

Applicant Submission

2024 May 28



2433 Chicoutimi Dr NW
P: 403 612 4867
E: mark@briovi.com

Proposed Land Use Change Application

Project Location: 1134 20th Ave NW
Existing Land Use: Residential - Grade-Oriented Infill District, (R-CG)
Proposed Land Use: Direct Control District
Applicant Name: Briovi Services Inc

Application Summary

Briovi Services Inc (Briovi) has made a Land Use Redesignation (rezoning) application to transition the property at 1134 20th Ave NW from the existing Residential - Grade-Oriented Infill District, (R-CG). The proposed land use change will allow for additional services for the community while still keeping with the local area plan.

What is Proposed

Briovi proposes using the new land use (H-GO) as the base with the addition of health care services as a permitted use. Using H-GO aligns with the blanket rezoning of surrounding. This would keep with the local area plan which supports primary residential uses but also local commercial uses to serve nearby residents. All existing setbacks would be maintained for existing buildings. A direct control district is being proposed as existing land use designations do not follow the local area plan for 20th ave north and allow for office or health care services.

Why

Briovi would like to set up a clinic at the above location and provide our services to the surrounding area. Briovi, is a family multidisciplinary educational psychology clinic. We offer educational assessments, reading tutoring, counseling and speech/language support to children and youth.

Easy access to local mental health services is important for children and families. Our intent is to keep the residential look and feel of the current building so there are minimal change to the neighbourhood. This also allows for our services to be closer to where families live.

We have found that keeping a clinic feeling like a house puts children and families much more at ease. After doing an exhaustive search of commercial properties we have not been able to find something that provides the same 'home' like feel.

Adding health care as a permitted land used and not using a full commercial land use allows the lot to be used for housing in the future as the neighbourhood evolves and keeps the commercial development to a minimum which aligns with the Local Area Plan.

Alignment with Local Area Plans



The project is located within the boundary of North Hill Local Area Plan. This plan has identified 20th ave as a community connector. The proposed plan will keep the residential focus of the area with the addition of a much-needed community service that fits within the surrounding residential context.

Applicant Lead Outreach

Briovi is committed to being an integral part of the community. As such a pre-application outreach program has been initiated. Communication was sent to the ward councilor, community association and local residents with key application information and the opportunity to provide feedback or find out more. This followed the *Applicant led outreach process*.