

CITY OF CALGARY
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IN COUNCIL CHAMBER

JUL 25 2023

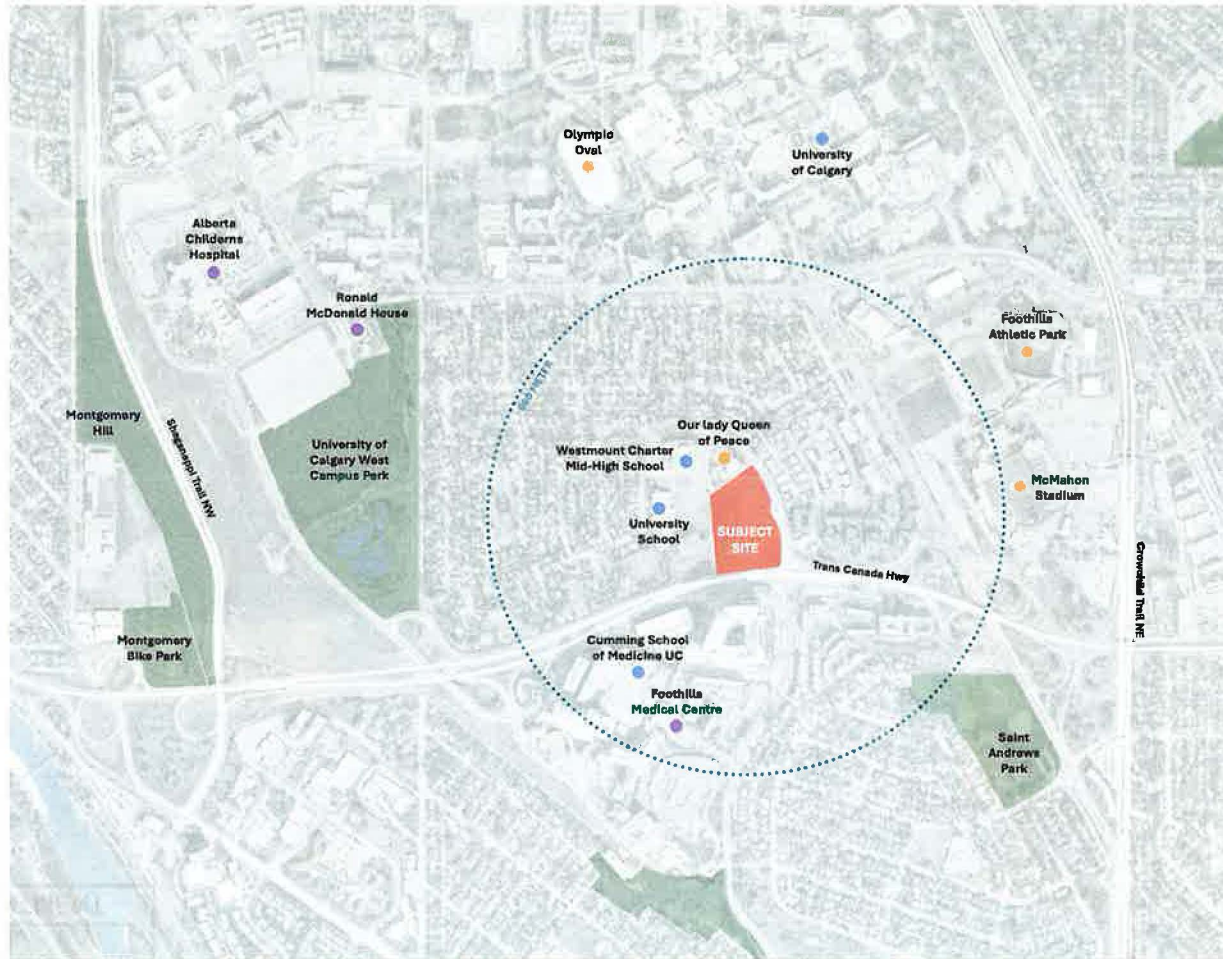
ITEM: *7.2.10 CP2023-0600*
Distrib-Presentation 2
CITY CLERK'S DEPARTMENT

02

1941 Uxbridge Dr. NW

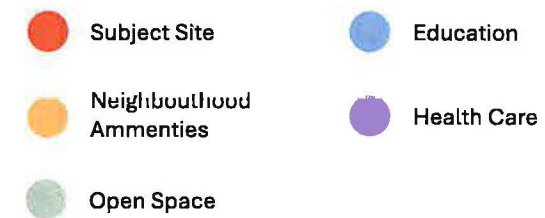
Land Use Amendment (LOC2022-0170)

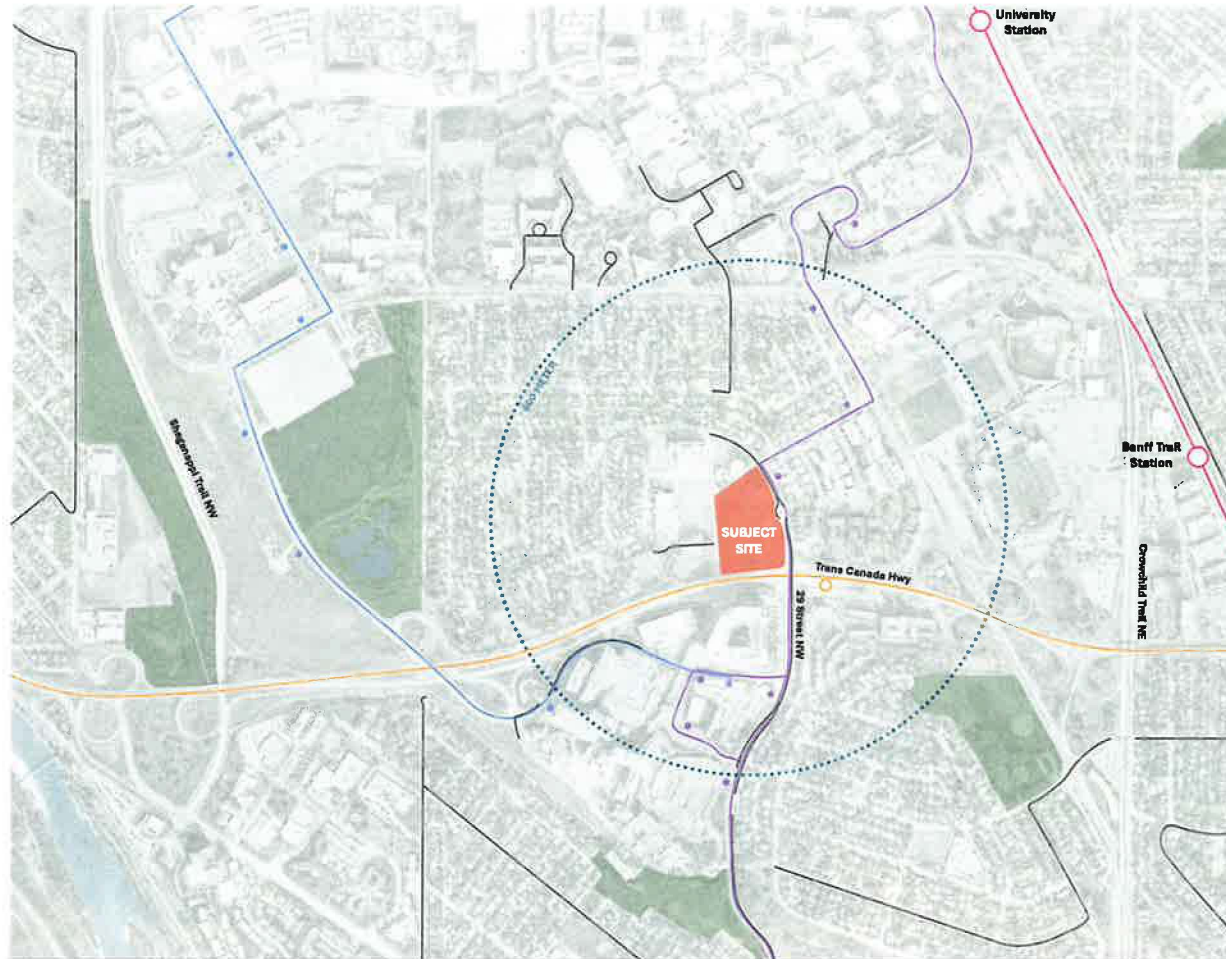
Council Presentation - July 25, 2023



Site Context

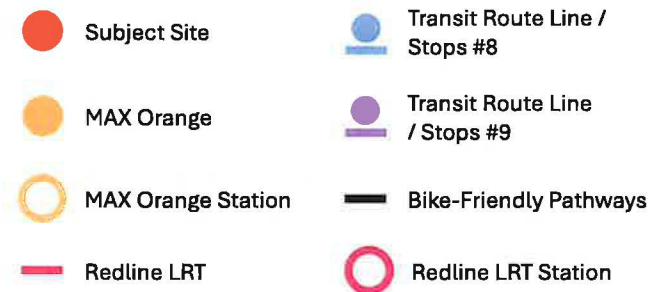
- Parcel is approximately 2.5 ha
- Fronts 16 Ave NW / Trans Canada Highway
- Adjacent to Westmount Charter School, University School, Our Lady Queen of Peace church, and surrounded by low to mid-rise residential development.
- Within 600m walking distance of Foothills Hospital, University of Calgary, McMahon Stadium and Foothills Athletic Park.





Mobility

- MAX BRT Orange Line, Transit Route #8 and Transit Route #9 located immediately adjacent to site, supporting transit ridership
- Located approximately 1 km from Banff Trail and University LRT stations, encouraging transit supportive land uses.
- Access to non-motorized travel through a cycling route along 29 Street/ Uxbridge Road NW.

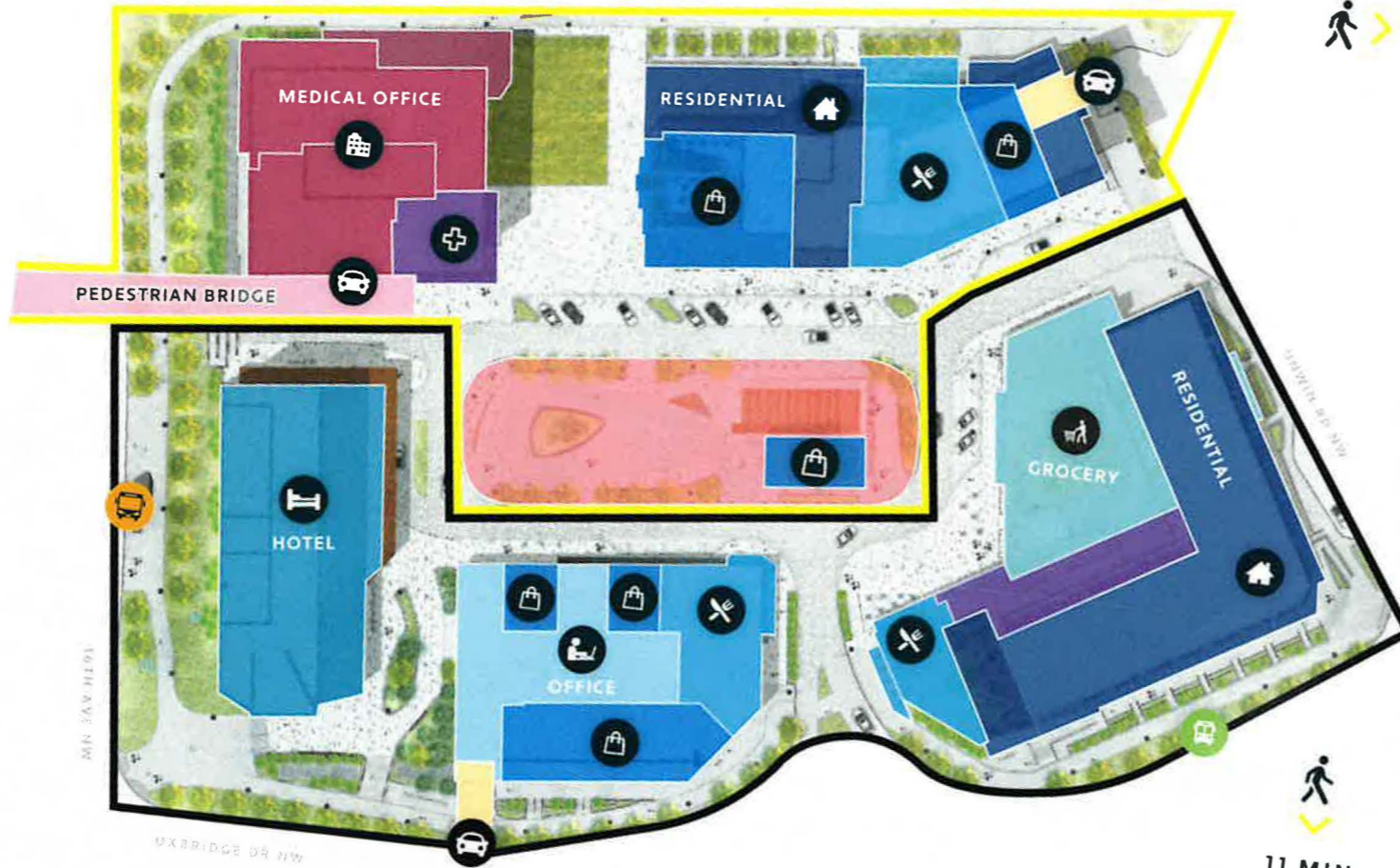




Development Vision

- Formerly an auto-oriented shopping centre, **now under redevelopment as a vibrant mixed-use development** serving surrounding communities.
- The development will contain multi-residential, medical office, hotel, retail and commercial.
- First phase of development already **under construction** based on an **approved Direct Control (DC) Land Use and Development Permit**.
- This application **adds two Health Service uses to the existing Direct Control District**, allowing for specific tenants who have expressed interest in the site.
- These additional uses are **in keeping with the existing vision for the site**, and no other changes to the approved DC are proposed.

Development Vision



7 MIN
TO UNIVERSITY OF CALGARY

6 MIN
TO FOOTHILLS ATHLETIC PARK

11 MIN
TO BANFF TRAIL LRT

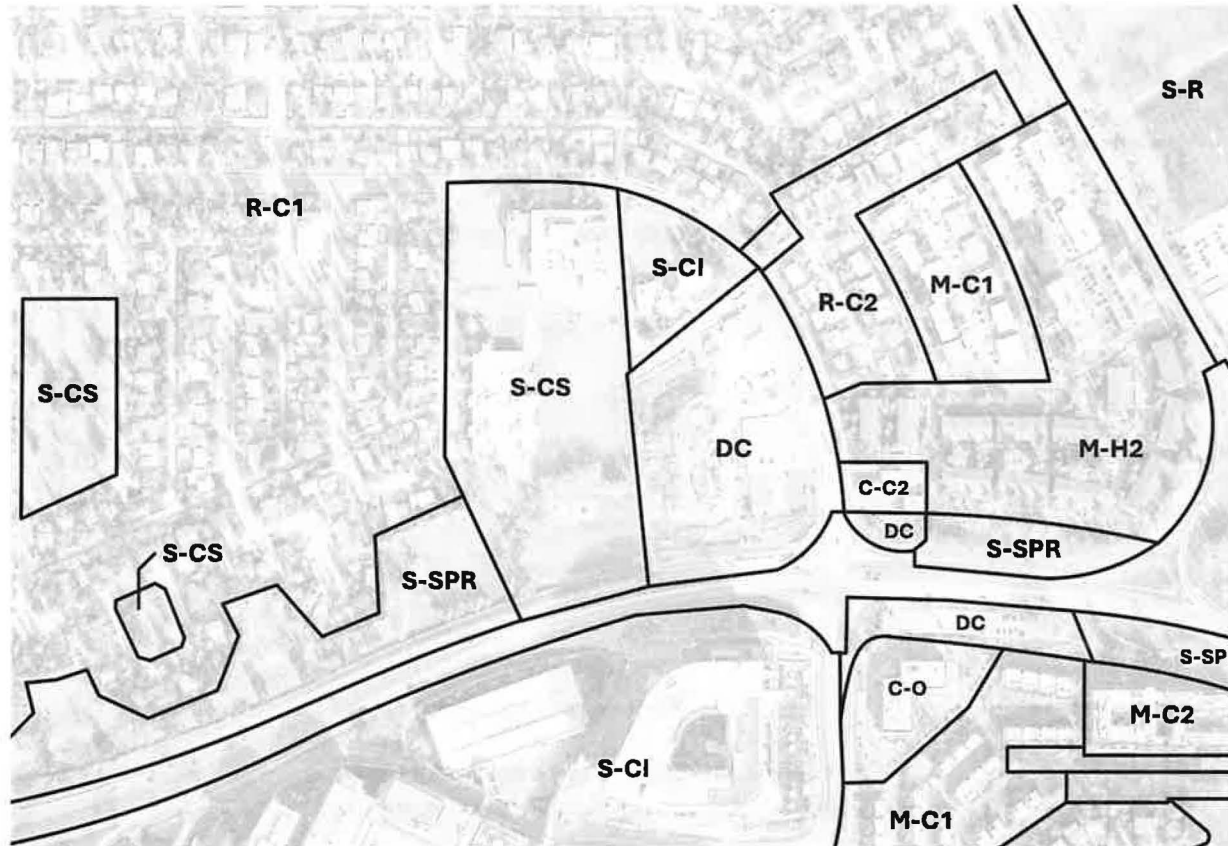
54,000 CARS PER DAY
16TH AVE NW

9 MIN
TO DOWNTOWN

4 MIN
TO MCMAHON STADIUM

Development Progress to Date





Land Use

Existing Land Use

DC 183D2016 (based on Community - Commercial 2)

Proposed Land Use

Direct Control (Based on Existing) adding the following uses:

| Use | Intent |
|--|---|
| Health Services - Overnight Stay | Health services offering specialized procedures that may require clients and patients to stay overnight to recover. |
| Health Service Laboratory - Without Clients | Life science and health-tech companies not currently covered under other uses. |

DC also provides limits to the floor area of the newly added uses, and promotes retail and commercial uses at grade.

Stadium Shopping Centre ARP

Minor Area Redevelopment Plan (ARP) Amendment

Revision to definition for “Health Uses” - previous definition for “Medical Clinic Uses” was based on the outdated Land Use Bylaw.

Increase to allowable floor area of Health Uses - agreed upon in combination with DC rules to ensure use mix and at-grade activation.

Application Rationale

Objective



Enabling Appropriate Tenants

Life Science and Health-Tech logically located near Hospital and Post-Secondary uses

Minor Surgeries and Testing



UXBorough Development

More responsive to market demand and emerging services

Application



Added Uses

Health-Services – Overnight Stay

Health Services Laboratory – without clients



Amendment to Existing DC

Based on Commercial -- Community 2

Engagement Strategy

Tactics



Community Information Session

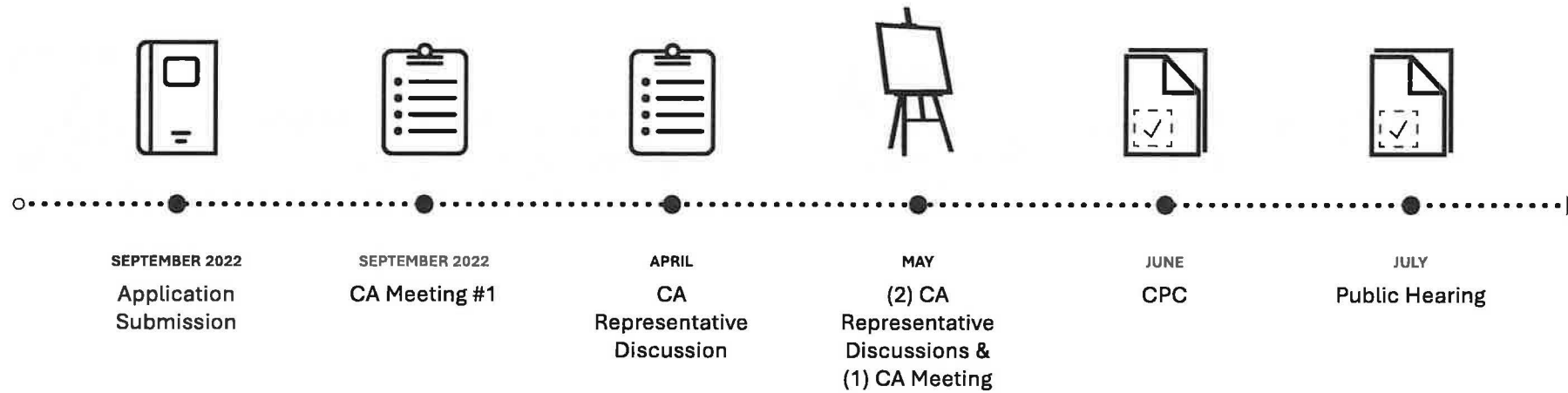


On-Site Signage



DMAP

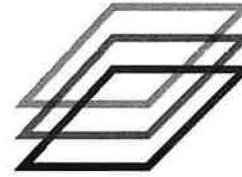
Timeline



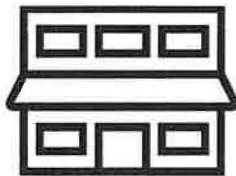
Engagement Outcomes



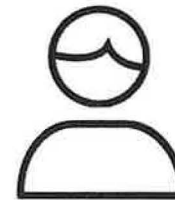
Custom definition for "Health Services - Overnight Stay"



Limiting Floor Area of new uses to ensure a mix of other uses



Additional DC rules encouraging retail uses on ground floor



Limiting the presence of new uses on ground floor