

Background and Planning Evaluation

Background and Site Context

The site is located along Uxbridge Drive NW in the community of University Heights. It is approximately 2.782 hectares (6.874 acres) in size and is approximately 213.18 metres wide by 142.75.00 metres deep. The site was designated on 2016 July 5 as a Direct Control (DC) District ([183D2016](#)) and is currently under construction as per plans approved by Calgary Planning Commission on 2016 May 19 (DP2016-0305). The approved development permit allows for 6 mixed-use buildings. A new development permit to allow for the proposed uses will be required.

The parcel, located at the northwest corner of Uxbridge Drive NW and 16 Avenue NW, is surrounded by a variety of land uses and developments. The Foothills Medical Centre is located on the south side of 16 Avenue NW and is designated as Special Purpose - Community Institution (S-CI) District. A small commercial development, as well as a four storey multi-residential development, and several semi-detached dwelling units are located to the east across Uxbridge Drive NW. They are designated as Commercial – Community (C-C2) District, Multi-Residential – High Density Medium Rise (M-H2) District, and Residential Contextual – One/Two Dwelling (R-C2) District respectively. The Queen of Peace Church designated as Special Purpose - Community Institution (S-CI) District, is to the north across from the extension of Unwin Road NW. The University Elementary School and associated playfields are located to the west of the site and are designated as Special Purpose – Community Service (S-CS) District.

Transit infrastructure is adjacent to the site, a MAX Orange Bus Rapid Transit BRT stop is along 16 Avenue NW, which is part of the Primary Transit Network, and multiple bus stops also exist along Uxbridge Drive NW. A future pedestrian bridge on 16 Avenue NW will provide pedestrian connectivity between the site and surroundings to the Foothills Medical Centre.

Community Peak Population Table

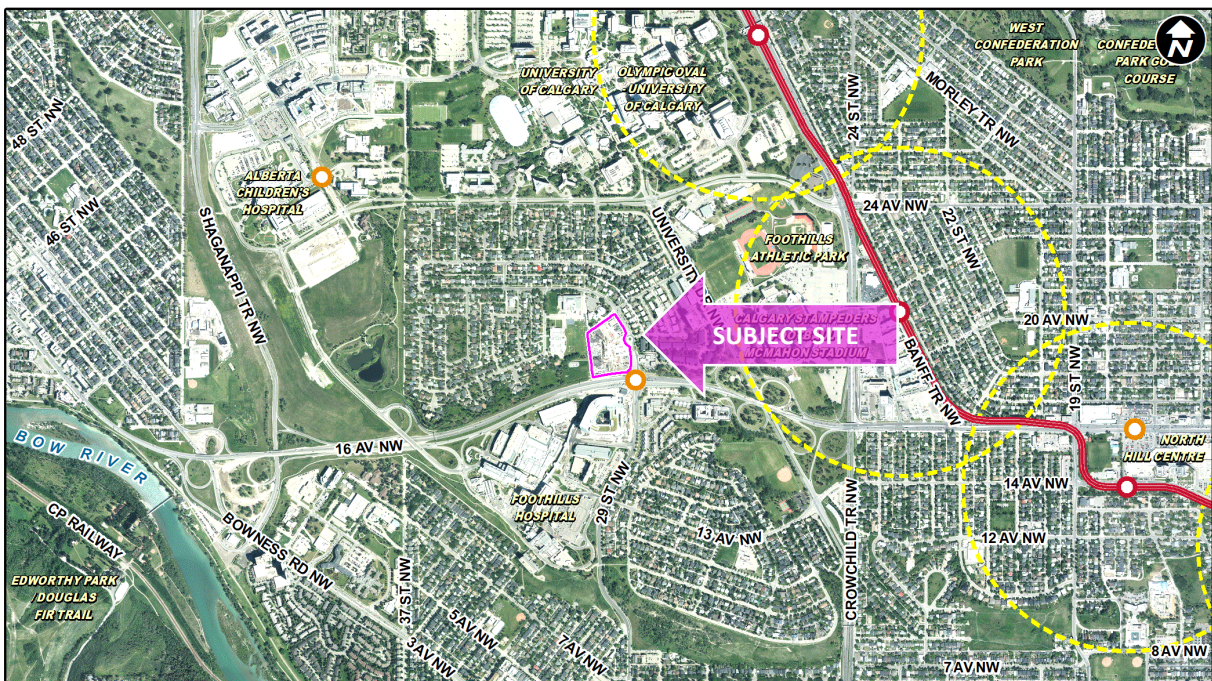
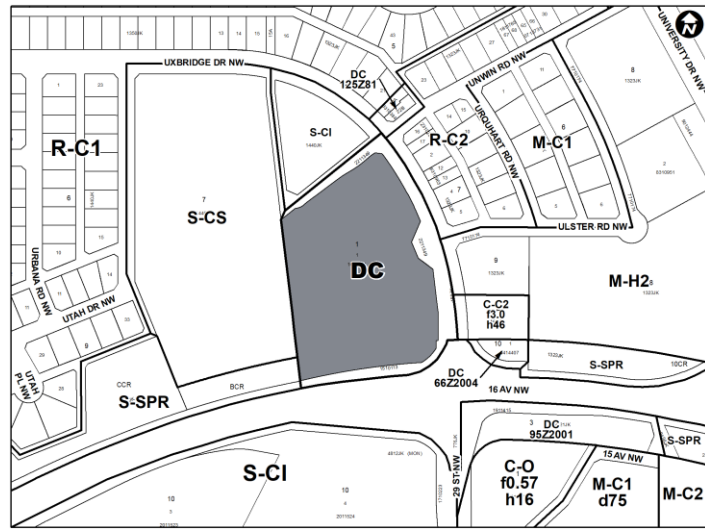
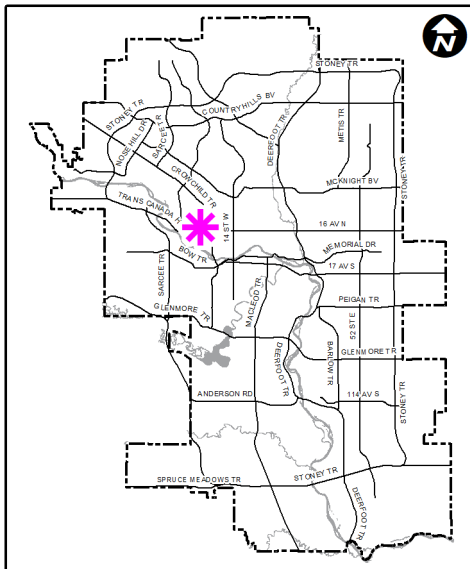
As identified below, the community of University Heights reached its peak population in 1980, and the population has decreased since then.

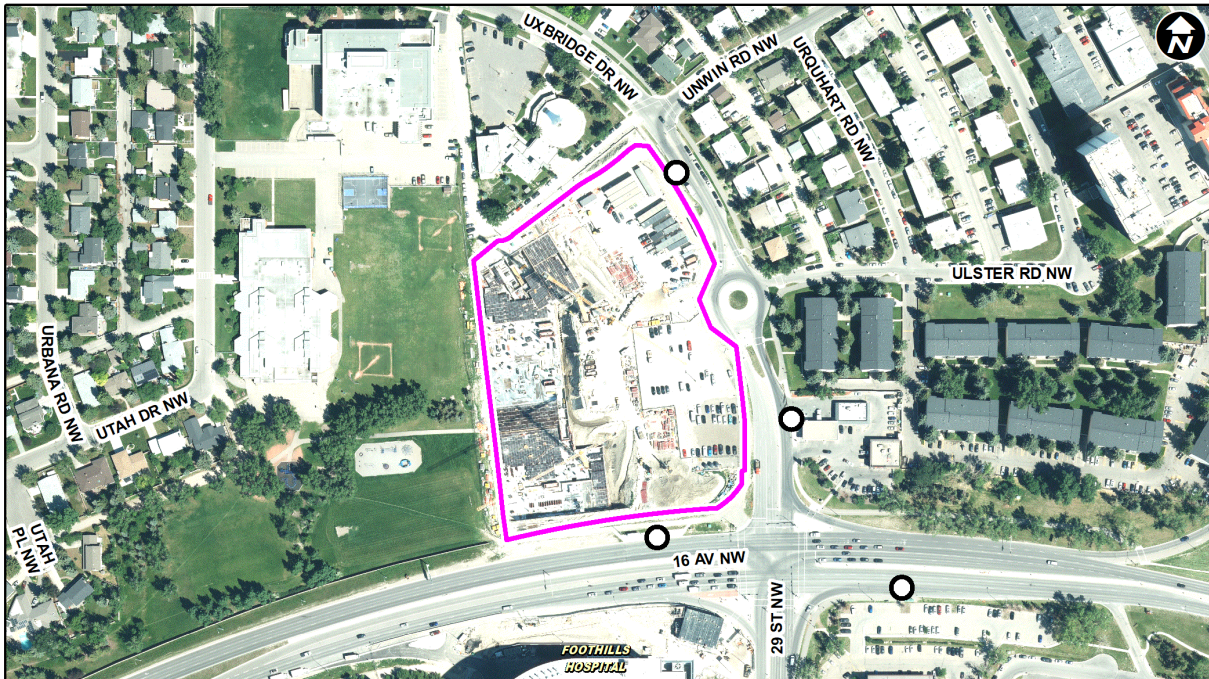
University Heights	
Peak Population Year	1980
Peak Population	3,147
2019 Current Population	2,921
Difference in Population (Number)	-226
Difference in Population (Percent)	-7.2%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [University Heights Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District is based on the Commercial – Community 2 (C-C2) District which allows for development that is comprehensively designed with several buildings with a wide range of use sizes and types as well as offer opportunity for commercial uses to be combined with office and residential uses in the same development. The current DC District furthers the intent of the base district, supports the vision of the site-specific area redevelopment plan and provides specific rules to support a mixed-use development.

The proposed DC District amends the current DC District to allow for two additional discretionary uses: Health Services Laboratory – Without Clients and Health Services – Overnight Stay to diversify the uses in the site. The latter is a newly defined use that is not a listed in the 1P2007 Land Use Bylaw and is intended to allow for human health care, minor surgeries and short-term overnight stay. The proposed DC District includes location rules for the proposed uses to minimize the potential impact to the activation of the ground level of the buildings. The proposed DC District also includes rules that identify the maximum use area and location in a building for the Health Services – Overnight Stay use. The proposed DC District also includes wording and formatting updates to align with current standards without compromising the original intent of the DC District.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration. The use of a DC District is due to the unique characteristics of

the site as the proposed redesignation will continue supporting the mixed-use development currently under construction. It will expand the diverse commercial base for the site and provide further guidance on the new uses while maintaining the Commercial – Community 2 (C-C2) District and include rules that support the vision of the *Stadium Shopping Centre Area Redevelopment Plan*. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw, especially as a new use is being created in the DC District.

The proposed DC District includes a rule that allows the Development Authority to relax section 7 of the DC District Bylaw. Section 7 incorporates rules of the base district in Bylaw 1P2007 where the DC District does not provide specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would in a standard district.

Development and Site Design

If approved by Council, the rules of the proposed DC District, along with the policies of the site-specific area redevelopment plan, will continue to provide guidance to the development of the site including appropriate uses, building height and massing, landscaping, and parking. Given the specific context of this corner site, additional items will be considered through the development permit process.

Transportation

The site has been approved previously with vehicular access from Unwin Road NW and from Uxbridge Drive NW. The development also provides good pedestrian access throughout the site connecting to sidewalks on 16 Avenue NW and on Uxbridge Drive NW. A pedestrian overpass over 16 Avenue NW is planned west of Uxbridge Drive NW adjacent to the site. Once completed, pedestrians will be able to move freely between the Foothills Medical Centre / Cancer Centre site and this site.

16 Avenue NW, classified as a Skeletal Road, is part of the Primary Transit Network under the Calgary Transportation Plan. As such, the site is well served by Calgary Transit, with nearby stops on Uxbridge Road and 16 Avenue NW. Routes service include Route 9 (Dalhousie Station), Route 20 (Heritage Station / Northmount), Route 104 (Sunnyside / University of Calgary) and Route 303 (Max Orange).

The site is also well served in terms of bicycle facilities, and the 5A Network (Always Available for All Ages and Abilities). The adjacent boulevard of westbound 16 Avenue NW is identified as a future pathway. Uxbridge Drive NW and 29 Street NW both include on-street bikeways. The network of bikeways and pathways ultimately connect the rider to many desire points, including the University of Calgary and the Bow River pathway network.

A parking supply study was submitted and reviewed in support of the proposed application. The study concluded that the proposed vehicular parking supply was appropriate under the proposed DC District.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, storm and sanitary sewer mains are available to service the subject site. Details of site servicing, as well as, appropriate stormwater management, will be considered and reviewed as part of the development permit stage.

City-Led Outreach Summary

In addition to the information in the cover report, and during the review process, no letter from citizens or institutions nearby the site were received. The original submission considered Hospital as one of the proposed additional uses for the site.

The Community Association comments are found in Attachment 6. Administration met numerous times with the Community Association to discuss their concerns related to the impact of the proposed redesignation on achieving the vision of the ARP. The discussion led to the following changes in the proposed DC District:

- Create a use definition for Health Services – Overnight Stay to clearly identify that the use will allow for minor health services, and may include short-term care, overnight stays and surgical services. Long-term overnight stay is excluded.
- Create a maximum use area for Health Services – Overnight Stay of 20,000 square metres.
- Exclude the proposed two additional uses from being considered “commercial use” to exempt them from the use area outlined in the ARP for retail and consumer services and eating establishments.
- Create a rule to prevent a single-use building for Health Services – Overnight Stay.
- Limit the ground floor area that can be occupied by the two proposed additional uses to 20%. The remaining 80% of the main floor gross floor area will be occupied by other uses including Retail and Consumer Services.

Amendments to the existing DC District including the new rules listed above, as well as the proposed amendments to the ARP were discussed with the Applicant and the University Heights Community Association. Rules were adjusted as discussion progressed.

Administration believes that the proposed redesignation supports the vision of the ARP as it is to create an attractive, vibrant and mixed-use development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned 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.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use and policy amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The site is located in an area identified as Developed Residential – Established Urban Typology. This typology includes residential communities that were planned and developed

between the 1950s and 1990s. These are primarily residential communities containing a mix of low- and medium-density housing with support retail in relatively close proximity. Policies for these areas support developments that incorporate appropriate densities, a mix of land uses and pedestrian-friendly environments to support an enhanced Base or Primary Transit Network.

The University Heights community is generally surrounded by a Major Activity Centre that includes educational, institutional and major commercial centers. The proposed redesignation to allow for mixed-use development near residential areas generally aligns with the [Municipal Development Plan](#)'s vision and direction.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathway to 2050](#). Further opportunity to align development of this site with applicable climate strategies will be explored and encouraged at the subsequent development approval stages.

Stadium Shopping Centre Area Redevelopment Plan (Statutory – 2013)

The subject site is in the [Stadium Shopping Centre Area Redevelopment Plan](#) (ARP). This site-specific ARP envisions the site as an attractive, vibrant, mixed-use centre which provides employment opportunities, residential accommodation, and services that are complementary to the surrounding communities and institutions.

Minor amendments to the ARP are proposed which incorporate a maximum use area for all health uses, including the two new proposed uses. The application aligns with the vision and policies of this ARP and its proposed amendments (Attachment 2).

A minor amendment is also proposed to Appendix 1, which is the non-statutory portion of the ARP. The proposed amendment is to include a definition for Health uses to provide certainty and clarify when interpreting the policies in the ARP (Attachment 7). The proposed amendment is as follows:

- In Appendix 1: Glossary, add the following in the corresponding alphabetical order:
“Health uses: Health uses are uses that relate to human health care. In this document they include the following uses as listed in the Land Use Bylaw 1P2007 and the Direct Control District that applies to the site: Health Care Services; Health Services Laboratory – Without Clients and Health Services – Overnight Stay.”

Administration is currently working on the [South Shaganappi Communities](#) area planning project which includes University Heights and surrounding communities. Planning applications will be accepted for processing throughout the local area planning process.