

Background and Planning Evaluation

Background and Site Context

The subject site is in the northeast community of Crescent Heights and is located west of 4 Street NE, south of 2 Avenue NE. The site is comprised of three parcels, is approximately 0.14 hectares (0.35 acres) in size and is approximately 36 metres long and 38 metres wide. The site is relatively flat and currently occupied by residential uses.

North of the sites are a single detached dwelling, a four storey multi-residential development and a three storey multi-residential development designated Multi-Residential – Contextual Medium Profile (M-C2) District. There is an active land use amendment application for parcels to the south of the subject site. The land use proposal is Mixed-Use – General (MU-1f9.0h80) for the parcels to the south where the Calgary Italian Cultural Centre is currently located ([LOC2024-0221](#)). West of the subject site is a four storey multi-residential development designated Multi-Residential – Contextual Medium Profile (M-C2) District. East of the site are commercial uses designated Mixed Use – Active Frontage (MU-2f4.0h34) District and there is an active land use application for this site. The active land use proposal is Mixed Use – Active Frontage (MU-2f9.0h80) District ([LOC2024-0166](#)).

The site is well served by Calgary Transit with the Primary Transit Network available on 4 Street NE located 50 metres (a one-minute walk) and Edmonton Trail NE located 160 metres (a two-minute walk) east of the site. Area amenities within walking distance include the Edmonton Trail NE Main Street, Annie Gale Park, Murdoch Park, Flyover Park, Riverside School, the Bow River Pathway system and the City Centre.

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](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Multi-Residential – Contextual Medium Profile (M-C2) District is intended to provide for multi-residential development of medium height and medium density, in a variety of forms. The district allows for a maximum building height of 16 metres (approximately five storeys) and a maximum gross floor area of two and a half times the site area (approximately 3,475 square metres).

The proposed Mixed Use – General District (MU-1f5.0h26) District allows for a mix of residential and commercial uses. The proposed district is intended for street-oriented development that accommodates both residential and commercial uses at grade. A mix of residential and commercial uses may occur within the same building or multiple buildings. The proposed MU-1f5.0h26 District allows for a maximum floor area ratio (FAR) of 5.0 (approximately 6,950 square metres) and a maximum building height of 26 metres (approximately eight storeys). The proposed density and height will enable higher-density mixed-use development.

The MU-1 District allows commercial uses to serve the residents and visitors and to contribute to growth adjacent to the Urban Main Street. The district is intended to provide transition to lower scale residential buildings on adjacent parcels through street wall stepbacks, building orientation, and building separation; and 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. The future proposed development would 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-1 District would provide guidance for the future redevelopment of the site. The overall building design, 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; and
- articulation to building façade and integrating site design to create a welcoming environment for pedestrians.

Transportation

Pedestrian access is available from existing sidewalks along 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 45 metres (a one-minute walk) south of the site on 1 Avenue NE and 160 metres (two-minute walk) east on Edmonton Trail NE. The Bow River pathway system is approximately 250 metres (a four-minute walk) south of site.

The Primary Transit Network is located 50 metres (a one-minute walk) east of the site on 4 Street NE and 160 metres (a two-minute walk) east of the site on Edmonton Trail NE. Transit stops for Route 4 (Huntington), Route 5 (North Haven) and Route 69 (Deerfoot Centre) are on 4 Street NE and Edmonton Trail NE. A transit stop for Route 90 (Bridgeland/University of Calgary) is 45 metres (a one-minute walk) south of the site on 1 Avenue NE. The site is located approximately one kilometer (a sixteen-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 and sanitary 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 adjacent to the Urban Main Street 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 the development permit.

Bridgeland-Riverside Area Redevelopment Plan (Statutory – 1980)

The site is located within the Non Family Oriented Development area as shown on Figure 3: Generalized Land Use in the [Bridgeland-Riverside Area Redevelopment Plan \(ARP\)](#). An amendment to Figure 3 is proposed to include the subject sites within the Community Centre area and adjust the boundary of the *Developed Areas Guidebook* (MDP Volume 2) to apply to this site.

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 Community Centre area.