

Planning and Development Services Report to
Calgary Planning Commission
2024 September 05

ISC: UNRESTRICTED
CPC2024-0949
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**Land Use Amendment in Bridgeland/Riverside (Ward 9) at 118 – 8 Street NE,
LOC2024-0120**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.20 hectares ± (0.49 acres ±) located at 118 – 8 Street NE (Condominium Plan 0713392, Units 1 to 69) from Mixed Use – Active Frontage (MU-2f3.0h16) District to Direct Control (DC) District to accommodate Health Care Service and Financial Institution uses at grade, with guidelines (Attachment 2).

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
SEPTEMBER 05:**

That Council give three readings to the **Proposed Bylaw 262D2024** for the redesignation of 0.20 hectares ± (0.49 acres ±) located at 118 – 8 Street NE (Condominium Plan 0713392, Units 1 to 69) from Mixed Use – Active Frontage (MU-2f3.0h16) District to Direct Control (DC) District to accommodate Health Care Service and Financial Institution uses at grade, with guidelines (Attachment 2).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2024
September 05:

“Moved by Director Mahler

That the Calgary Planning Commission reconsider its decision with respect to Report
CPC2024-0949.

MOTION CARRIED

Moved by Director Mahler

That with respect to Report CPC2024-0949, the following be approved, **after
amendment:**

That the Calgary Planning Commission:

1. **Forward this report (CPC2024-0949) to the 2024 October 8 Public Hearing Meeting of Council; and**

That the Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 0.20 hectares ± (0.49 acres ±) located at 118 – 8 Street NE (Condominium Plan 0713392, Units

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1 to 69) from Mixed Use – Active Frontage (MU-2f3.0h16) District to Direct Control (DC) District to accommodate Health Care Service and Financial Institution uses at grade, with guidelines (Attachment 2).

For: Councillor Carra, Director Goldstein, Director Mahler, Commissioner Pollen,
 (6) Commissioner Hawryluk, and Commissioner Campbell-Walters

MOTION CARRIED”

HIGHLIGHTS

- This application proposes to redesignate the parcel to a Direct Control (DC) District to allow for Health Care Service and Financial Institution uses on the ground floor with a façade length of up to 15 metres.
- The proposal includes façade rules at ground level to maintain an active frontage and is in keeping with the policies of the *Bridgeland-Riverside Area Redevelopment Plan (ARP)* and the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? This application would increase the variety of uses along the Neighbourhood Main Street while supporting business and vibrancy of the area.
- Why does this matter? The proposal would enable additional commercial and employment opportunities in addition to small scale local commercial uses generally anticipated along this portion of the Neighbourhood Main Street area.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the community of Bridgeland/Riverside was submitted on 2024 April 28 by O2 Planning and Design on behalf of Roxboro Group Inc. As noted in the Applicant Submission (Attachment 3), their intent is to apply for a development permit for a Health Care Service in the future. The site is currently developed with a three-storey mixed-use building with ground floor commercial and 22 dwelling units on the second and third floors.

The proposed DC District would allow for Health Care Service and Financial Institution uses to be located at ground level with a façade length of up to 15.0 metres, contingent upon satisfying façade rules that maintain the active frontage intent desired along this Neighbourhood Main Street. This proposal restores the ability to locate these uses at ground level, which were supported in the original approved DC District (Bylaw 41Z2002) that guided development of the site.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response the applicant contacted the Bridgeland-Riverside Community Association. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received a total of four letters of opposition and two letters requesting clarification. The letters of opposition included the following areas of concern:

- health care service businesses do not require high exposure locations, which should be reserved for unique and other types of businesses;
- there are already similar businesses in the area supporting another health care service business would not improve community services;
- increased traffic and parking congestion;
- visitors seeking health care services are unlikely to use public transit, walk or bike due to their ailments;
- the existing Mixed Use – Active Frontage (MU-2) District designation is serving its purpose of limiting an overabundance of main floor commercial medical businesses and should remain in place; and
- the proposal does not contribute to an active street environment, contradicts Section 3.4.1 (d) of the MDP, the purpose and intent of MU-2 District, and the core principles of the Calgary Main Streets Program.

The Bridgeland-Riverside Community Association (CA) provided a letter dated 2024 July 11, which is included in Attachment 5. The letter states that the proposal does not align with the intent of this Neighbourhood Main Street and that supporting additional appointment-based businesses takes away from available spaces for more unique and active uses or those that offer window shopping. However, the CA letter also recognizes that long-standing empty storefronts do not contribute to the community.

The Bridgeland Business Improvement Area (BIA) provided a letter of opposition dated 2024 June 25, which are included in Attachment 6. The comments state that they do not support the proposal because there are numerous health care service businesses in the community already and allowing another one does not support a diversity of businesses in the community.

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The façade rules included in the DC District will address the potential impact to the activity and vibrancy of the street as expressed by the public, the CA and the BIA. Specific details on the implementation of the rules will be determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application allows for additional flexibility for the landowner to respond to market interest and to fill vacant spaces, while managing impacts to the public realm.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*.

Economic

This application would expand the commercial base for future mixed-use development on the subject site and create employment opportunities.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 262D2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. Business Improvement Area Response
7. **CPC Member Comments**
8. **Public Submission**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform