

Applicant's Submission

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On behalf of Acqua Shops Ltd., O2 Planning + Design is submitting this application to redesignate the parcel located at 118 8 ST NE in the community of Bridgeland/Riverside from DC District 41Z2002 SITE 3 to Mixed-Use – Active Frontage with a density modifier of 3.0 FAR and a height modifier of 16 metres (MU-2 f3.0h16). The proposed redesignation reflects the City's intention for the Main Streets and aligns the zoning with other parcels located on 1 Ave NE.

The subject site is located on the south side of 1 Ave NE between 8 St and 8A St NE and is currently occupied by a 3 storey mixed use building with commercial uses at grade and residential uses above. To the west is a similar 3 storey mixed use building that falls under the same DC district. Further west are smaller, 2 storey mixed use buildings designated MU-2 f3.0h16. On the north side of 1 Ave NE are older commercial uses also designated MU-2 f3.0h16.

The proposed land use redesignation will apply the same MU-2 district to the subject site as that which is applied to many of the parcels located along 1 Ave NE. The purpose of the Mixed Use – Active Frontage (MU-2) district is to be located along commercial streets with storefronts located at grade along a continuous block and residential uses located above.

The MU-2 designation applied to much of 1 Ave NE reflects the vision for the area established in the Bridgeland/Riverside Area Redevelopment Plan as well as the City's Main Streets initiative. The ARP establishes that commercial development and redevelopment along 1 Avenue NE should be of a nature that is local and pedestrian oriented through the enhancement of a sidewalk atmosphere. The MU-2 district shares this intention.

Redesignating the subject site to MU-2 offers the following key advantages:

- **Continuous Land Use:** MU-2 is the predominant district along 1 Ave NE. This redesignation will apply the same designation as that which is deemed most appropriate for this area in the Bridgeland/Riverside ARP.
- **Main Streets:** The proposed redesignation will help implement the City's intention of the Main Streets on this portion of 1 Ave NE.
- **Active Frontage:** Redesignating to MU-2 will ensure that the subject site will continue to meet the ARP's objective of enhancing sidewalk atmosphere by promoting developments with storefronts along a continuous block face.
- **Mix of Uses:** The MU-2 designation comes with a long list of permitted and discretionary uses. This will help ensure that 1 Ave NE continues to provide a variety of goods and services that cater to the community.

Throughout the application process, Acqua Shops Ltd., along with O2 Planning + Design, will work collaboratively with officials at the City of Calgary, representatives from the local Councillor's office and residents of Bridgeland/Riverside. The feedback gathered will be considered in the application process.