

# 4 Street NE

Land Use Redesignation

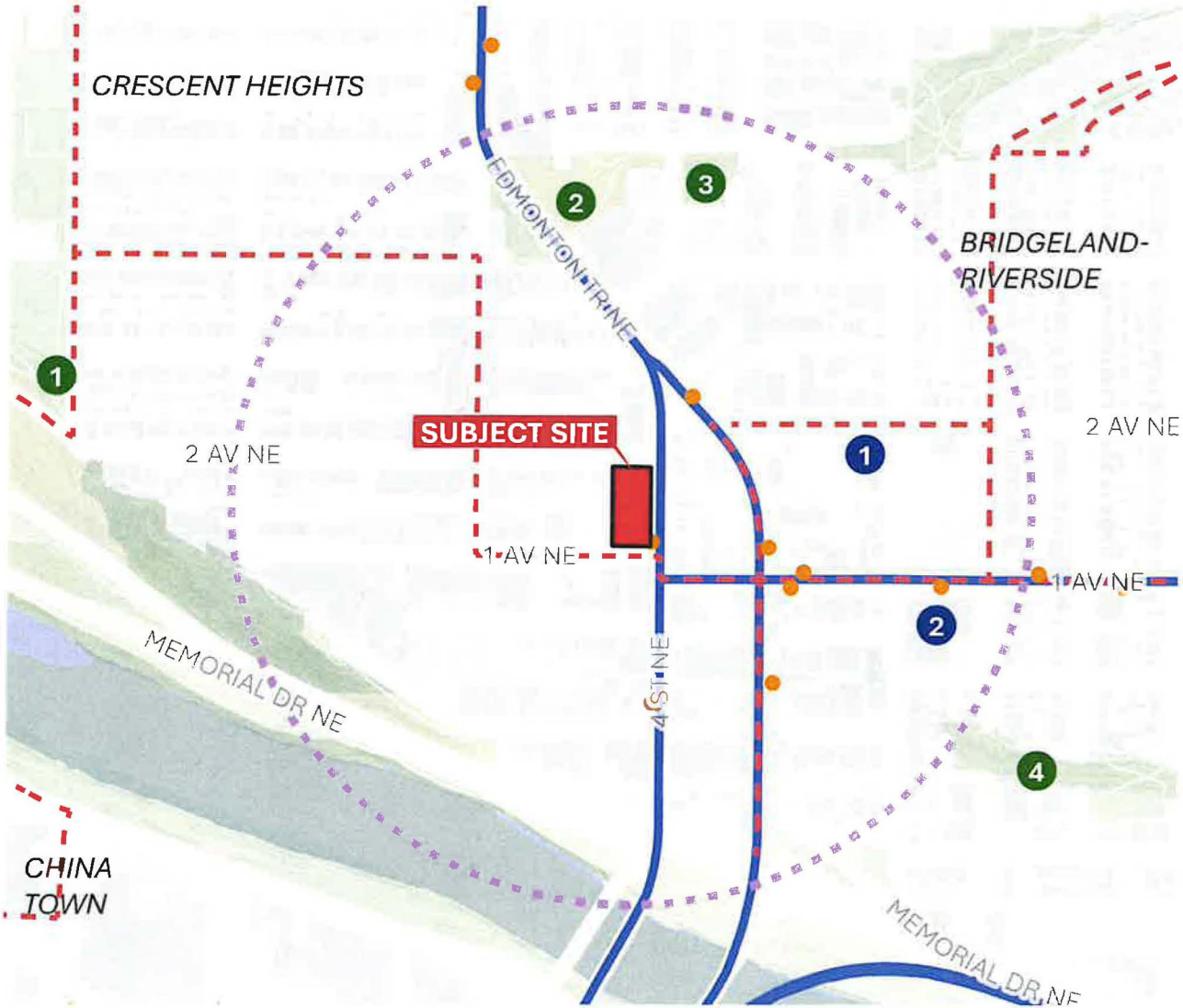
Public Hearing of Council - September 9, 2025

LOC2024-0166

CITY OF CALGARY  
**RECEIVED**  
 IN COUNCIL CHAMBER  
 SEP 09 2025  
 ITEM: 2-2-16 CPC 2025-068  
Disho - Presentation 2  
 CITY CLERK'S DEPARTMENT

# Site Context

The subject site is located on the eastern edge of the Crescent Heights community, with frontage along 4 St NE, 2 Ave NE, and 1 Ave NE.

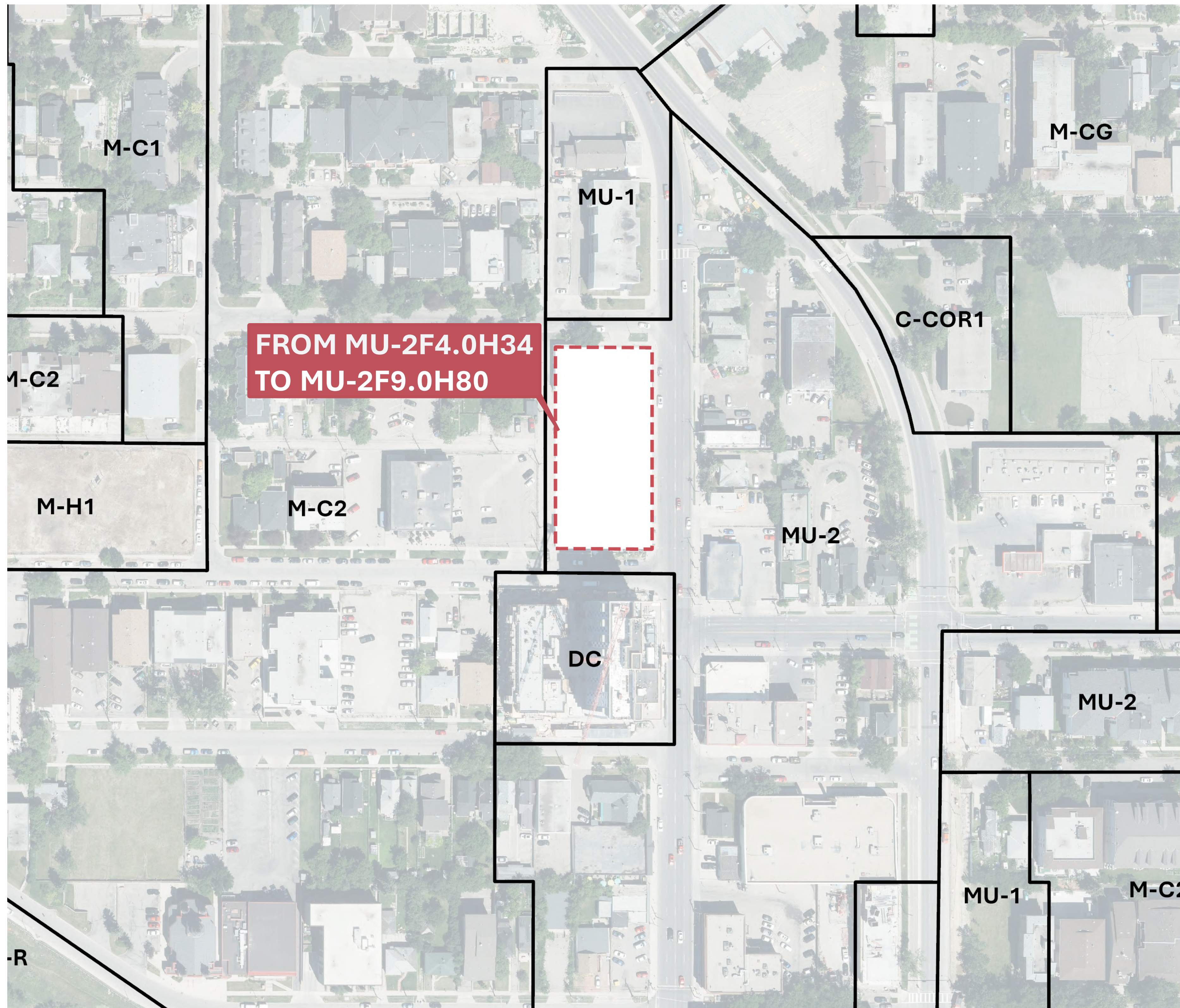


- The area surrounding the subject site is rich with natural and built amenities that contribute to a complete community environment.
- Future residents will be able to quickly and easily access key commercial amenities for everyday needs within walking distance.
- Natural amenities are prevalent and offer diversely programmed spaces that appeal to a wide demographic.

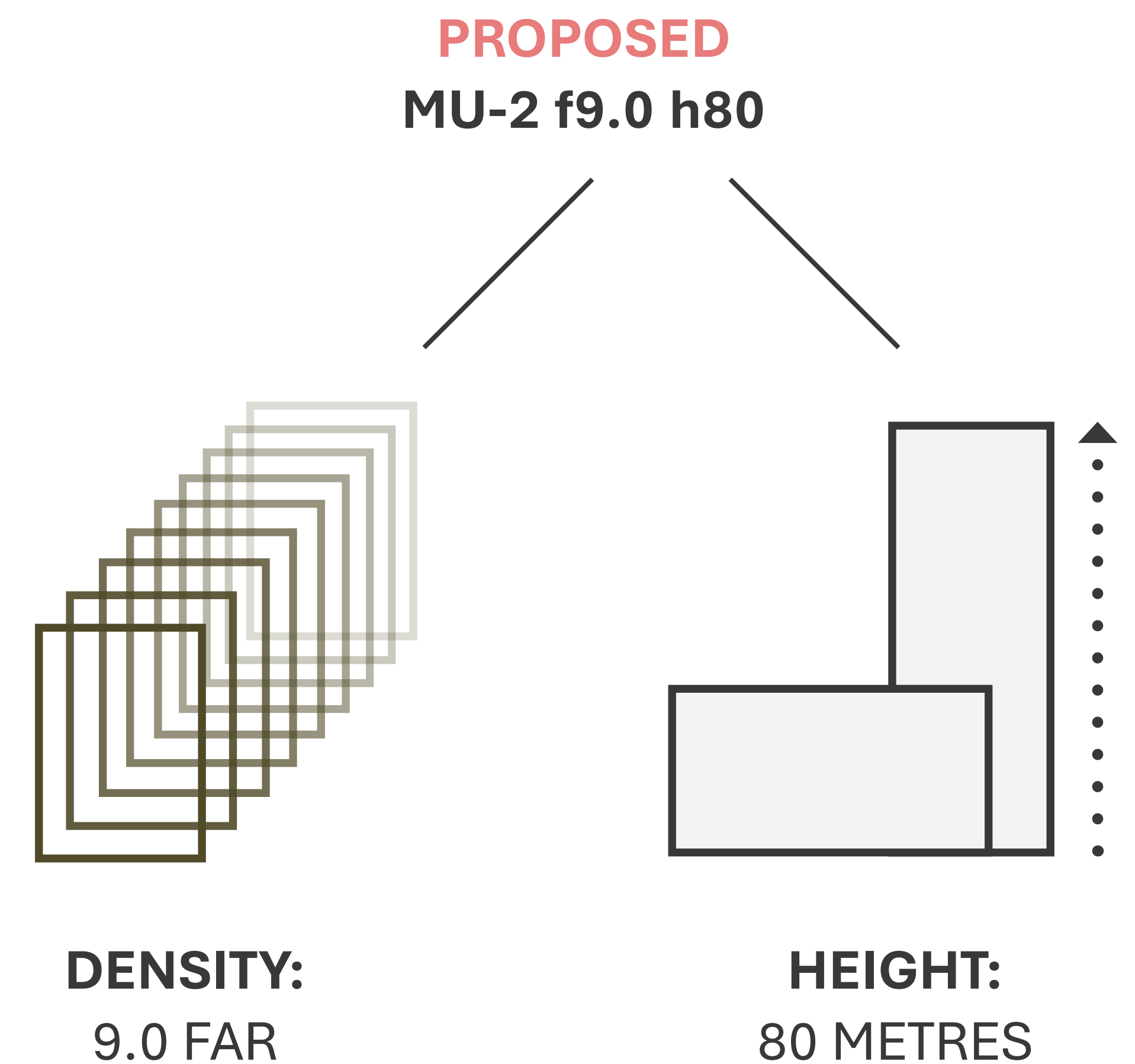
400m Walking Radius	Bus Route
Bikeway	Bus Stop
<b>Recreational Amenities</b>	
Rotary Park	Calgary Classical Academy
Scorciatoia Park	Riverside School
Hidden Slopes Park	
Bridgeland/Riverside Off-Leash Area	

# Proposed Land Use Change

A land use redesignation application is required to facilitate the desired vision for a mixed use, multi-family development up to 26 storeys.

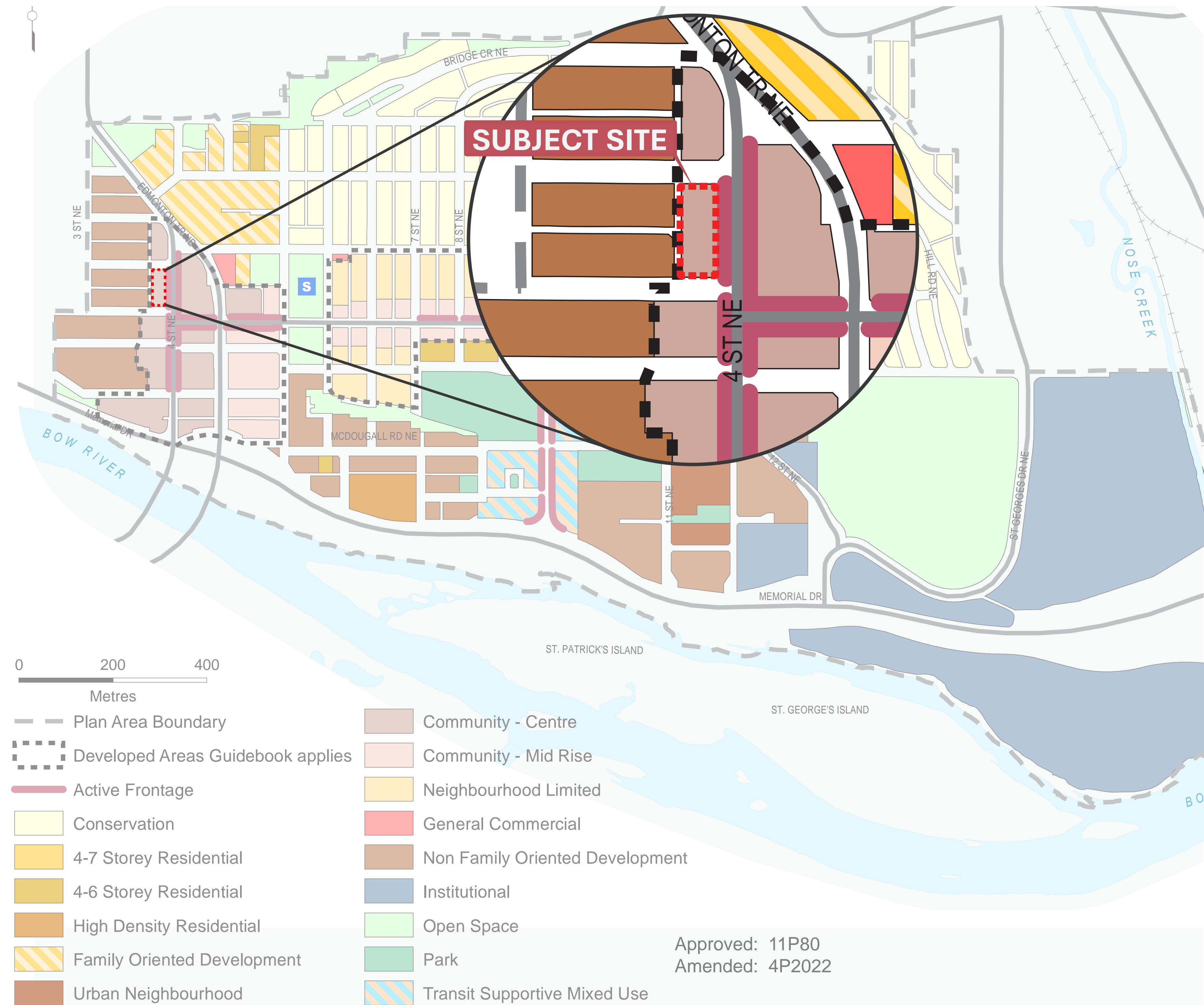


- The application will amend the land use modifiers from **Mixed Use - Active Frontage (MU-2f4.0h34)** to **Mixed Use - Active Frontage (MU-2f9.0h80)**
- The existing land use is suitable for the proposed development with exception to the modifiers which need to be increased to realize the development potential of the site.



# Policy Alignment

The subject site is designated as 'Community - Centre' in the Bridgeland-Riverside Area Redevelopment Plan.



Bridgeland-Riverside ARP Generalized Land Use Map

- The proposed land use redesignation aligns with the intent of the ARP and its guiding policy.
- Community - Centre is suitable to support the desired mixed use, multi-family development.
- The new land use is intended to facilitate a mixed use development that offers active frontages along 4 St NE, 2 Ave NE, and 1 Ave NE.
- The proposed development meets policy objectives including increasing residential densities in appropriate locations and providing a development pattern that is better able to be served by public transit.

# Outreach Strategy & Project Timeline

## Tactics



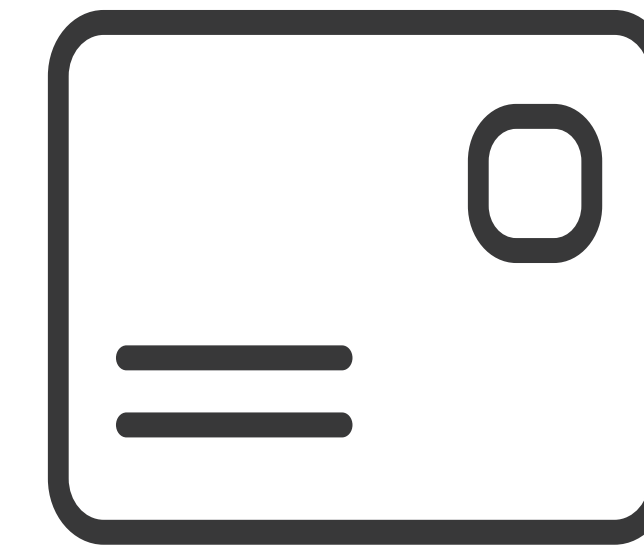
Project Website



Community Association Meeting



Community Information Session

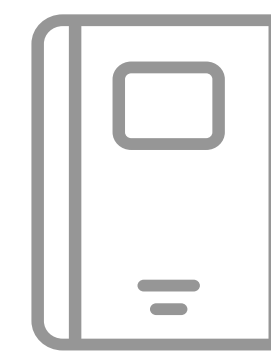


Postcard Circulation

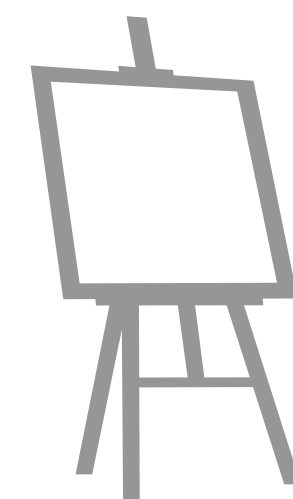


On-Site Signage

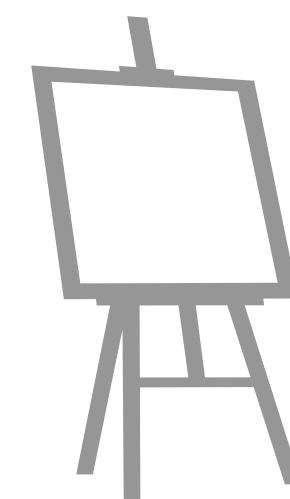
## Timeline



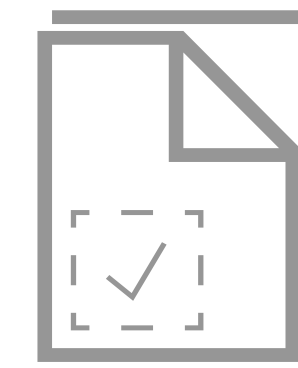
Summer 2024  
Land Use Application Submission



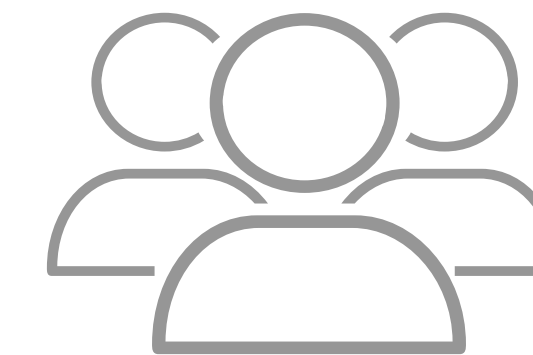
Summer 2024  
Community Association Meeting



Fall 2024  
Community Engagement

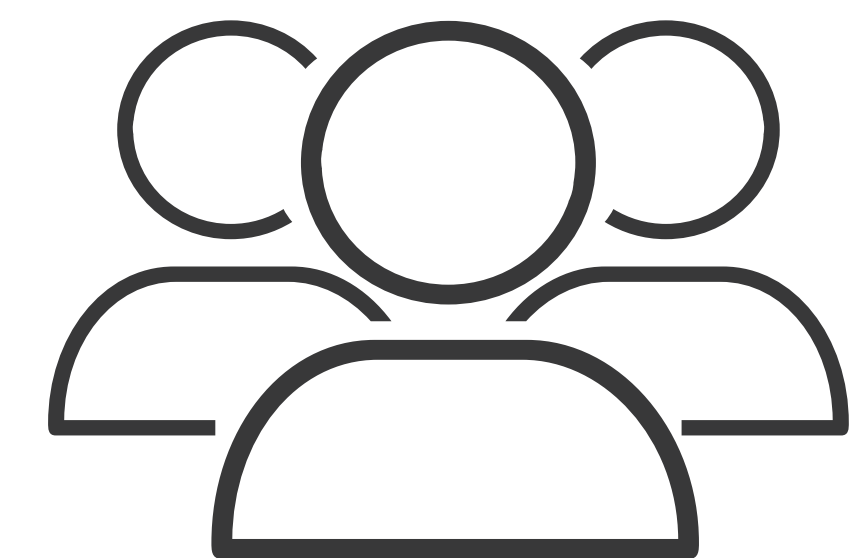


Fall 2024  
City Circulation & Application Review



Summer 2025  
Calgary Planning Commission

*Application Supported in July 2025*



Fall 2025  
City Council Public Hearing

# Application Summary

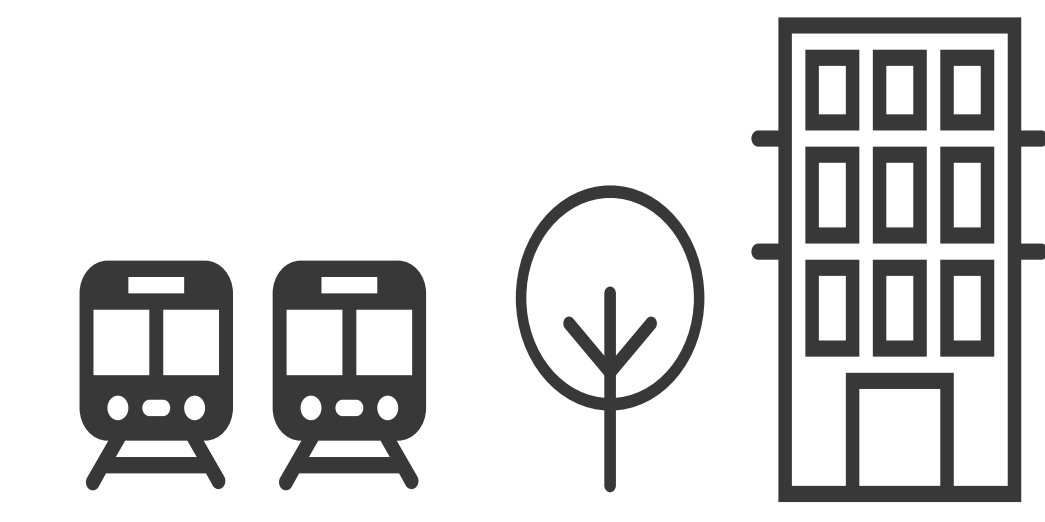
The proposed land use redesignation seeks to amend the existing land use in favour a mixed use district with height and density modifiers to facilitate a 26 storey tower. The redesignation is necessary to realize the development vision for this site.



**Diversifies available housing**

Diversifies residential offerings in proximity to existing transit and key amenities.

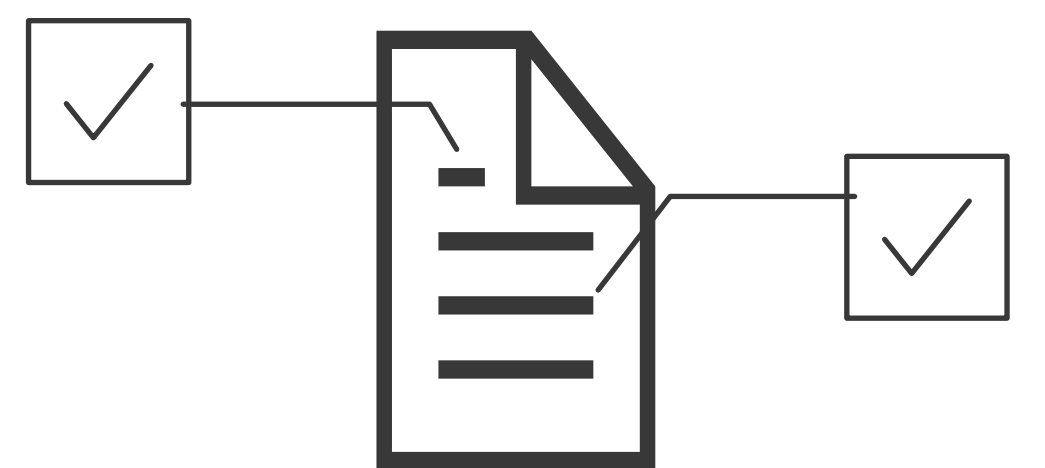
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**Supports transit-oriented development**

Increasing available housing supply near transit, encouraging transit-oriented lifestyles.

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**Consistent with City of Calgary Planning Policies**

Aligning the site with policy intentions as a mixed use development, and through a land use amendment responding to the significant potential for the area.

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**Appropriate land use district**

Mixed Use – Active Frontage (MU-2) provides a framework for the site to respond to its context and realize its development potential through increased height and density.

# Site History

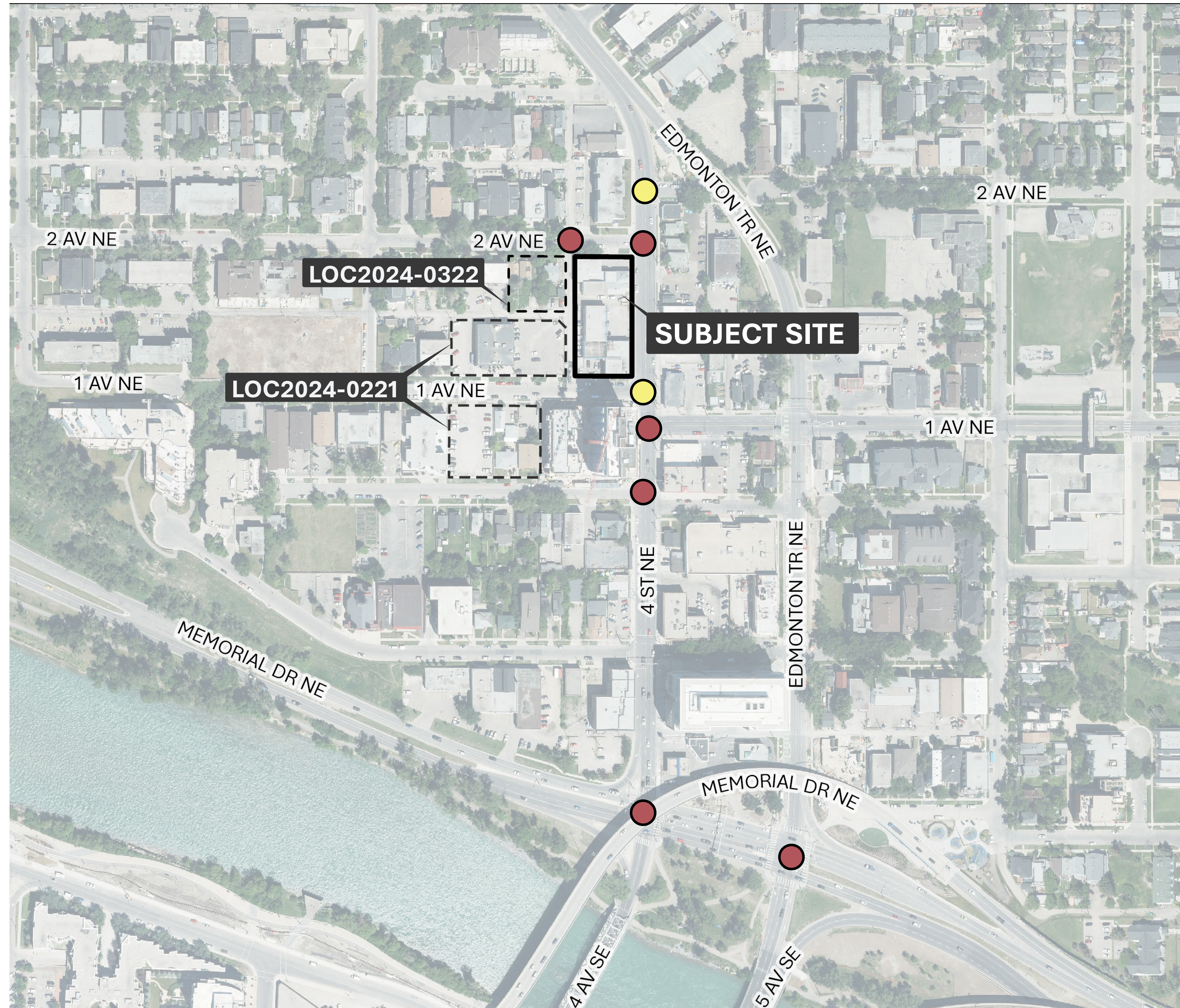
The site historically housed Roma Grocery, opened in the early 1900s, reflecting the area's Italian-Canadian roots.



- The building has undergone multiple additions and modifications to the sides, back, and facade.
- These changes have largely obscured its historical character and original fine-grain retail function.
- The site currently lacks a strong street interface and pedestrian-friendly scale, with adjacent recessed commercial uses.
- The land owners have expressed interest in recognizing the site history with a heritage plaque on the property.

# Transportation Impact Assessment

A transportation impact assessment (TIA) was prepared to evaluate the impact of 3 multi-family projects on the surrounding mobility network.



- The TIA assessed operating conditions at 8 intersections in the area.
- Improvements were recommended at 2 intersections:
  - 4 St NE / 1 Ave NE - Signal timing optimization is recommended to address post-development operational challenges.
  - 4 St NE / 2 Ave NE - Improvements to resolve the westbound left-turn movement capacity and queue storage shortage will be needed. This is triggered by background traffic numbers and is not related to the additional density.
- All other intersections were found to be operating in acceptable conditions post-development.

# Development Vision

The development vision for the area is to introduce mixed use development that contributes to the public benefit by better activating and enhancing the public realm.

