

Applicant Submission



May 29, 2025

File: 2176.0043.01

The City of Calgary
North DART Team
Calgary, Alberta
T2P 2M5

Attention: North DART Team

RE: PLANNING RATIONALE - THE DISTRICT - DIRECT CONTROL AMENDMENT

The District is an established commercial, light industrial and employment area which has been under development for several years. Many of the parcels have been developed, or under permit review. One parcel within The District is the subject of this redesignation located at 1117 110 Ave NE.

Currently, the lands are designated as Direct Control DC142D2022. The purpose of the DC district was to provide a variety of unlimited sized parcels for light industrial development, to provide amenity-type commercial and retail service uses to workers in the area, and strategically place commercial uses towards the outer edges of the area.

This application proposes to amend the DC district to accommodate a specific non-profit organization's facility for children's mental health. The facility has both day programs as well as stay programs for youth's mental health programs and support. Specifically, we are seeking to add the use *Residential Care* to Ss. 4 of the DC district as a Permitted Use. In addition to *Residential Care*, this specific use will also be categorized as *Health Care Facility* to accommodate the day program, which is already a listed Permitted Use within the DC district.

The inclusion of *Residential Care* will not negatively affect the ability of the remainder of the District to continue to develop as a commercial and primarily industrial development. The proposed amendment ensures that essential mental health services can be delivered within a flexible, business-oriented setting without compromising the commercial intent of the district.

This location is an ideal candidate for this non-profit user as it is directly adjacent to the Nose Creek Corridor and regional pathway network, it has great access to shops and services located within The District, and Country Hills Boulevard NE is along Calgary's Primary Transit Network, providing excellent access to public transit.

It is for the above reasons that this DC district amendment should receive support from City Administration and look forward to support from City Council.

Sincerely,

URBAN SYSTEMS LTD.

Mike Coldwell, RPP, MCIP
Senior Planner / Principal

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