

Applicant's Submission

On behalf of the property owners and proposed business operators, OLA Studio of Architecture and Design is submitting a proposal for the redesignation of the land parcel located at 1614 8 Avenue NW, Calgary, Alberta; with the intention of maintaining the existing structure, and slightly expanding the existing counseling + medical service currently being provided.

The ownership group is a small, local postpartum support group that consolidates counseling and professional services to address all postpartum needs. Services will include breastfeeding assistance, postpartum recovery including counseling, massage, neuropathology and nutritional services.

Historic uses on this parcel indicate that this specific lot parcel was designated as RM-4 under the previous iteration of the Land Use By-Law. This district allowed for Special Care Facilities, which were defined as:

“...a building or portion thereof which provides for the care or rehabilitation of one or more individuals in the case of a half-way house or five or more individuals in all other cases, with or without the provision of overnight accommodation, and includes nursing homes, geriatric centres and group homes but does not include hostels and child care facilities;”

The current land designation (MC-1 Multi-Residential - Contextual Low Profile) does not accommodate the existing use, nor would it accommodate new users coming in and effectively maintaining the status quo. The parcel is currently functioning as a commercial property - and is being taxed as such. Our goal is to execute more of a ‘housekeeping’ amendment that would enable the current and proposed uses to be compliant with the Land Use By-Law.

The parcel is situated between two Institutional and Special Development Areas that are geared towards care and community. We are proposing the parcel be amended to a CN-1 land use designation. This is not proposing an increase in height or density; but rather an expansion in allowable uses that would enable the parcel to continue to provide essential services that are consistent with the goals of the Houndsfield Heights / Briar Hill ARP.

We hope that the information provided is consistent with your requirements. Please contact us should you require any additional information or clarification.