

Applicant Submission

Letter received via email on 2023/05/03



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1941 Uxbridge Dr NW, Calgary AB

O2 Planning & Design has been retained by Stadium GP Ltd to submit a land use redesignation application to support the development of UXBorough (formerly known as Stadium Shopping Centre) at 1941 Uxbridge Drive NW into a mixed-use local centre. To enable tenants who have expressed interest in leasing space in UXBorough, O2 is proposing to amend DC 183D2016 by including two additional uses. This amendment will allow for the inclusion of life science and health-tech companies (Health Services Laboratory – without clients), and services that require patient overnight stays (Health Services – Overnight Stay). These specialized uses will diversify the commercial services at UXBorough and support the vision for a vibrant, mixed-use development.

A minor amendment to the existing DC and ARP offers the most effective and straight-forward solution as all other aspects of the DC is kept intact. No other land use designation would provide the intended comprehensive outcome. A summary of the proposed uses is noted below:

Proposed New Uses added to Existing DC

Health Services – Overnight Stay	Enabling tenants that can perform specialized procedures that may require clients and patients to stay overnight to recover
Health-Service Laboratory – without clients	To allow inclusion of life science and health-tech companies

Engagement

The applicant met with members of the University Heights Community Association three times to discuss the application. Changes to the original application were undertaken to address concerns raised by the community association: namely a new limit on the floor area that would be for Health Services – Overnight Stay, and a limit on the amount of the ground floor area that the new uses can occupy. The applicant will be closing the loop with the community association before the CPC meeting but is overall pleased with the outcome from this constructive dialogue.