

Planning and Development Services Report to
 Calgary Planning Commission
 2023 June 08

ISC: UNRESTRICTED
 CPC2023-0600
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Policy and Land Use Amendment in University Heights (Ward 7) at 1941 Uxbridge Drive NW, LOC2022-0170

RECOMMENDATION:

That Calgary Planning Commission recommends that Council:

1. Give three readings to the proposed bylaw for the amendment to the Stadium Shopping Centre Area Redevelopment Plan (Attachment 2);
2. Give three readings to the proposed bylaw for the redesignation of 2.78 hectares ± (6.87 acres ±) located at 1941 Uxbridge Drive NW (Plan 1612084, Block 1, Lot 1) From Direct Control District (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 3); and
3. Adopt, by resolution, the proposed amendment to Appendix 1 of the Stadium Shopping Centre Area Redevelopment Plan (Attachment 7).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JUNE 8:

That Council:

1. Give three readings to **Proposed Bylaw 45P2023** for the amendment to the Stadium Shopping Centre Area Redevelopment Plan (Attachment 2);
2. Give three readings to **Proposed Bylaw 123D2023** for the redesignation of 2.78 hectares ± (6.87 acres ±) located at 1941 Uxbridge Drive NW (Plan 1612084, Block 1, Lot 1) From Direct Control District (DC) District to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 3); and
3. Adopt, by resolution, the proposed amendment to Appendix 1 of the Stadium Shopping Centre Area Redevelopment Plan (Attachment 7).

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for two additional discretionary uses with rules to further support mixed-use development on the site.
- The proposal broadens the spectrum of uses allowed on the site, supports an appropriate building form and is in keeping with the applicable policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? This application would increase the variety of uses within the community and allow for a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would enable additional commercial and employment opportunities that will help activate this part of the University Heights community and will enhance the availability of services in the surrounding communities and greater area.
- No development permit application has been submitted with this application at this time.

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- An amendment to the *Stadium Shopping Centre Area Redevelopment Plan* (ARP) is required for consistency and to accommodate the proposal.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application was submitted on 2022 September 19 by O2 Planning and Design on behalf of the landowner, Uxborough GP. The site was redesignated on 2016 July 5 to a Direct Control (DC) District (Bylaw 183D2016) to allow for a comprehensively planned mixed-use development which is currently being built. This application proposes to redesignate the site to a DC District to allow for two additional uses. Minor amendments to the ARP are proposed to support the application. A new development permit to allow for the additional uses will be required.

The 2.782 hectares (6.874 acres) site is in the northwest community of University Heights at 1941 Uxbridge Drive NW. The site is in the north side of 16 Avenue NW which is part of the Primary Transit Network and is surrounded by a variety of uses and development including commercial, institutional and residential.

As indicated in the Applicant Submission (Attachment 4), the proposed land use district supports the development of the subject site into a mixed-use centre. The intent is to expand the diverse commercial base for the site as well as create leasing opportunities for health care services.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of engagement with the public/interested parties and respective community association was appropriate. In response the applicant attended three University Heights Community Association meetings. The Applicant Outreach Summary can be found in Attachment 5.

City-Led Outreach

In keeping with Administration practices, this application was circulated to interested parties including the public, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

During the review process, the University Heights Community Association (UHCA), outlined concerns for the potential impacts of the proposal on the vision for the site as originally outlined in the Area Redevelopment Plan. After further information was shared, the UHCA provided a letter of objection, dated 2023 March 23, noting the following concerns:

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- the proposed amendment interferes with the intent of the bylaw to fulfill the vision of the Stadium Shopping Centre Area Redevelopment Plan (SSC-ARP);
- the proposed amendment does not meet the test for relaxation in Bylaw 1P2007; and
- loss of ground retail, restaurants and other community services at ground level of the development.

After discussions with the Applicant and Community Association, new rules in the DC District were included to address concerns and to minimize the impact of the added uses in achieving the vision of the ARP. After a few meetings with both the Applicant and the Community Association, the University Heights Community Association provided a new letter outlining similar concerns and providing tacit acceptance (with conditions) of a lower cap on medical and medical-related uses than is proposed. Both letters are included in Attachment 6.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking details will be determined at the development permit stage.

Following Calgary Planning Commission, notification for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed redesignation enables the continuation of development in the community of University Heights and provides a framework for future residential and mixed-use development in the community. The development of this site enables a more efficient use of land and infrastructure and supports surrounding uses and amenities while introducing the location of additional amenities for the community and greater area.

Environmental

This application does not include any actions that specifically address the objectives of the Calgary Climate Strategy – Pathway to 2050. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

This application would expand the commercial base for future mixed-use development on the subject site. The inclusion of these additional uses will support the context as well as would create employment opportunities in the surrounding communities and greater area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

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ATTACHMENTS

1. Background and Planning Evaluation
- 2. Proposed Bylaw 45P2023**
- 3. Proposed Bylaw 123D2023**
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response
7. Proposed Amendments to Appendix 1 of the Stadium Shopping Centre Area
Redevelopment Plan.
- 8. CPC Member Comments**
- 9. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform