



Calgary Planning Commission

Agenda Item: 7.2.1



LOC2024-0120 (CPC2024-0949)

Land Use Amendment

2024 September 5

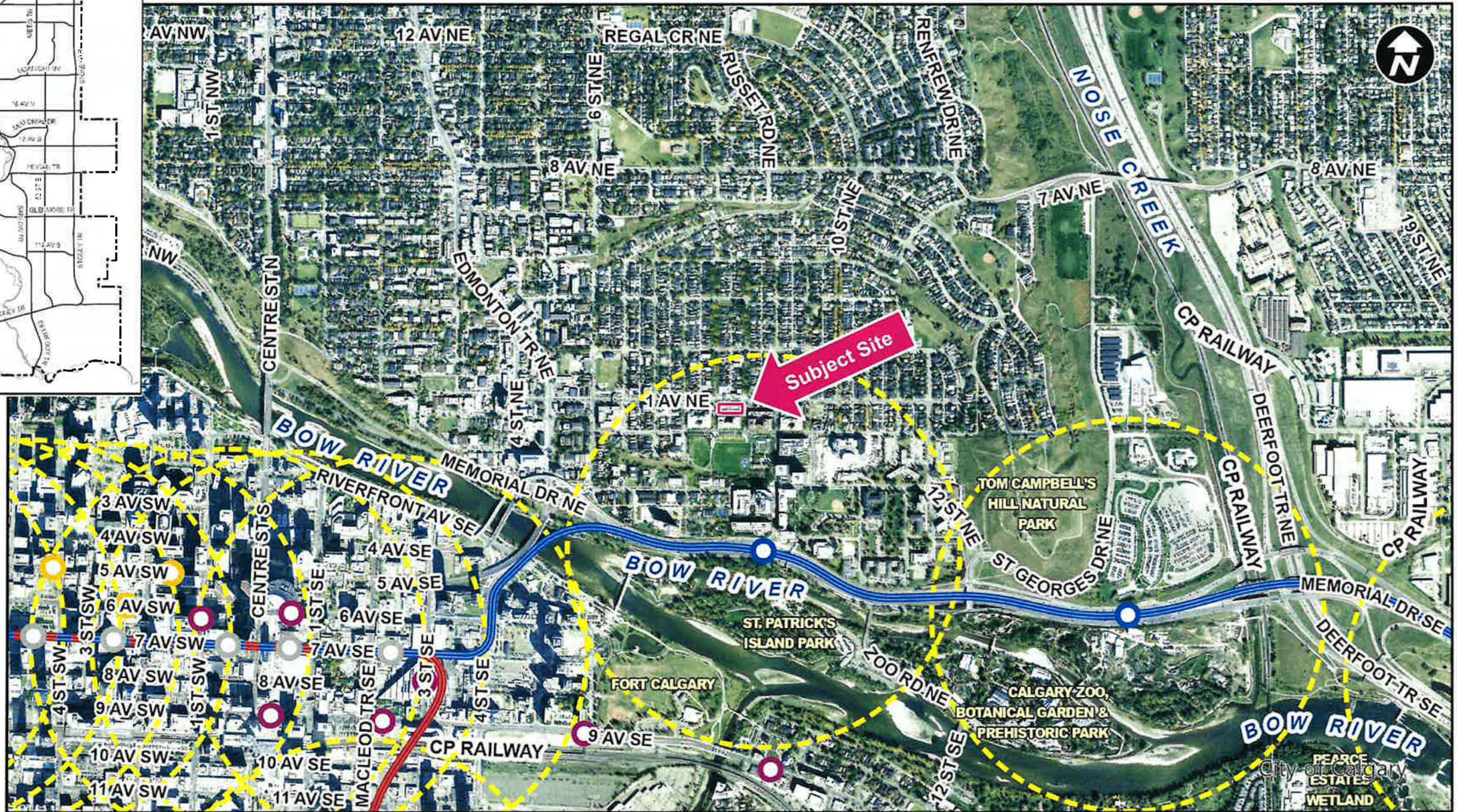
CITY OF CALGARY
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IN COUNCIL CHAMBER
SEP 05 2024
ITEM: 7.2.1 CPC2024-0949
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CITY CLERK'S DEPARTMENT

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.198 hectares \pm (0.489 acres \pm) located at 118 8 Street NE (Plan 0713392, Unit 1) from Mixed Use – Active Frontage (MU-2 f3.0h16) District to Direct Control (DC) District to accommodate Health Care Service and Financial Institution uses at grade, with guidelines (Attachment 2)





- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



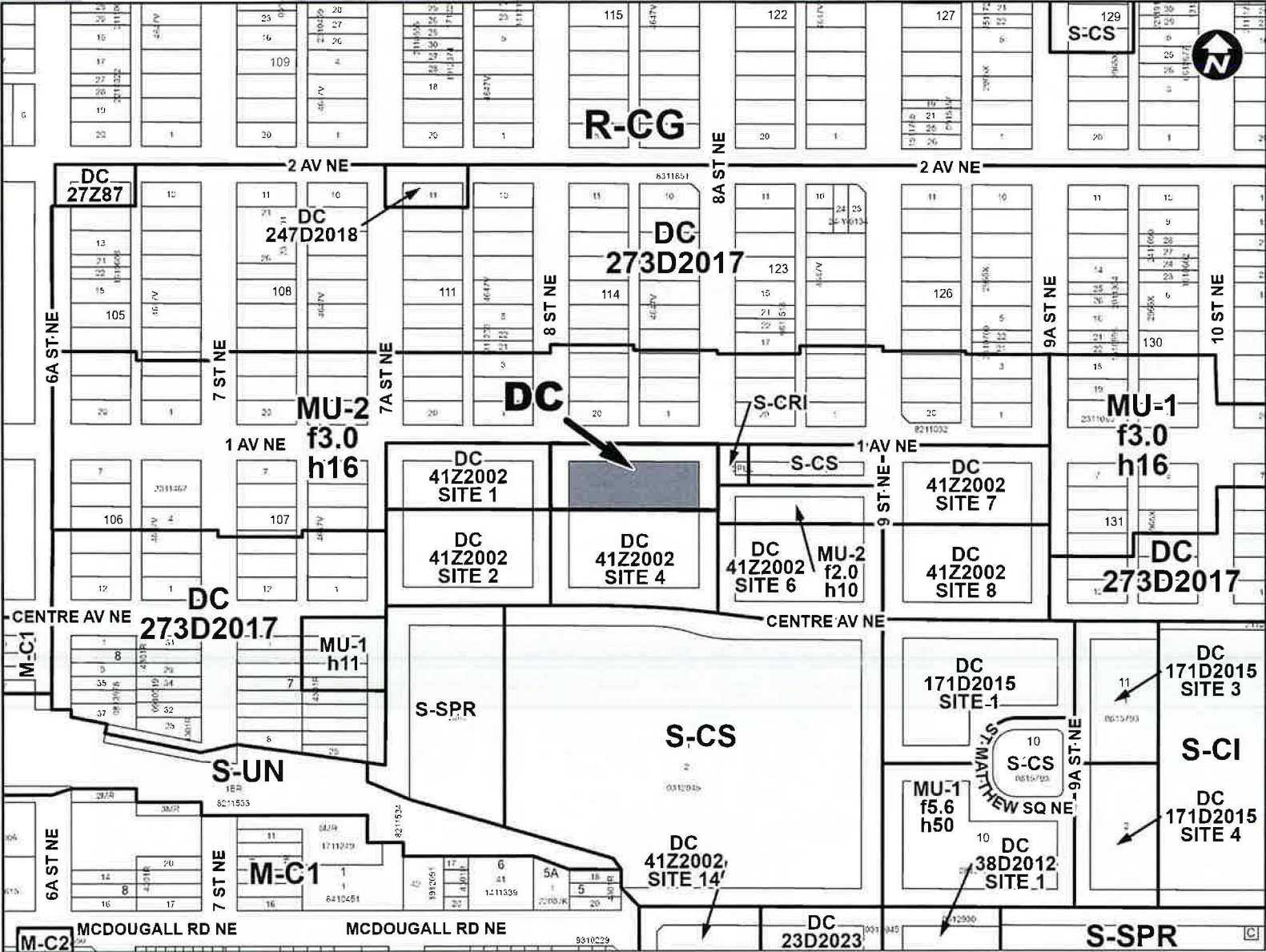
LEGEND

○ Bus Stop

Parcel Size:

0.198 ha
73m x 27m





Proposed DC District:

- Based on MU-2 District
- Allow Health Care Service and Financial Institution at ground level
- Allow a façade length of up to 15.0 metres
- Create design requirements to implement active frontage policies along 1st Avenue NE

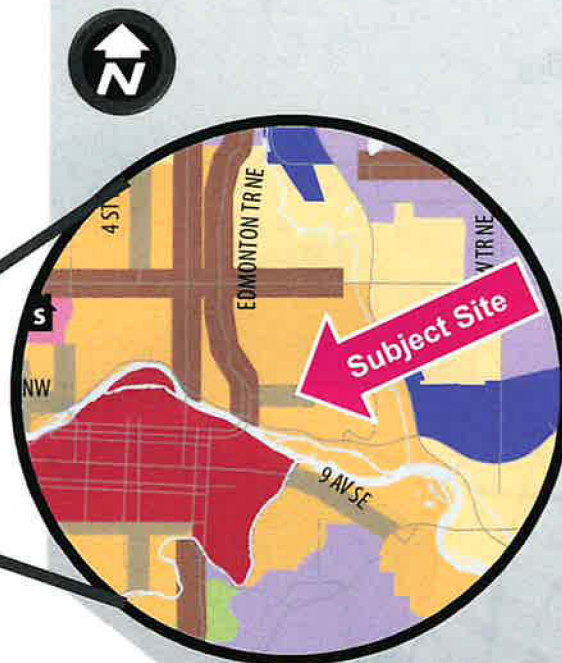
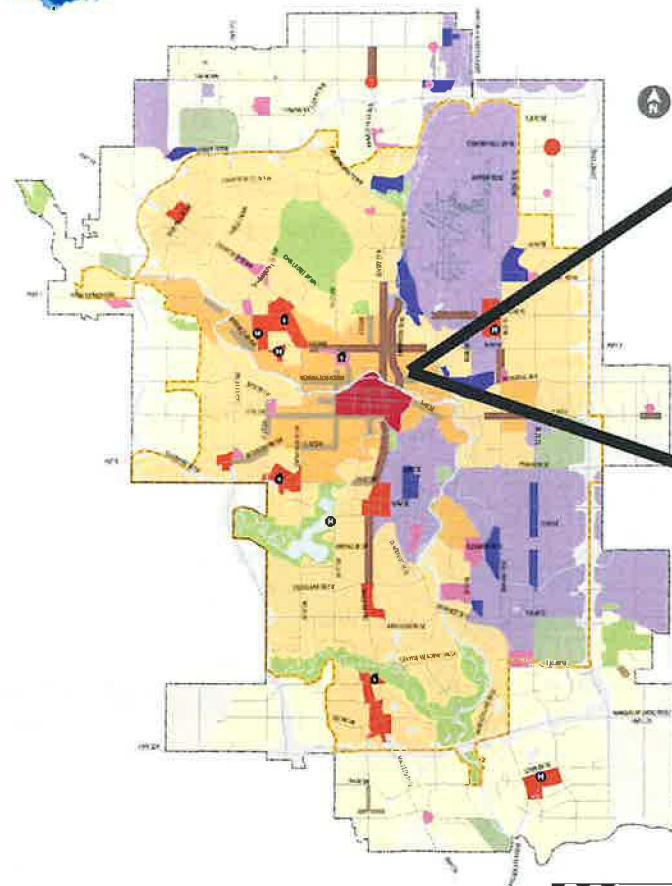
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Supplementary Slides

1 Urban Structure



Municipal Development Plan

Map 1: Urban Structure

- Located in a Neighbourhood Main Street area
- Strong social function
- Mix of uses within a pedestrian friendly environment.

Urban Structure (By Land Use Category)			
Activity Centers	Developed Residential	Industrial	Health
• Greater Downtown	• In-use City	• Industrial - Employee Housing	• Hospital
• Major Activity Center	• Suburb	• Standard Industrial	• University
• Community Activity Center	Developing Residential	• Major Public Open Space	• Transportation Utility Corridor
Main Streets	• Planned Greenfield with Area Specific Plan (ASP)	• Public Library	• Other
• Urban Main Street	• Future Growth	• Balanced Growth Boundary	
• Neighbourhood Main Street			

Bridgeland-Riverside Area Structure Plan

Figure 3 – Generalized Land Use

- Located in Community – Mid Rise area
- Active frontage on 1st Avenue NE

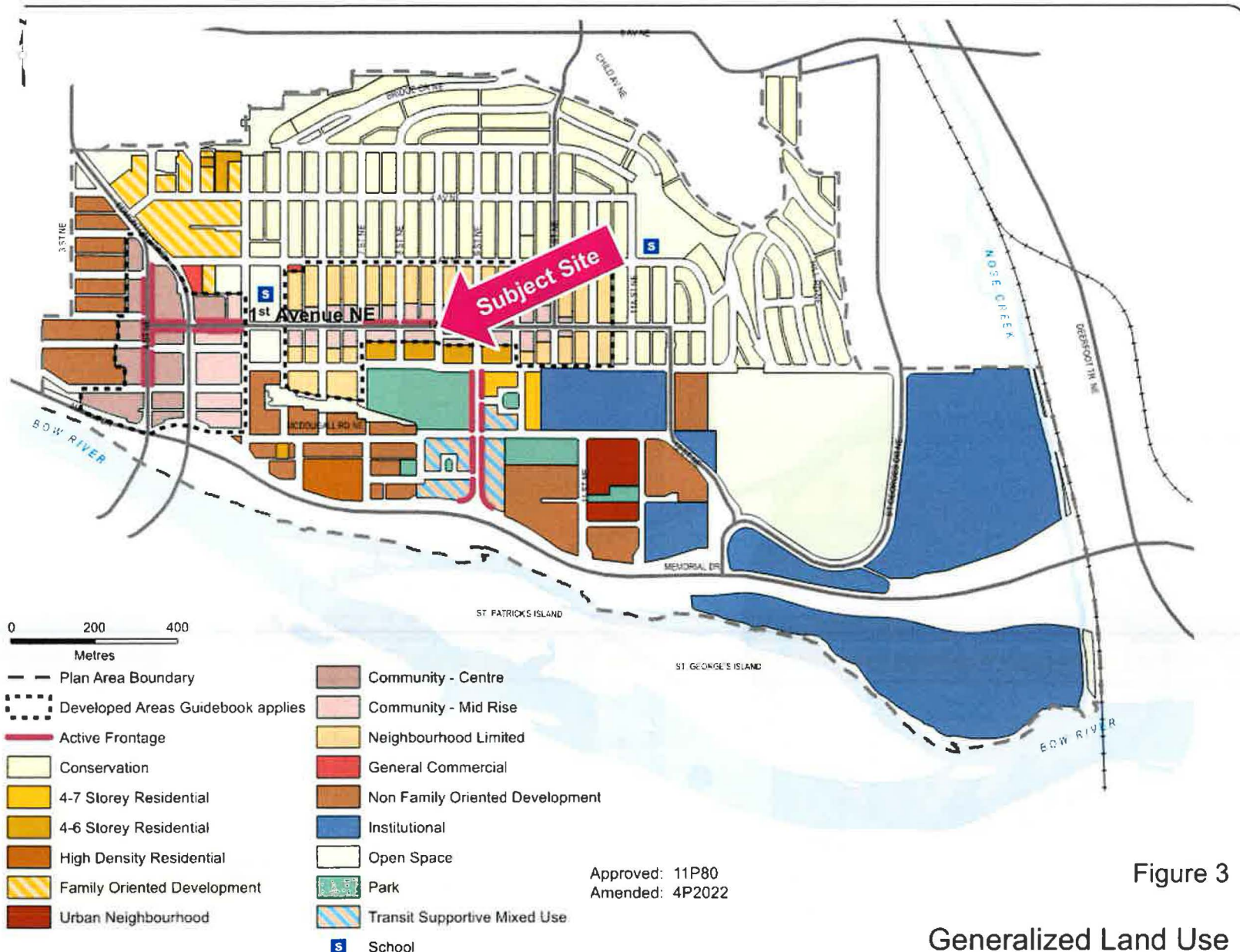
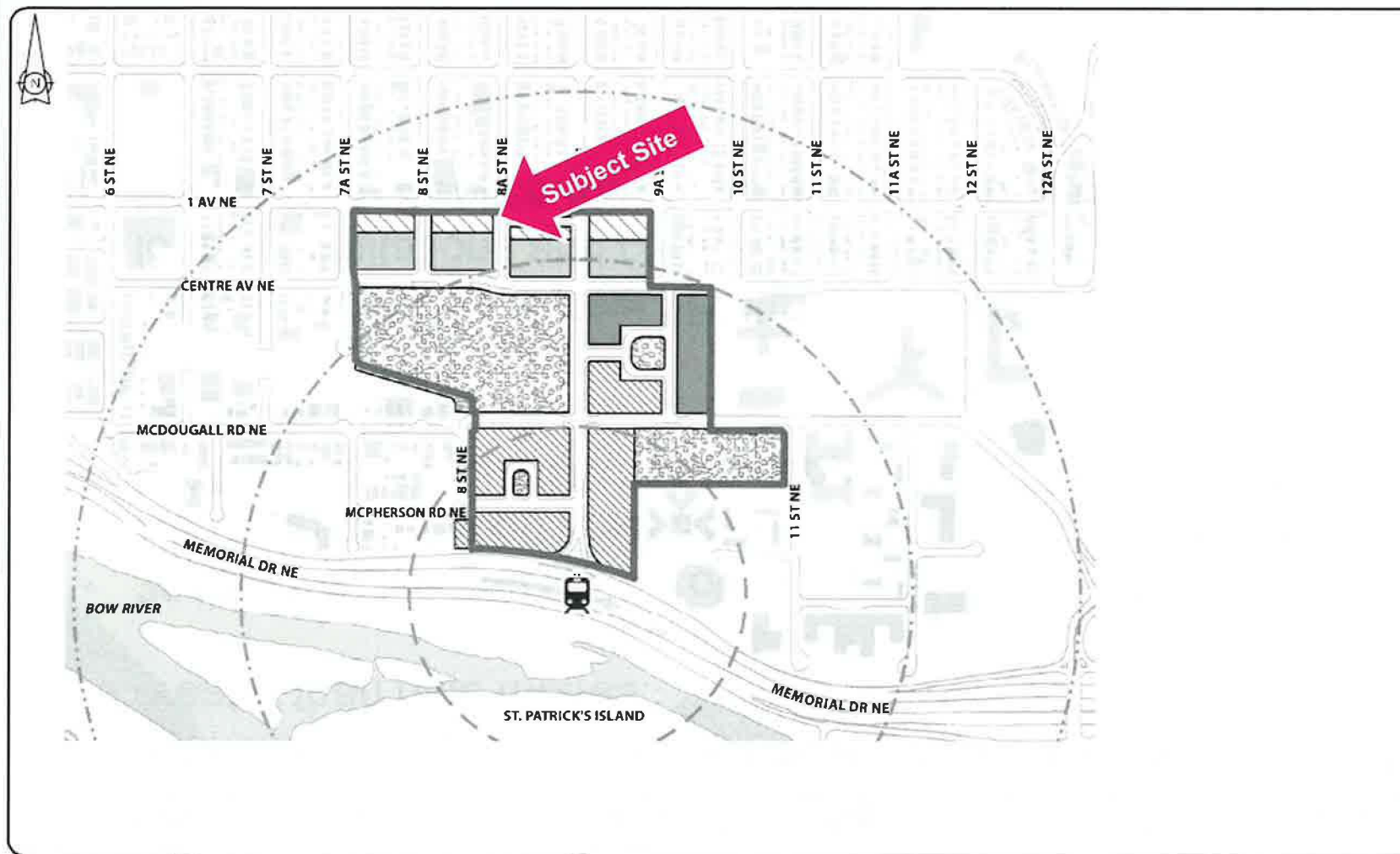


Figure 3

Generalized Land Use

Bridgeland-Riverside Area Redevelopment Plan - Part 2, The Plan



Bow Valley Centre Concept Plan

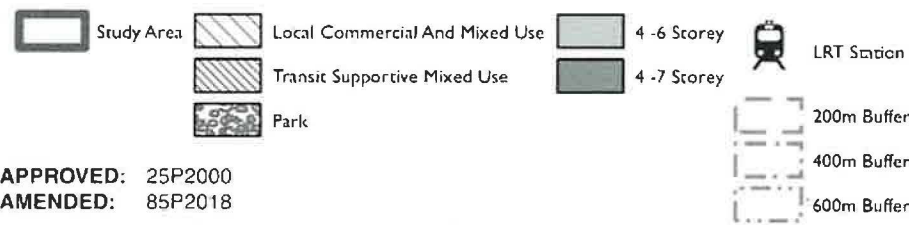
Figure 19 – Conceptual Land Use Plan

- Located in Local Commercial and Mixed Use area
- Supports retail development at grade with residential above

Figure 19 Bridgeland – Riverside

Conceptual Land Use Plan

May 2002



APPROVED: 25P2000
 AMENDED: 85P2018



Past Land Use Regulation

- **2002 - Direct Control Bylaw 41Z2002** – Original land use that allowed medical clinics and financial institutions (permitted uses) to locate on the ground floor and have a façade width greater than nine metres.
- **2018 – LOC2018-0156** – Following the city’s redesignation of many lands along 1st Avenue NE (Neighbourhood Main Street) to MU-2 District, this application redesignated the site from DC District to MU-2 District to support additional compatible uses, including a proposed cannabis store.
- **2021 – Land Use Bylaw 1P2007 and Revisions 27P2021** – MU-2 District introduced location limitations and consolidated Medical Clinic and similar uses into the new use of Health Care Service (discretionary if on the ground floor).

Land Use Bylaw 2P80:

Section 4 (66) **medical clinic** means a facility for the provision of human health services without overnight accommodation for patients

Land Use Bylaw 1P2007:

204 "Health Care Service"

- (a) means a use that provides physical and mental health services on an out-patient basis. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative, or counselling nature;
- (b) may only involve the following activities when located in the M-H1, M-H2, M-H3, M-X1, M-X2, I-R, S-URP Districts:
 - (i) counselling;
- (c) is a use within the Care and Health Group in Schedule A to this Bylaw;
- (d) does not require bicycle parking stalls — class 1; and
- (e) requires a minimum of 1.0 bicycle parking stalls — class 2 per 250.0 square metres of gross usable floor area.

193 "Financial Institution"

- (a) means a use where:
 - (i) banks, credit unions, trust companies, and treasury branches operate, but does not include
 - (A) Pawn Shops or businesses that offer financing for products sold at that business; or,
 - (B) businesses that solely offer secured or guaranteed financing;
 - (C) Payday Loans; or
 - (ii) three or more automated banking machines are located directly adjacent to each other;
- (b) is a use within the Sales Group in Schedule A to this Bylaw;
- (c) must not be combined with a Drive Through in the C-N1 and C-COR1 Districts; and
- (d) *deleted*
- (e) does not require bicycle parking stalls — class 1 or class 2.

Purpose:

Purpose

- 1 This Direct Control District Bylaw is intended to:
 - (a) allow for health care service and financial institution uses to be located on the ground floor within an existing building; and
 - (b) maintain the intent of active frontage by providing specific rules for façade width for health care service and financial institution uses.

Proposed Changes:

- Retain Health Care Service and Financial Institution as discretionary uses to give the Development Authority more influence at the Development Permit application stage and to respect city policy for active uses.
- (9) Remove the restriction from locating on the ground floor of a building facing a commercial street.
- (10) (4) Allow a wider façade (15 metres) subject to design requirements.

- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary

