needs within walking distance.
- Natural amenities are prevalent and offer diversely programmed spaces that appeal to a wide demographic.

### Institutional Amenities

- 1 Calgary Italian Cultural Centre
- 2 Riverside School
- 3 Calgary Classical Academy
- 4 Chinese Cultural Society

### Greenspace Amenities

- 1 Scorciatoia Park
- 2 Hidden Slopes Park
- 3 Rotary Park
- 4 Bridgeland Park
- 5 Bridgeland/Riverside Off-Leash Park
- 6 Murdoch Park

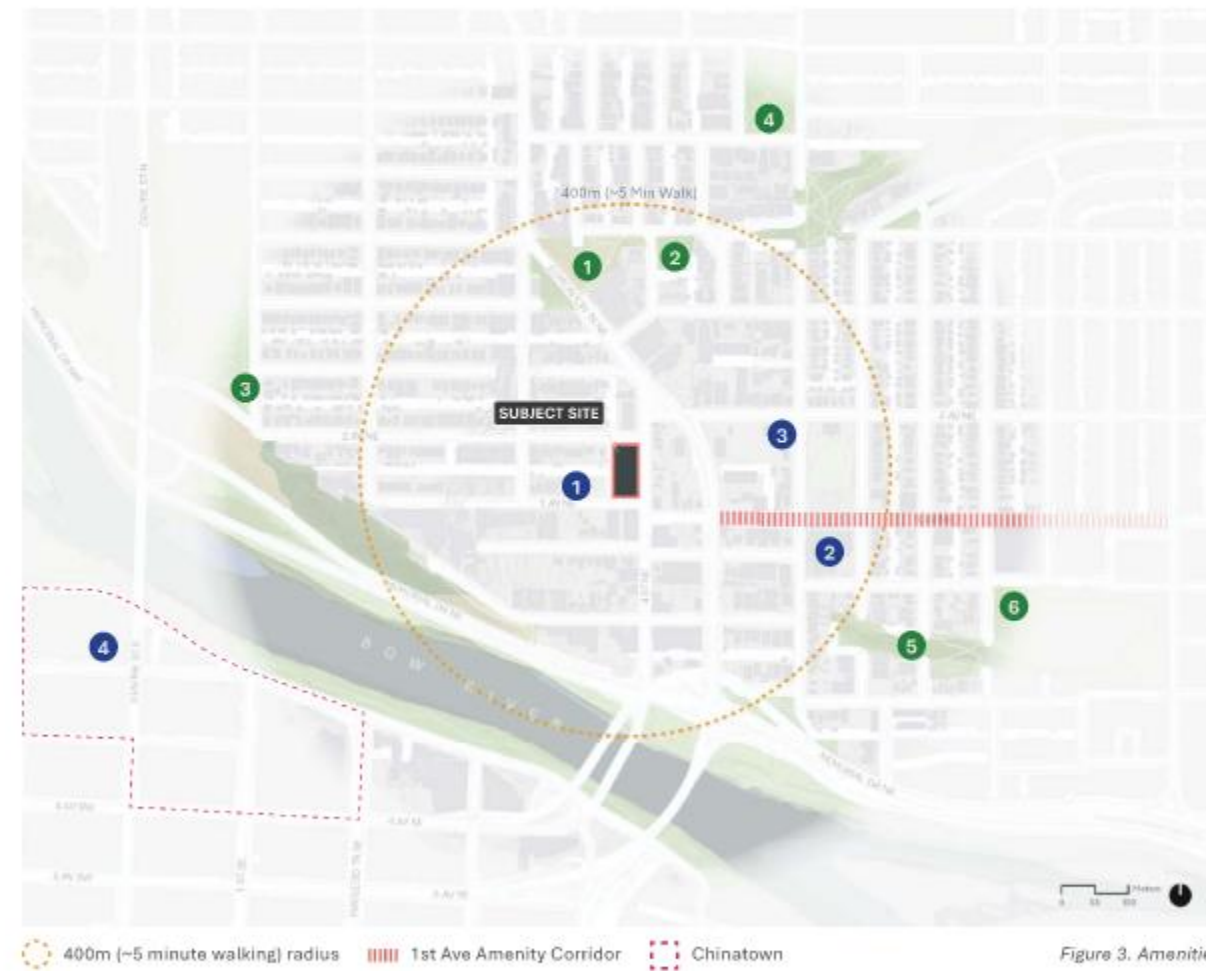


Figure 3. Amenities

## Public Transit and Active Transportation

The subject site is well-served by existing public transit and active transportation infrastructure.

- Bus routes 4, 5, and 69 operate nearby with stops in close proximity, providing convenient 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.
- Nearby bikeways provide connections to amenities and greenspaces which contribute to the area's quality accessibility.



## Transportation

The application lands are well-connected to the surrounding transportation network.

- The site fronts 4 St NE, which is designated as an arterial street that is used to access downtown and Memorial Drive toward the south, and 16 Ave NE to the north.
- The streets fronting the north and south site edges are classified residential and present carriageway widths of approximately 8-10 metres.
- Access to the future development will likely be provided through the lane on the west edge of the site as it presents the calmest traffic condition.

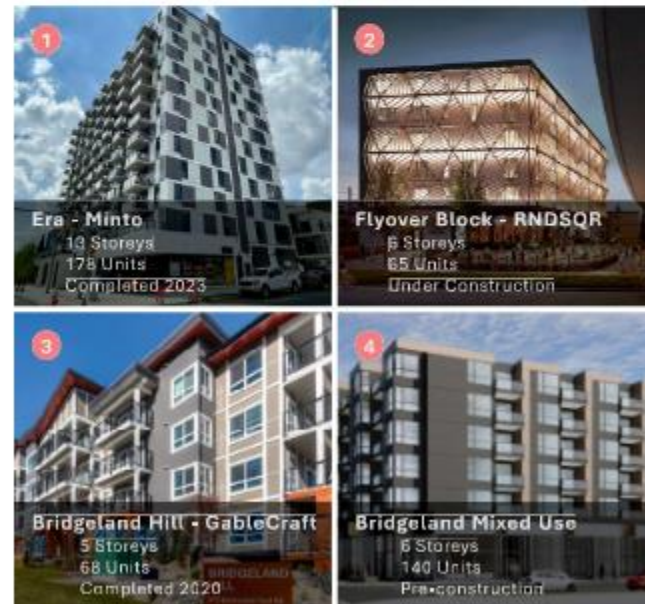


Figure 5. Transportation

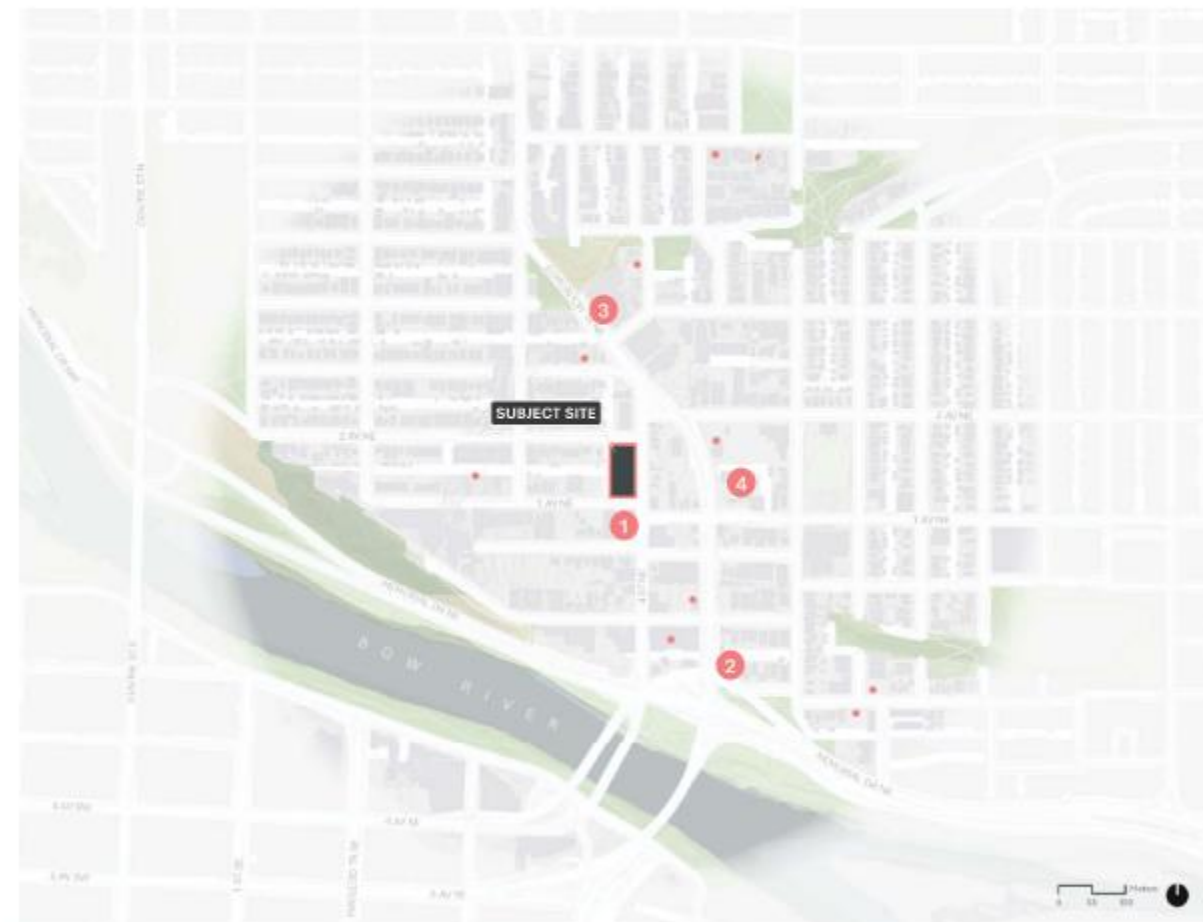
## Nearby Multi-family Development

There are several recent completed or ongoing multi-family development projects nearby 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 larger area is also populated with many other proposed and under-construction developments that will increase the housing stock and contribute to making the area more dense and vibrant.



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• Additional Nearby Multi-Family Development

Figure 6. Nearby Multi-Family Development

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## Development Vision & Planning Rationale



Figure 7. Conceptual Design Images

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## Development Vision & Planning Rationale

The proposed concept strengthens the ongoing trend of increasing densification and improving livability in the area. It introduces a high-density mixed use development to the site that contributes to the public benefit by better activating and enhancing the public realm in a generous and urban manner.

The proposal provides the site with new built forms that are more conducive to a vibrant mixed use district and corridor, active frontages and enhanced public realms on its boundary roadways, and a publicly accessible open space in the form of a south facing piazza. 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.

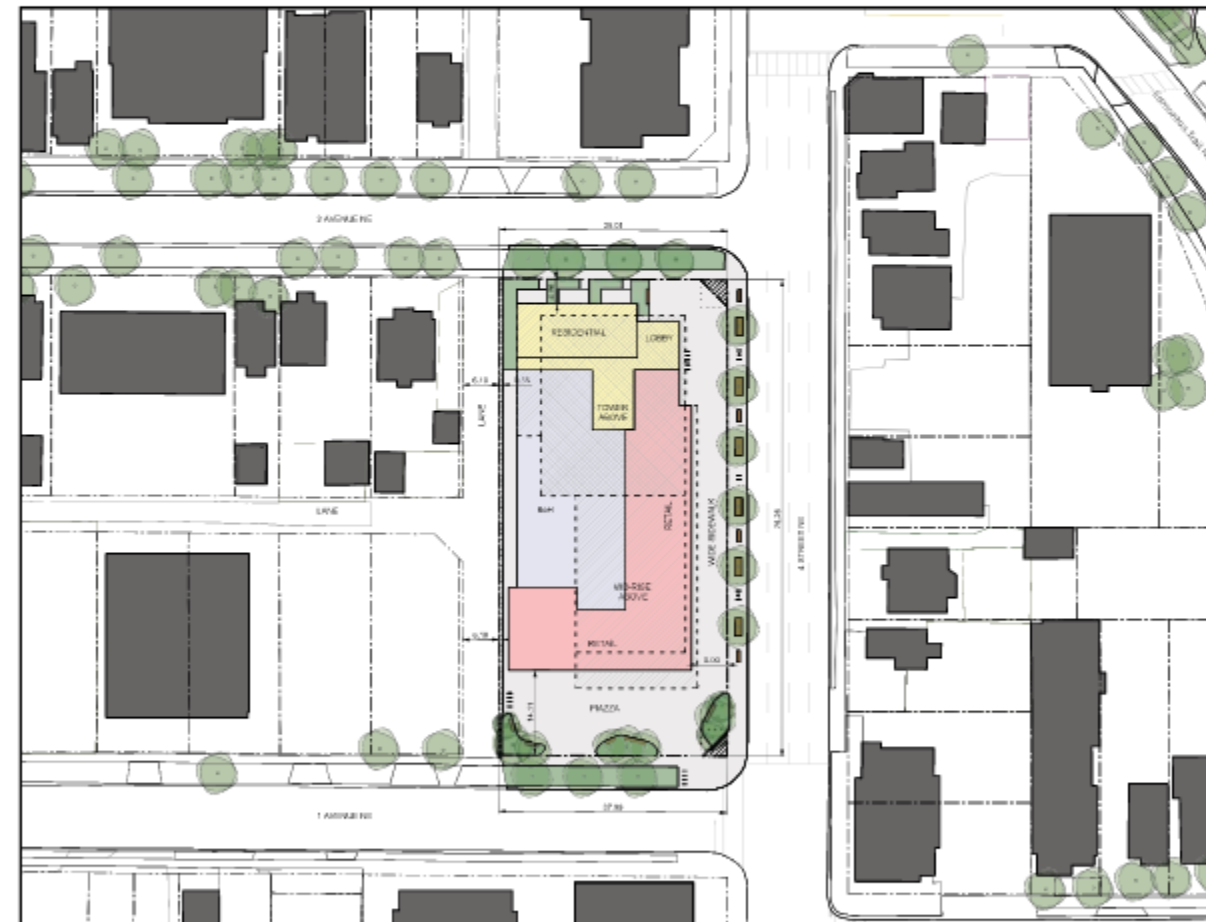


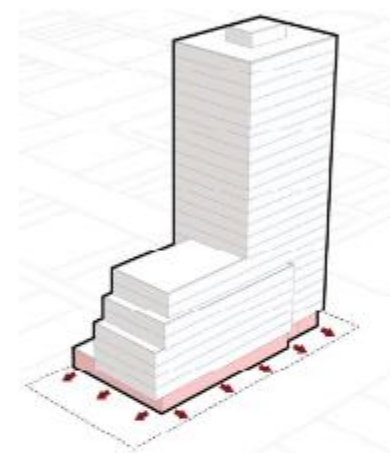
Figure 8. Conceptual Site Plan

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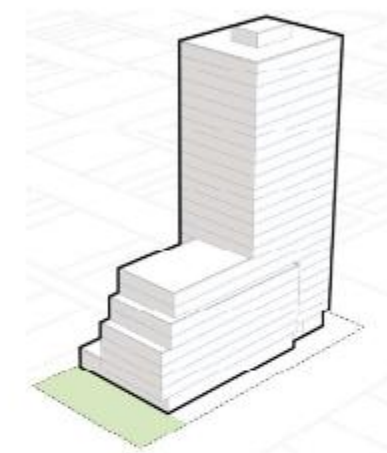
## Development Vision & Planning Rationale

Several design considerations were made in response to the site conditions and opportunities presented.

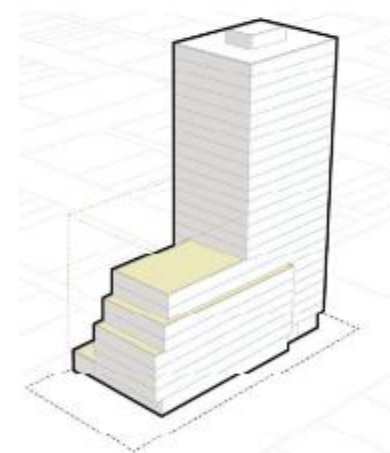
- Ground-oriented commercial uses along 4 St NE and 1 Ave NE create active frontages and attract pedestrian activity, contributing to more engaging streets.
- Strategic step-backs terrace the building from the south edge of the podium, creating articulation and the improving pedestrian experience with the podium height of 9 storeys that feels closer to 5.
- South-facing piazza invites residents and visitors to engage and enjoy the sun exposure and adjacent businesses.
- Mid-rise podium design improves viewsheds and reduces shadow impact and building form, providing a more livable and contextually sensitive imposition to the community rather than another, albeit lower, tall slab building.
- Ground-oriented residential uses along 2 Ave NE diversifies the housing offering and benefits the pedestrian interface with a greater building setback.



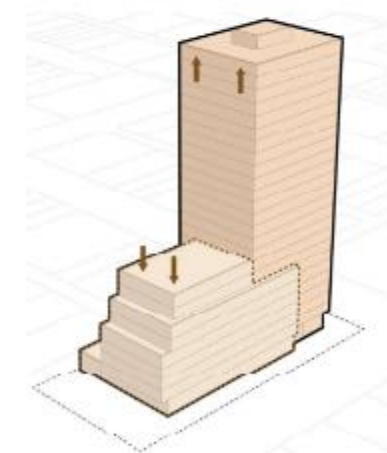
Active frontages engage site edges.



Piazza interface invites activity.



Building step-backs create articulation.



Podium design reduces massing impacts and improves viewsheds.

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## Development Vision & Planning Rationale

While a tower will be higher and create shadows that extend further into the adjacent properties, these shadows will pass over typically within 90 minutes of arriving. This is in contrast to the lower, but much wider, wall-effect created by slab buildings that, when repeated, can create the sense of a continuous barrier.



Figure 9. Conceptual Design

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## Shadow Study

March 21 Shadows



June 21 Shadows

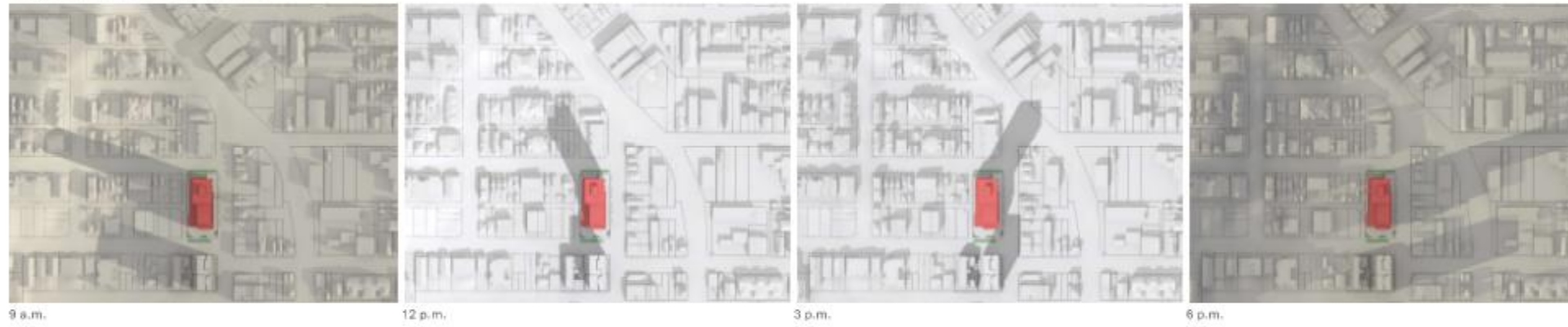


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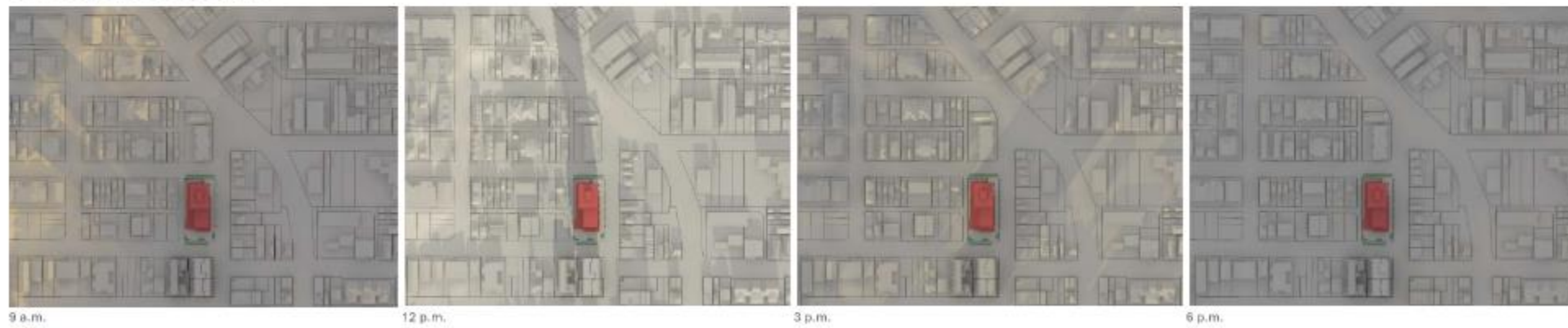
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## Shadow Study

### September 21 Shadows



### December 21 Shadows

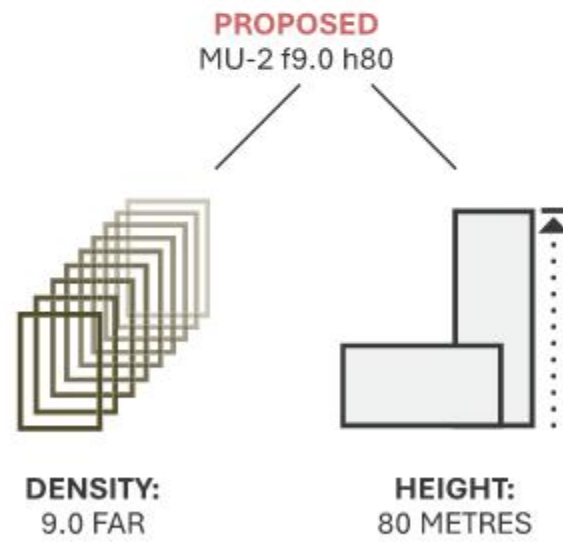


## Land Use Redesignation

A land-use redesignation application is required to facilitate the desired mixed use, multi-family development.

The application will amend the land use modifiers from Mixed Use - Active Frontage (MU-2f4.0h34) to Mixed Use - Active Frontage (MU-2f9.0h80).

The existing land use is suitable for the proposed development with exception to the modifiers which need to be increased to allow for greater FAR and height.



Policy Plan Boundaries

Figure 10. Existing Land Use



Policy Plan Boundaries

Figure 11. Proposed Land Use

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## Land Use Redesignation

### Existing

The existing land use designation is Mixed Use - Active Frontage (MU-2f4.0h34) which permits mixed use developments in locations fronting commercial streets. The current modifiers of 4.0 FAR and 34 metre height do not facilitate development in the highest and best use.

The modifiers also present challenges from an economic feasibility perspective due to the constrictive height limit. With a 34-metre height maximum, a 9-storey building could be constructed which is not feasible in the current development climate when considering cost of building and economic return.

Furthermore, the current land use fails to capture the evolving development trajectory and rich potential of Bridgeland-Riverside, specifically the 4 St NE/Edmonton Trail Corridor. The area is active with pedestrian and vehicular movement which should be met with high-density development to complement the vibrancy of the neighbourhood.

### Proposed

The proposed land use redesignation seeks to amend existing Mixed Use - Active Frontage (MU-2) height and density modifiers. The redesignation is necessary to facilitate the proposed development.

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 the housing stock. MU-2 with an FAR modifier of 9.0 and a height modifier of 80 metres enables the proposed development to appropriately respond to the community context with a high-density, mixed use building that offers active frontages and quality street interfaces.

The proposed development has potential to set a positive precedent in the area as a well-articulated and thoughtful design that meets community needs without compromising overarching policy objectives.

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## Policy Review & Rationale

### Bridgeland-Riverside Area Redevelopment Plan

Originally published in 1980, the Bridgeland-Riverside Area Redevelopment Plan (ARP) identifies recommendations for future growth and revitalization within the community<sup>1</sup>. The ARP's 'Generalized Land Use' map designates the subject site as 'Community – Centre,' which 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, with an emphasis on ground-oriented retail<sup>2</sup>. Policy 4.5 also suggests injecting mini-parks and other public realm additions to benefit the area's distinct character and liveability<sup>3</sup>.

Several design considerations were made to reflect the ARP's guiding policy. The proposed concept is a mixed use development that offers an active frontage along 4 St NE which also continues on 1 Ave NE. There is a strategic building setback on the south edge fronting 1 Ave NE that frames a piazza, creating an inviting interface. 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<sup>4</sup>.

### Municipal Development Plan

Calgary's Municipal Development Plan (MDP) guides the long-term growth, connectivity, resource management, and land development within the community. The MDP identifies 4 St NE and Edmonton Trail NE as 'Urban Main Streets' that are expected to offer high intensity residential and employment uses<sup>5</sup>. Section 2.2.1 details policies that relate to development adjacent to designated main streets and activity centres. The policies recommend that new growth incorporates a mix of uses in concentrated forms that support sustainable, activated living environments<sup>6</sup>. There is also emphasis placed on efficient use of existing infrastructure, connections to public transit, and appropriate transitions of scale and density<sup>7</sup>.

Section 3.4.2 provides land use policy direction specific to Urban Main Streets which largely echo the previously described objectives. Urban Main Streets are imagined as walkable, pedestrian-oriented environments that are supported by high-intensity, diverse residential and commercial uses<sup>8</sup>.

The envisioned development aligns with the MDP's policies for main streets as a mixed use, high-density proposal. The development intention is to provide active commercial frontages along 4 St NE and 1 Ave NE to create an engaging pedestrian-oriented environment. Preserving existing transit connections was also a priority, given the proximity to several bus stops and the Bridgeland LRT station within 1.5 kilometres. Additionally, the proposal's podium-style design provides a gradient of increasing density that responds to the adjacent 13-storey condominium on the south edge of the site.

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<sup>1</sup>Bridgeland-Riverside Area Development Plan, 1980, p. 2  
<sup>2</sup>Bridgeland-Riverside Area Development Plan, 1980, p. 24  
<sup>3</sup>Bridgeland-Riverside Area Development Plan, 1980, p. 24  
<sup>4</sup>Bridgeland-Riverside Area Development Plan, 1980, p. 8  
<sup>5</sup>Municipal Development Plan, 2020, p. 99  
<sup>6</sup>Municipal Development Plan, 2020, p. 30  
<sup>7</sup>Municipal Development Plan, 2020, p. 30  
<sup>8</sup>Municipal Development Plan, 2020, p. 99

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## Policy Review & Rationale

### Calgary Transportation Plan

The Calgary Transportation Plan (CTP) identifies overarching goals and policies for the city's transportation network and provides a framework for implementation. Within the CTP, 4 St NE is classified as an arterial road which is connected to Edmonton Trail NE – a north-south corridor within the Primary Transit Network. Edmonton Trail NE is one of the few major streets that provides a connection to and from Downtown Calgary. Accordingly, there are several modes of transportation – including public transit, active transportation, and vehicular – that operate on the roadway and provide Calgarians with a diverse mobility offering.

Section 3.3 of the CTP focuses on transit policies with an overarching objective of providing public transit that is safe, accessible, and customer-focused<sup>1</sup>. Most relevant to this proposal, the section notes the importance of linking land use decisions to transit, emphasizing that development along the existing and future Primary Transit Network should reflect a compact, mixed use, pedestrian-oriented form<sup>2</sup>.

Given the subject site's proximity to Edmonton Trail NE and Calgary's Primary Transit Network, there is strong rationale to support injecting high intensity, mixed use development to the area. Increasing density will have a positive impact on transit ridership while contributing to the neighbourhood's commercial economy. Future residents will also benefit from the area's strong transportation connections and corresponding ease of access to major activity hubs such as Downtown and 16 Ave NE.

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<sup>1</sup>Calgary Transportation Plan, 2020, p. 26  
<sup>2</sup>Calgary Transportation Plan, 2020, p. 26

