

Applicant Submission



IBI GROUP
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March 31, 2021

APPLICANTS' SUBMISSION LOC2017-0154

On behalf of NorthWest Healthcare Properties Corporation (NWHP) and the Governing Council of the Salvation Army in Canada, IBI Group proposes a land use redesignation for the parcels of the former Grace Hospital site and the existing Agape Hospice, located at 1302, 1340 and 1402 8th Avenue NW and 1040 14 Street NW, in the community of Hillhurst. The redesignation is to a Direct Control (DC) district based on the Mixed Use – General (MU-1) district. A comprehensive development approach informed by the Hillhurst Sunnyside Area Redevelopment Plan (HSARP) and the City of Calgary's Municipal Development Plan and the Transportation Plan, as well as by continuous communication with the Hillhurst/Sunnyside community and the City's Administration team, has been followed to prepare a feasible development approach for the subject sites:

Address	Legal Description	Parcel Size
1402 8 th Avenue NW	Lot 4, Block 1, Plan 1112208	1.711± ha. (4.228± acres)
1340 8 th Avenue NW	Lot 3, Block 1, Plan 0313641	0.396± ha. (0.978± acres)
1040 14 Street NW	Lot 2, Plan 7710730	0.345± ha. (0.853± acres)
1302 8 th Avenue NW	Lot 6, Plan 9911690	0.508± ha. (1.26± acres)
	TOTAL:	2.96± ha. (7.319± acres)

As envisioned, the development concept consolidates the optimum development potential for the sites in the form of a mixed-use healthcare campus and multi-residential complex, capitalizing on the sites' prominent location in the area with immediate access to Riley Park, the Hillhurst School, SAIT, the City's LRT and bus transit system and community facilities at the Hillhurst/Sunnyside Community Association site.

An amendment to the Hillhurst/Sunnyside ARP is required to support the land use. The amendment is proposed on Section 9 of the HSARP that focuses on the former Grace hospital site to also include the Agape Hospice site. This proposal updates the vision for the development of the site to align with the City of Calgary's growth and development principles for established areas by allowing higher density in parcels well served by public transit (LRT and bus systems). The proposed density of 4.0 FAR meets the density allowed by the HSARP for parcels along 14th Street NW that are served by the same public transit systems. Development of the subject site will trigger off-site mobility and public realm improvements that will benefit the community with pedestrian safety and streetscape enhancements located along 12th St NW, 8th Ave NW, 7th Ave NW and in key locations on 5th Ave NW and 14th St NW.

NWHP and the Salvation Army have a longstanding presence in the community and confirm their commitment to provide services to the Calgary community in years to come. The proposed land use reflects the outcome of an informed and positive conversation with the Hillhurst/Sunnyside community, Councillor Druh Farrell's office and City Administration to increase and diversify housing supply supported by the City's primary transit network and to create an enhanced and pedestrian-oriented urban streetscape.



The Salvation Army

Alberta and Northern Territories
Divisional Headquarters

200, 5615-101 Avenue Edmonton AB T6A 3Z7
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February 10, 2020

Giyan Brenkman, RPP, MCIP
Senior Planner - North Team
Community Planning, Planning & Development
The City of Calgary
P.O. Box 2100, Stn. M
Calgary, AB T2P 2M5

Dear Mr. Brenkman:

RE: APPLICATION LOC2017-0154

Dear Mr. Brenkman,

The Salvation Army has been an engaged member of the Calgary community since 1887, providing assistance and support to those in need. Our presence in the Riley Park site began over a century ago, formalizing as the Agapé Hospice in 1992 with the distinction of being the first free-standing hospice facility of its kind. Today Agapé has grown to include 20 beds in 2 wings and has provided compassionate end of life care for some 5000 residents and their loved ones.

Although our facility is well kept and managed, over the years the building itself has faced increasing functional and operational challenges that limit our ability to broaden our services to the community. We share these challenges with our neighbor, NorthWest Healthcare Properties (NWHF), who manage the Riley Park Health Centre in the former Grace Hospital building. Our conversations that started in 2014 led us to agree to jointly submit the application before you today, as we realized that the redevelopment of the site is our best opportunity to widen and enhance the services we provide to the Calgary community. We have been actively involved throughout the application review process and are pleased with the proposed amendments to the land use and to the Hillhurst/Sunnyside Area Redevelopment Plan.

On behalf of The Salvation Army Agapé Hospice, I express our support for this application. My colleagues and I are available to attend the Public Hearing of the application to personally convey what has been succinctly expressed above. Should you have any questions in the meantime, please contact me at your convenience.

Sincerely,

A handwritten signature in cursive script that reads "Margaret McLeod".

Margaret McLeod, Major
Divisional Commander
Divisional Director for Women's Ministry
The Salvation Army
Alberta & Northern Territories Division

Brian Peddle
General

William and Catherine Booth
Founders

Floyd J. Tidd
Territorial Commander

Margaret McLeod
Divisional Commander