

# Applicant Submission

2024 April 28

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O2

## Applicant Submission

On behalf of Roxboro Group Inc., O2 is proposing to redesignate the parcel located at 901-929 1 Avenue N.E to enable a ground floor Health Care Service use within the existing mixed-use building.

Roxboro Group Inc. has a prospective chiropractic and physiotherapy clinic tenant who would like lease a vacant ground floor retail bay. The site is currently designated MU-2f3.0h16 Mixed Use - Active Frontage, which restricts Health Care Service uses from occupying the ground floor of a building. To enable the use on the ground floor, O2 proposes to redesignate the current land use to a Direct Control land district, based on the existing MU-2f3.0h16 designation, with the addition of Health Care Service as a permitted use within an existing building.

## Site Context

The subject site is located on the south side of 1 Ave NE between 8 St and 8A St NE and is currently occupied by a 3-storey mixed use building with commercial uses at grade and residential uses above. The current commercial uses include an existing medical clinic, a bank, a cannabis shop, and food/beverage establishment(s). The surrounding area is characterized by a mixture of low and medium-density mixed-use sites and several commercial shops along 1<sup>st</sup> Avenue NE.

The site is well supported by various modes of travel, increasing the ultimate catchment area of future potential clients. Public transit operates less than 100 metres from the site on 1 Avenue NE providing convenient connections from the future retail location to the broader neighbourhood, Downtown, and University of Calgary. Walking and cycling paths are available around the site, with on-street cycling located on 1 Avenue NE, supporting convenient trips for individuals without access to an automobile. On-street parking is available on 1 Avenue NE and Centre Street NE, providing patrons with nearby parking to access the clinic throughout the day.

## Policy Framework

The Bridgeland-Riverside Area Redevelopment Plan (ARP) designates the subject site as a “Community Mid-Rise,” aimed at creating high-quality living environments with a mix of housing, transit, amenities, and infrastructure supporting residents to meet their daily needs within walking distance. Adding a ground floor chiropractic and physiotherapy clinic to an existing building is consistent with the ARP, providing a valuable amenity close to existing transit and housing. Additionally, the surrounding neighbourhood is well-positioned to support the future clinic, with existing residential uses on-site, multi-residential development located to the west and south, and low-density development located to the north. A new commercial/retail tenant will fill a vacant commercial space in the building, increasing pedestrian activity and supporting the health and wellness needs of the community.

The subject site is also identified as a Neighbourhood Main Street area (Map 1) in the Municipal Development Plan. Neighbourhood Main Streets are intended to provide a broad mix of residential, employment, and commercial uses and meet a minimum intensity of 100 people and jobs per hectare. The proposed land use amendment maintains the Neighbourhood Main Street's , contributing to the area's mix of uses, and function as Neighbourhood Main Street.

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### **Proposed Land Use Amendment**

The current land use designation of MU-2f3.0h16 (Mixed Use - Active Frontage), is intended to facilitate mixed-use development. The existing MU-2 district does not permit Health Care Services on the ground floor of a building. To enable the chiropractic and physiotherapy clinic to occupy the ground floor unit, a Direct Control district based on the existing MU-2f3.0h16 designation is proposed. The use of a Direct Control (DC) will enable Health Care Service as a permitted use when located on the ground floor in an existing approved building. Other land use districts such as MH-1 would allow health care service on the ground floor, however, restrict the use permissions to counselling services only. The full use permissions of health care service are required for a chiropractic and physiotherapy clinic to operate. Additional DC rules include the increase of the maximum building facade length facing the street. To enable the combined business operation, an increase from 9.0 metres to 15.0 meters is required.

This redesignation will allow for an unoccupied space on a main street to be occupied. The application aligns with the policy framework of the Bridgeland/Riverside ARP and Neighbourhood Main Street designation of the MDP.

### **Summary**

The proposed Land Use Amendment will:

- Utilize a Direct Control based on the existing MU-2f3.0h16 Mixed Use - Active Frontage district to enable a physiotherapy/chiropractic clinic on the ground floor of an existing building.
- Provide a desirable amenity in an area with existing infrastructure and access to transit and active travel.
- Support mixed-use development, incentivizing residents to access local amenities in their community to meet their needs.
- Align with the Bridgeland-Riverside Area Redevelopment Plan (ARP) and Neighbourhood Main Street designation enabling the development to further support 1 Avenue NE's capacity to offer amenities to residents in the community.