



LOC2024-0120 / CPC2024-0949

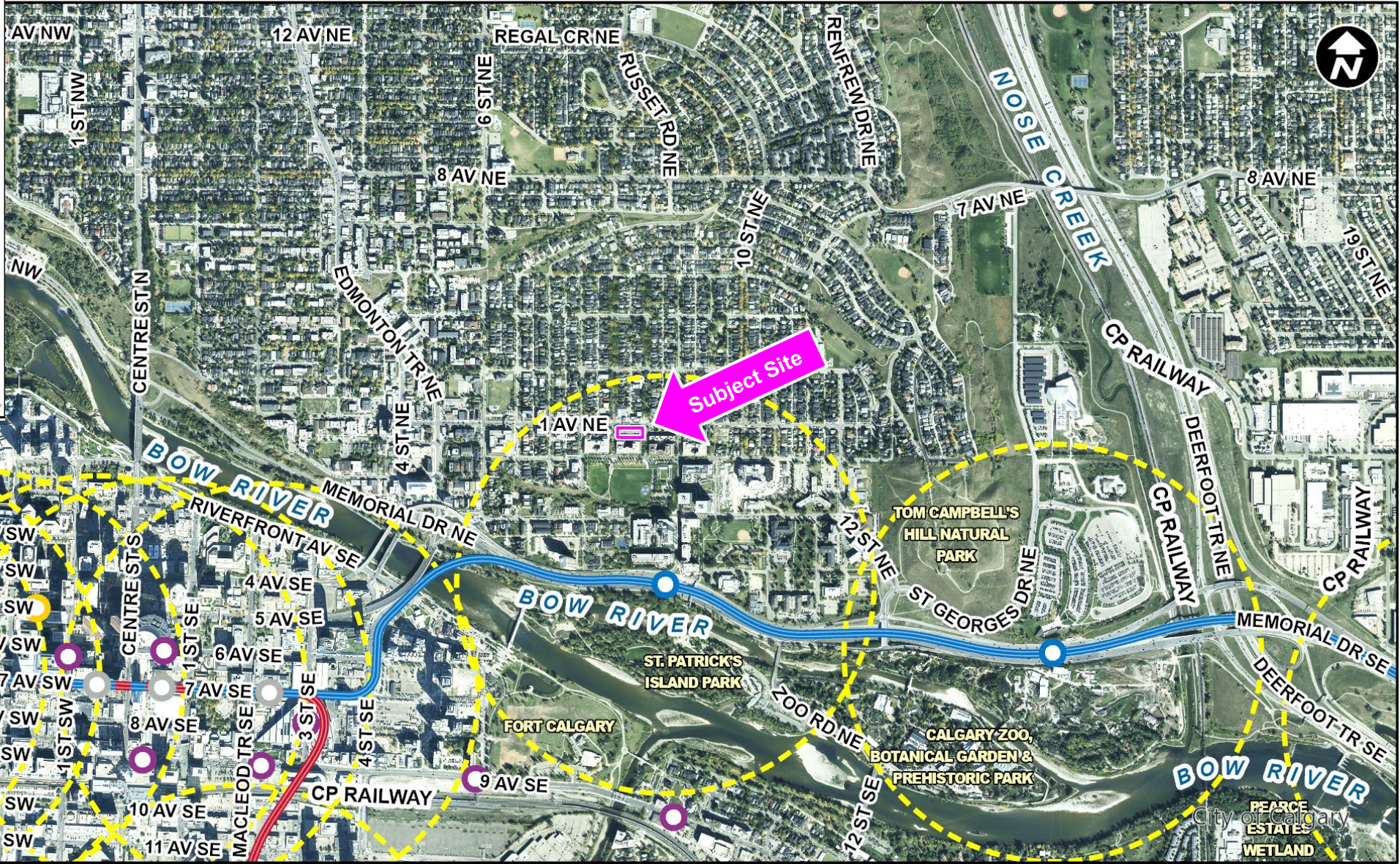
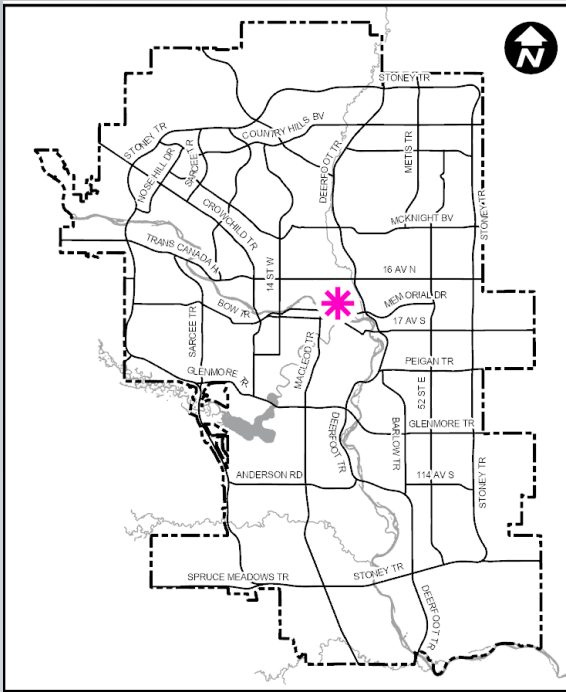
Land Use Amendment

October 8, 2024

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 262D2024** 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



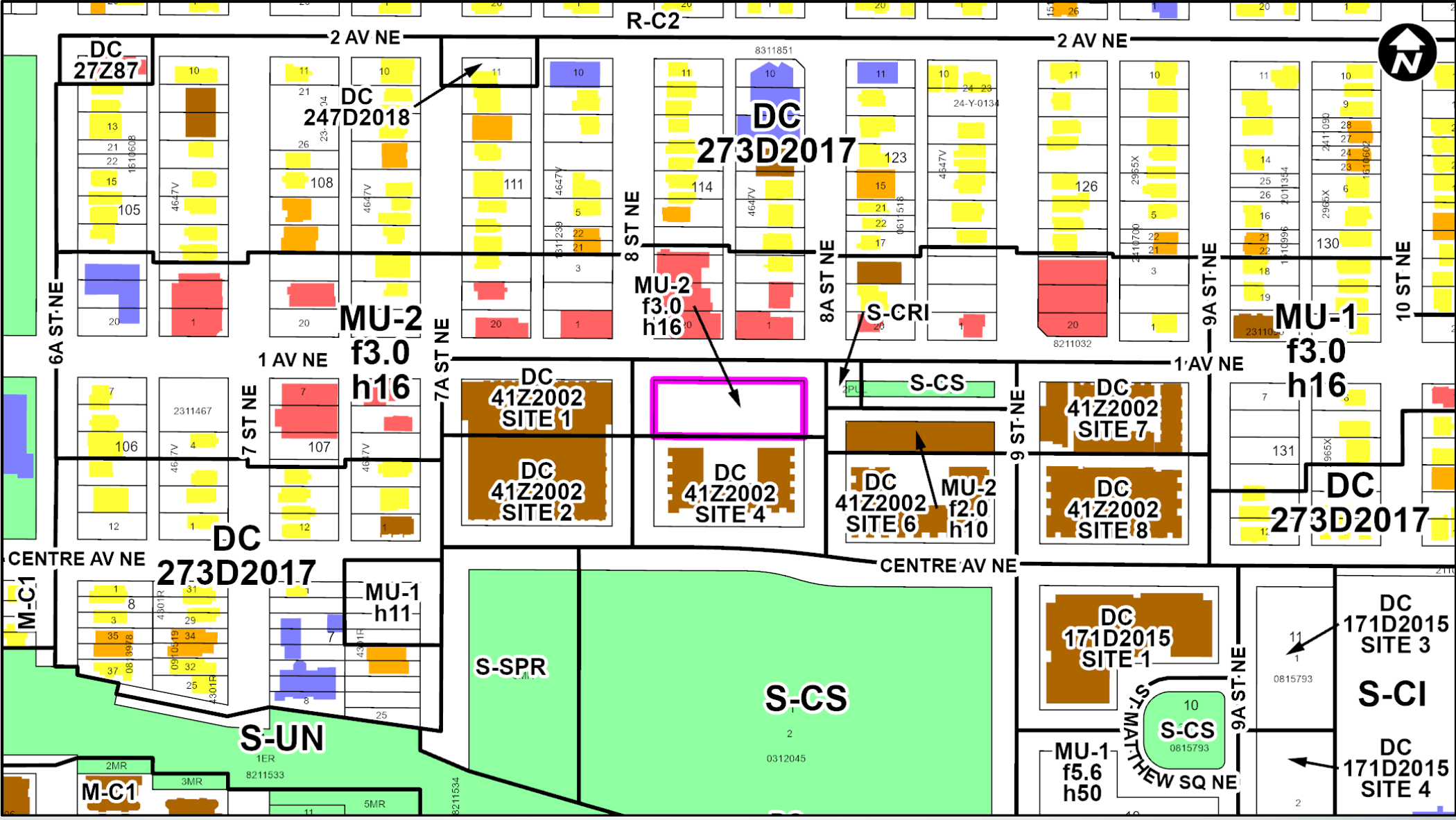
LEGEND

○ Bus Stop

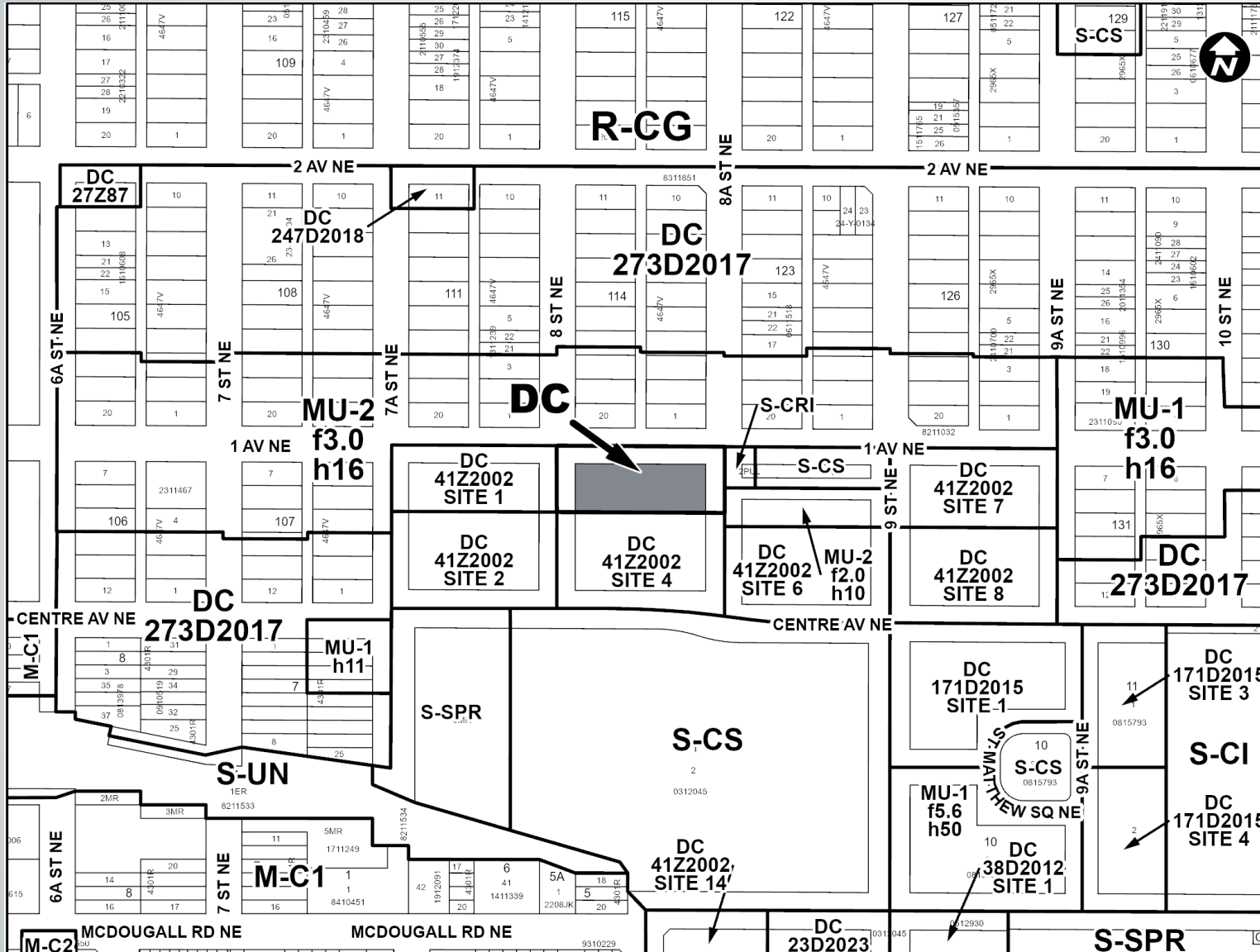
Parcel Size:

0.198 ha
73m x 27m

City of Calgary



- 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



Proposed Direct Control (DC) District:

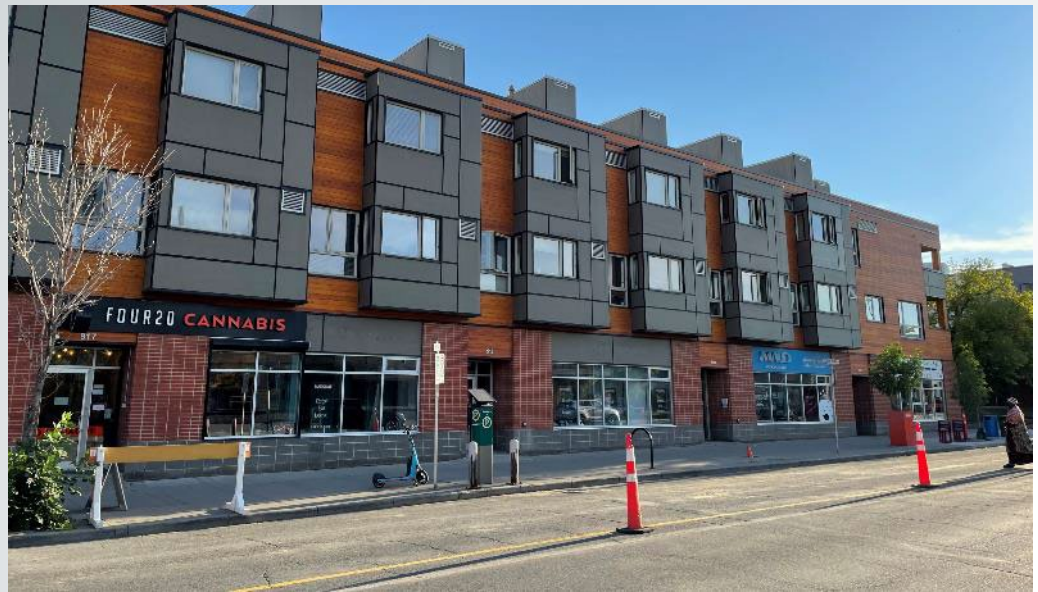
- based on the Mixed Use – Active Frontage (MU-2) District
- allows Health Care Service and Financial Institution at ground level
- allows a unit width of up to 15.0 metres
- has design requirements to implement active frontage policies along 1 Avenue NE

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 262D2024** 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)

Supplementary Slides



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).

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.