

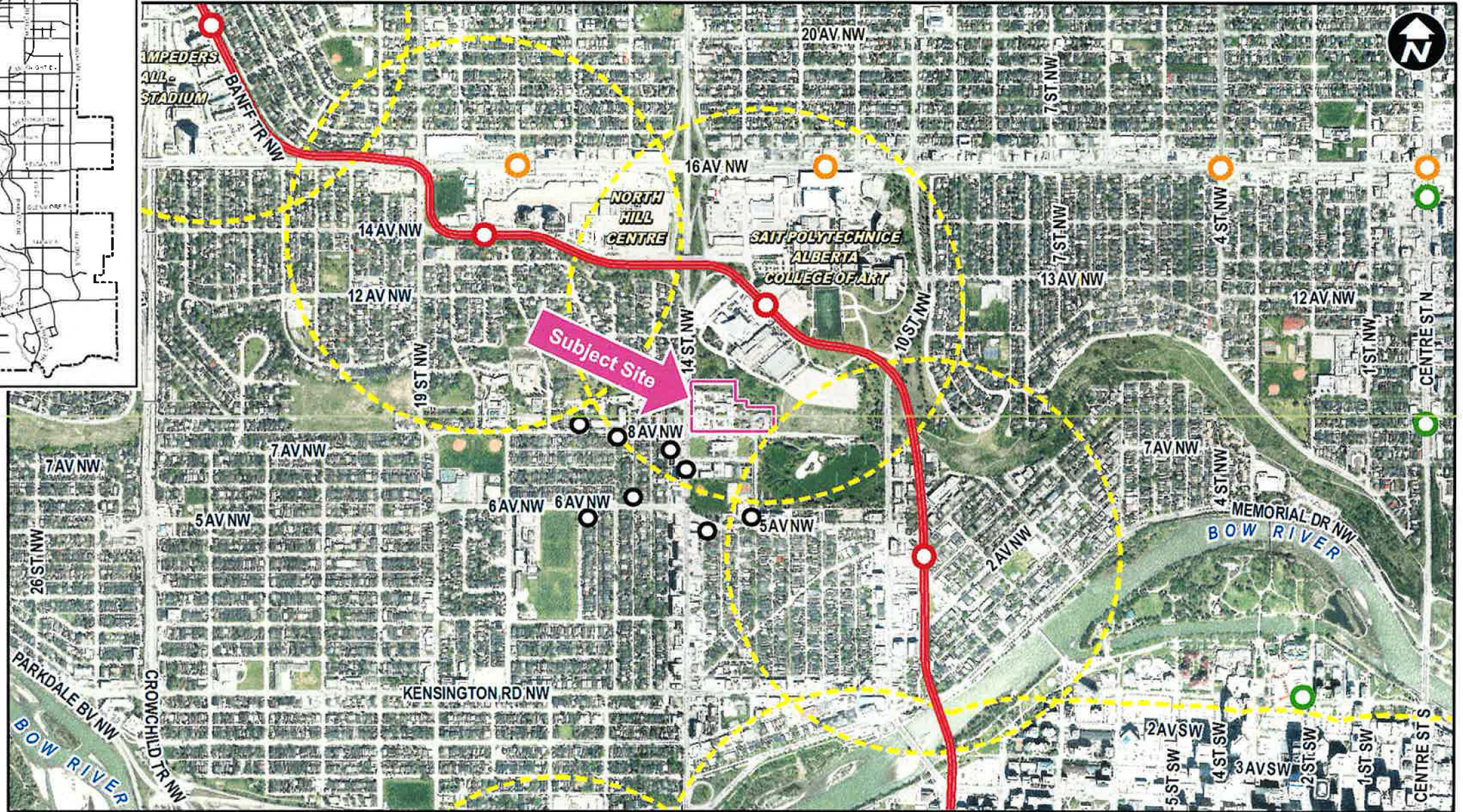
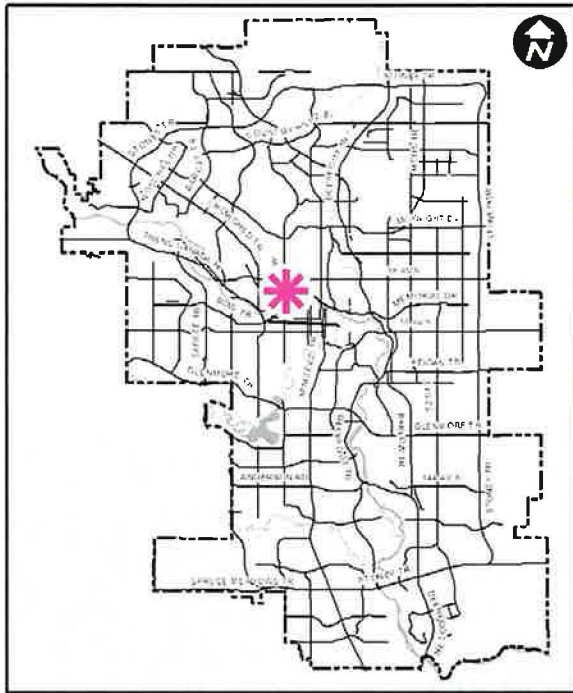


Calgary Planning Commission

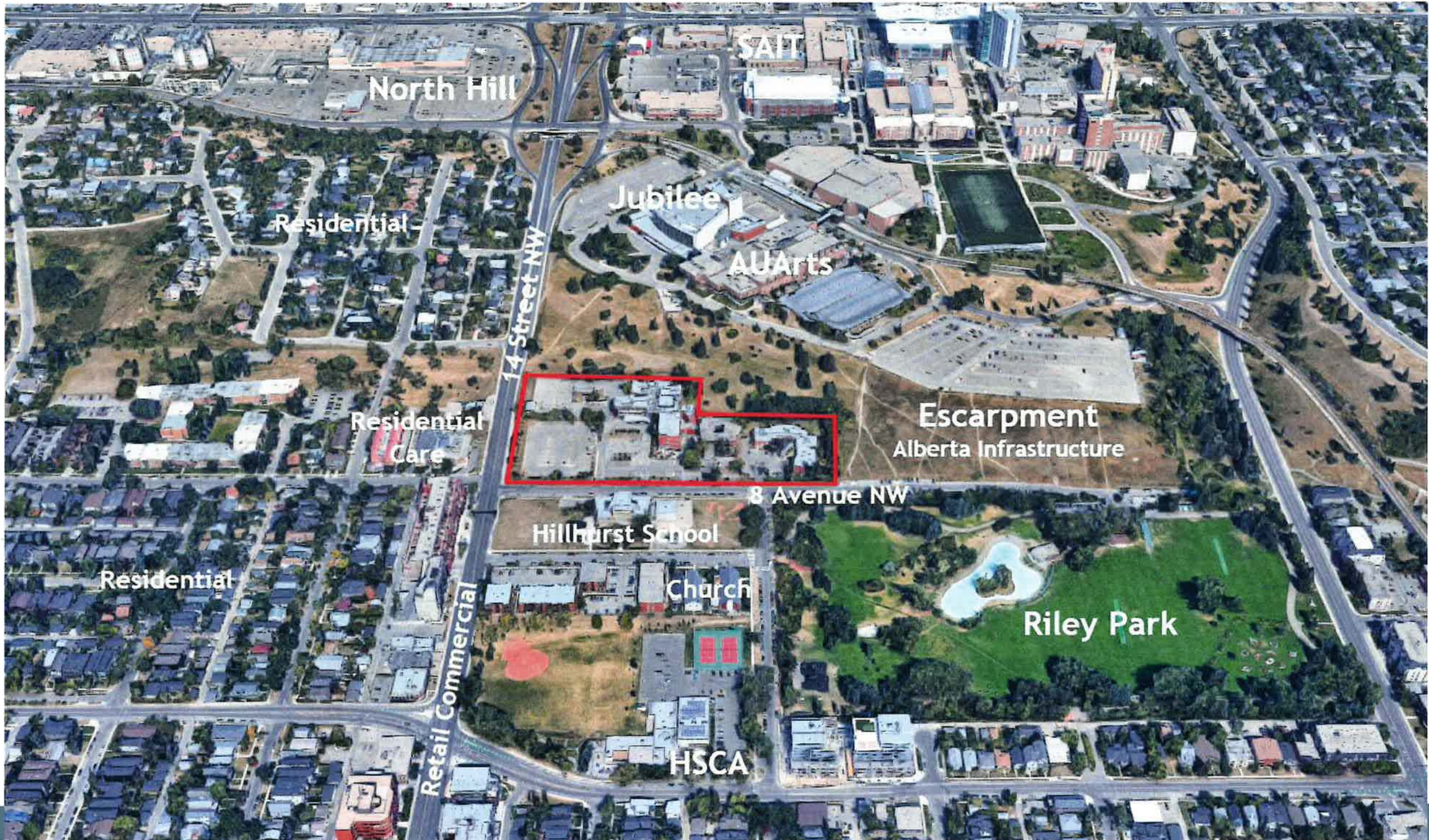
Agenda Item: 7.2.7

LOC2017-0154 / CPC2021-0130
Policy and Land Use Amendment
April 22, 2021

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 22 2021
ITEM: 7.2.7 CPC2021-0130
DISTRIBUTION
CITY CLERK'S DEPARTMENT



- 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



North Hill

SAIT

Residential

Jubilee

AUArts

14 Street NW

Residential
Care

Escarpment
Alberta Infrastructure

8 Avenue NW

Hillhurst School

Residential

Church

Riley Park

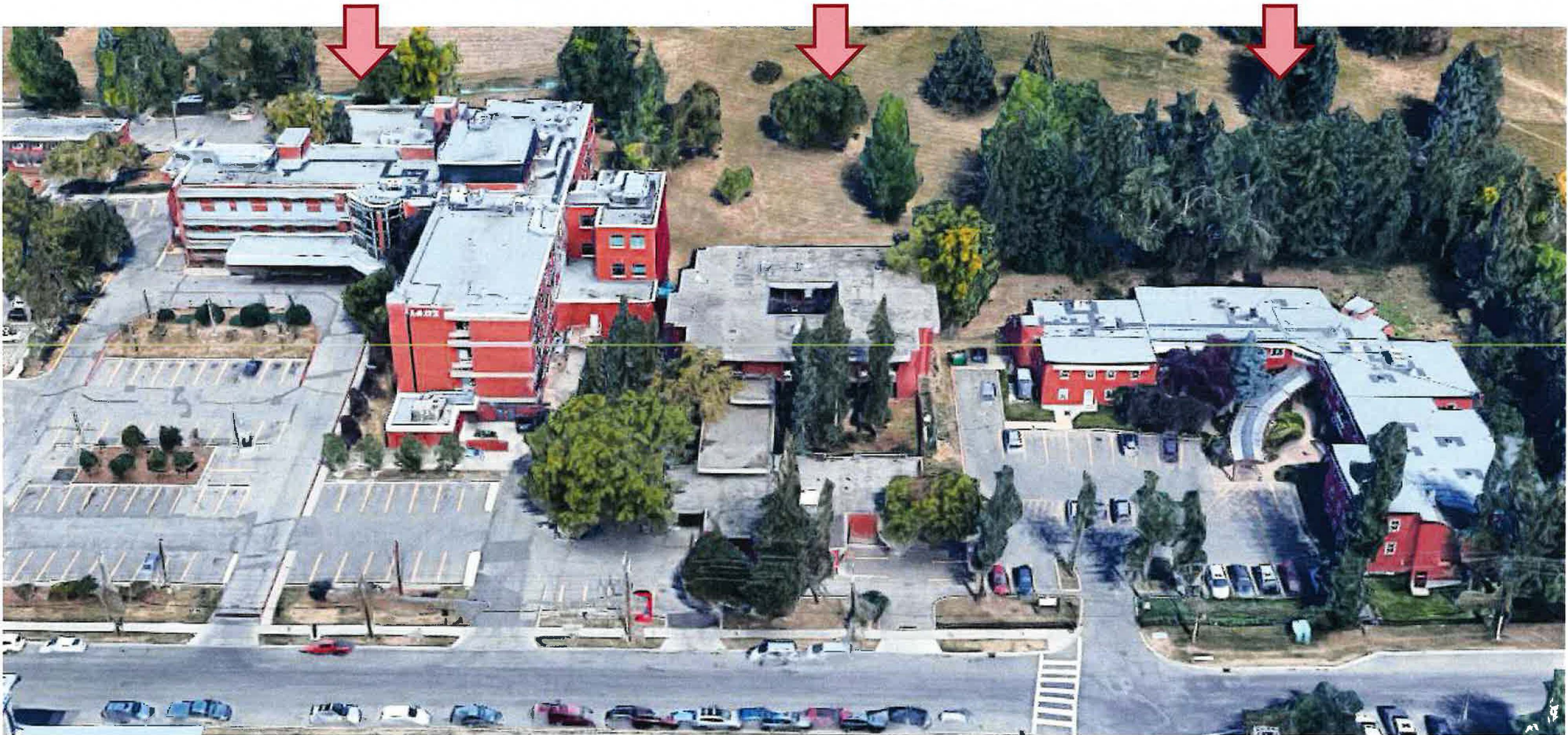
Retail Commercial

HSCA

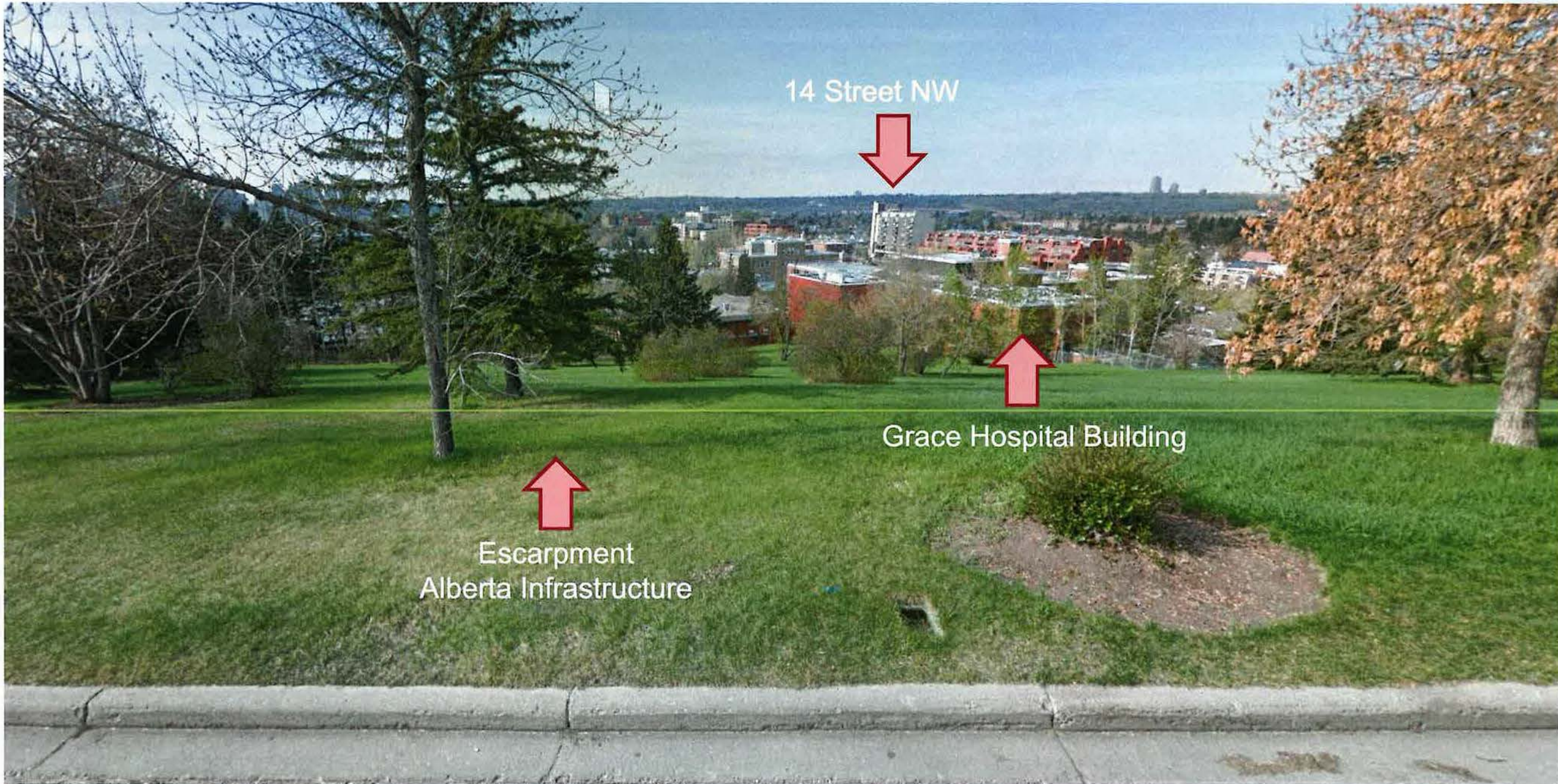
Grace Hospital Building

Parkwood Building

Agape Hospice Building







14 Street NW



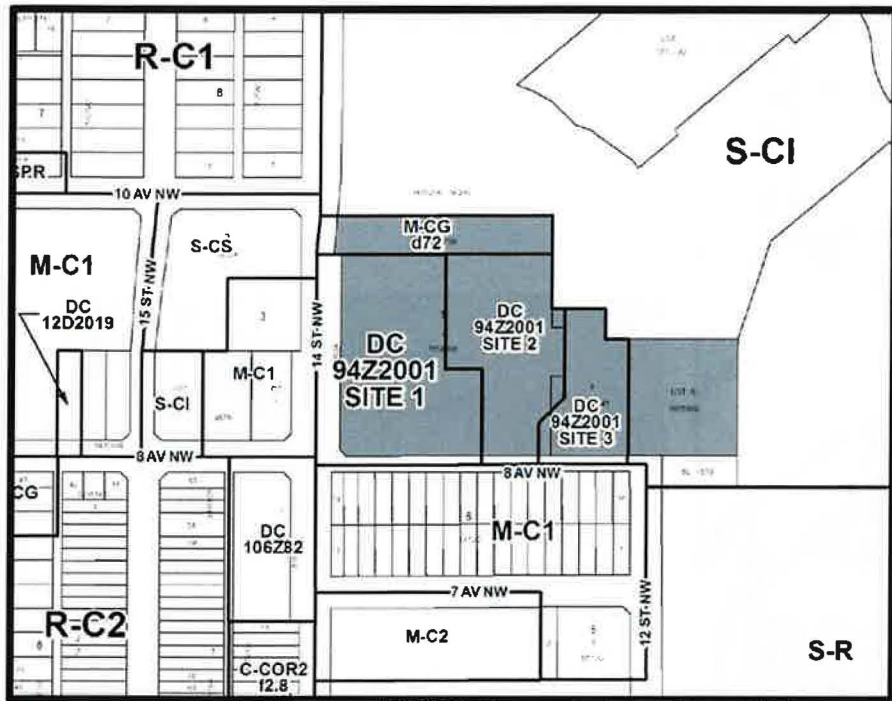
Grace Hospital Building



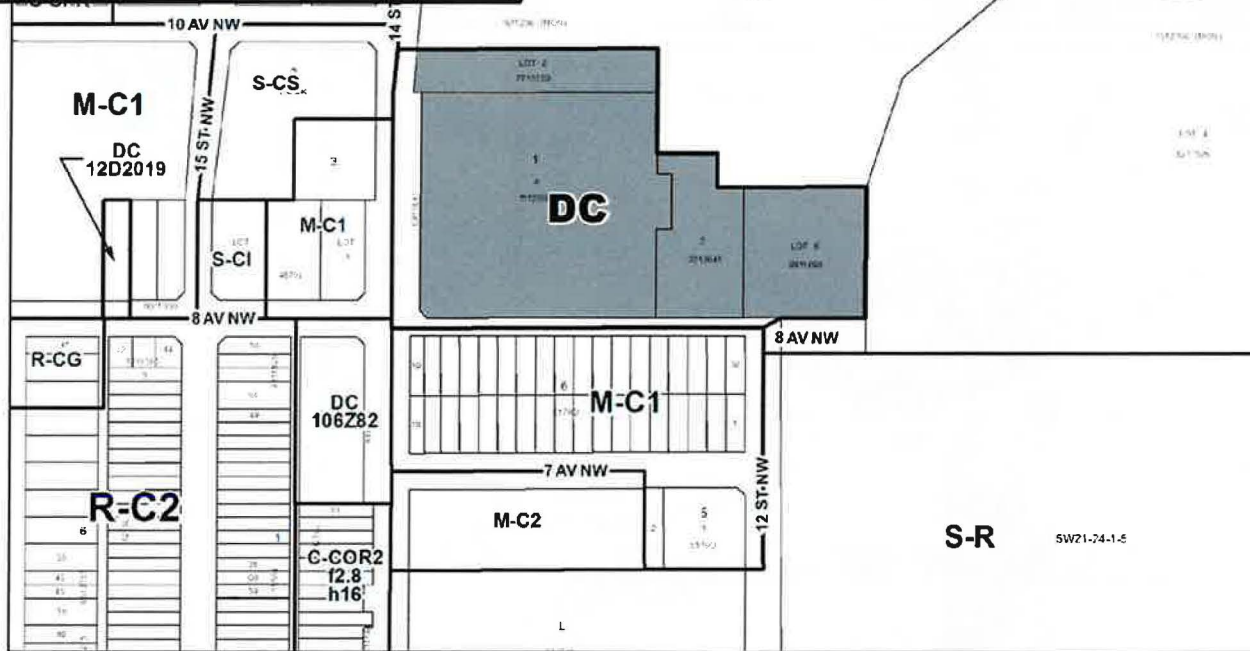
Escarpment
Alberta Infrastructure



Existing and Proposed Land Use Map



Existing LUD



Proposed LUD

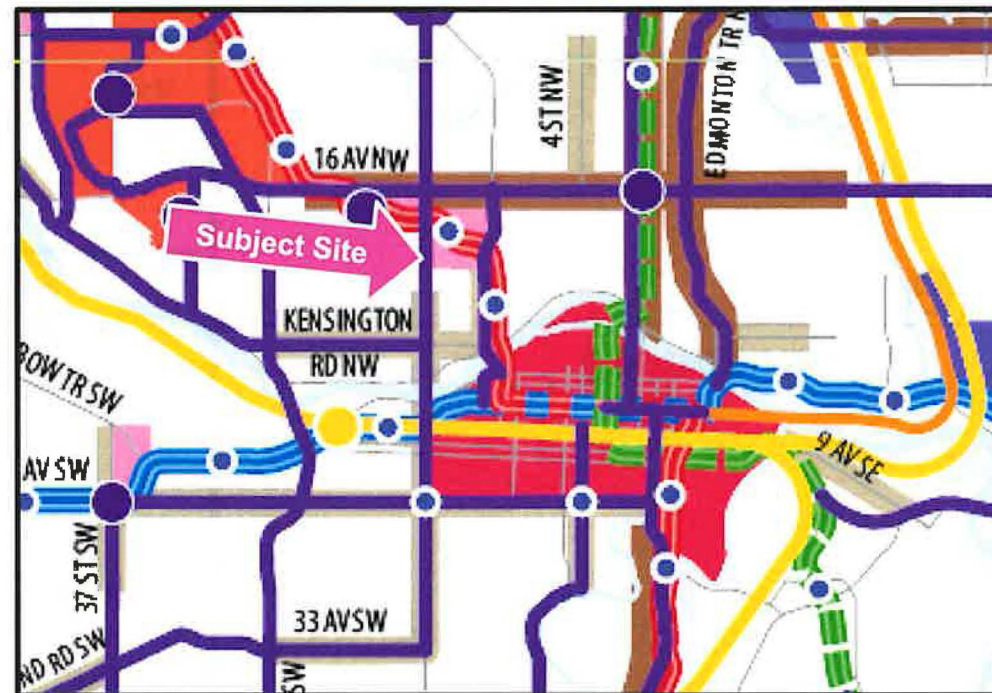
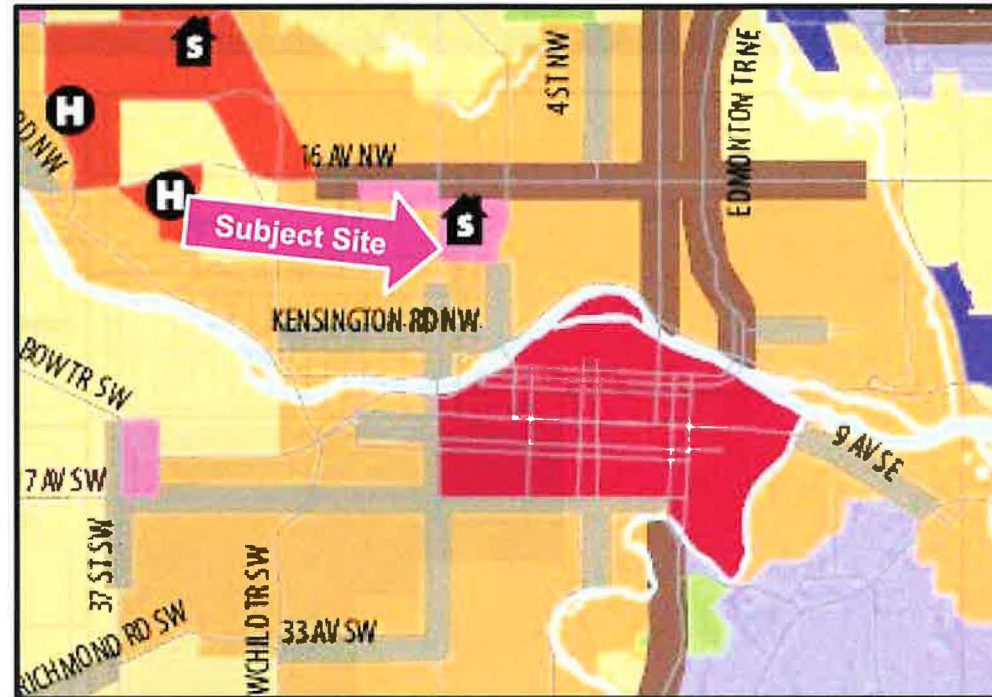
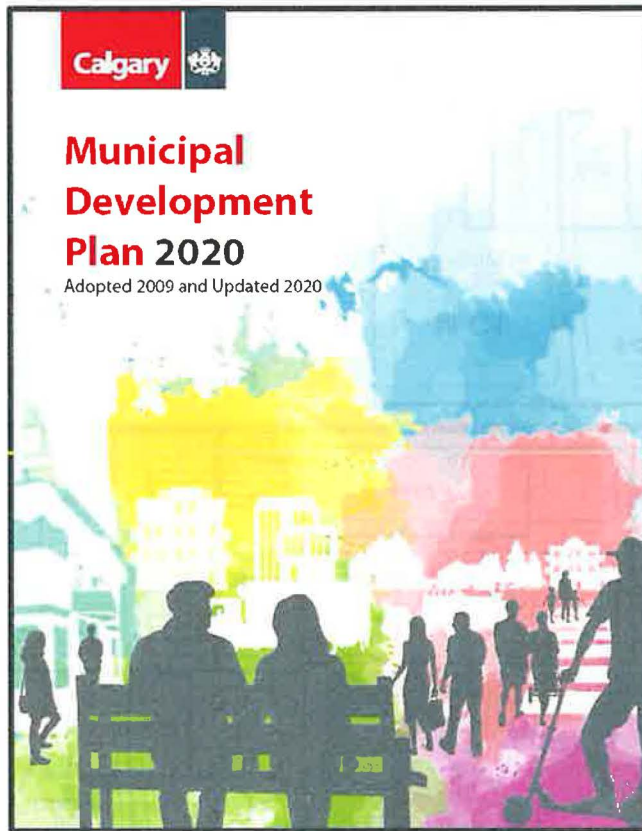
Existing LU Districts:

- M-CG d72
- S-CI
- DC (94Z2001)

Proposed LU District:

- DC District
Based on MU-1 District
- Maximum FAR
4.0
- Maximum Building Height
35 metres and 45 metres

Municipal Development Plan



Community Activity Centre

- North Hill Shopping Centre
- SAIT / AUArts
- Jubilee Auditorium
- Riley Park Health Centre
(Subject Site)

Primary Transit Network

- 14 Street NW
- 10 Street NW
- 16 Avenue NW
- LRT - Red Line

Hillhurst Sunnyside Area Redevelopment Plan



Replace existing
 Section 9.0 - Hillhurst/Sunnyside ARP
 with
 new section in ARP included in
 Attachment 3

9.0 GRACE HOSPITAL SITE

9.0 Grace Hospital Site

9.1 History

The Grace Hospital, located on 8 Avenue NW near Riley Park, has been an important landmark in the Hillhurst Community since its construction. This area of Hillhurst was originally a homestead with the Riley farmhouse situated near the present day Agape Hospice. Until the Thornton Court apartments were built, all development in this area was devoted to public and publicly accessible uses, such as a church, a public park, schools, recreation fields and buildings, and a hospital.

The City of Calgary's "Native Archaeological Site Inventory" does not identify any known burial ground or hunting sites in the Hillhurst area, however, it is mentioned that there is a high potential for buried First Nations archaeological sites on the north side of the Bow River from Montgomery to Centre Street.

The history of health care provision on the site goes back to 1924, when the Salvation Army bought the former Bishop Pinkham College (8th Avenue and 13th Street NW) to establish a maternity hospital. In 1926 the Grace Maternity Hospital and Girls Home opened. In 1995 the Calgary Regional Health Authority assumed responsibility for health care in Calgary and the maternity program at the Grace Hospital ended. The hospital was closed by the Provincial Government in 1996 and its programs were transferred to the Foothills Medical Centre.

9.2 Site Description

The Grace site, approximately 2.17 hectares (5.37 acres), abuts the escarpment below the Alberta College of Art and the Jubilee Auditorium. This escarpment, with an elevation difference between 8 Avenue NW and the top of approximately 27 metres (90 feet), is a prominent landscape feature and open space component throughout communities adjacent to the Bow River. It is known as a sensitive geological area with a tendency to slough. Vistas onto and from the escarpment are an important natural feature for the community. Informal paths crossing the escarpment indicate a pedestrian connection from Hillhurst to the SAIT/ACAD/Lion's Park LRT area.

The site slopes down slightly from the toe of the escarpment to 8 Avenue NW. The western portion of the site is currently vacant except for a single-family dwelling. Development along the western edge of the site will be impacted by noise from traffic on 14 Street NW. The remainder of the site is occupied by the Grace Hospital building infrastructure.

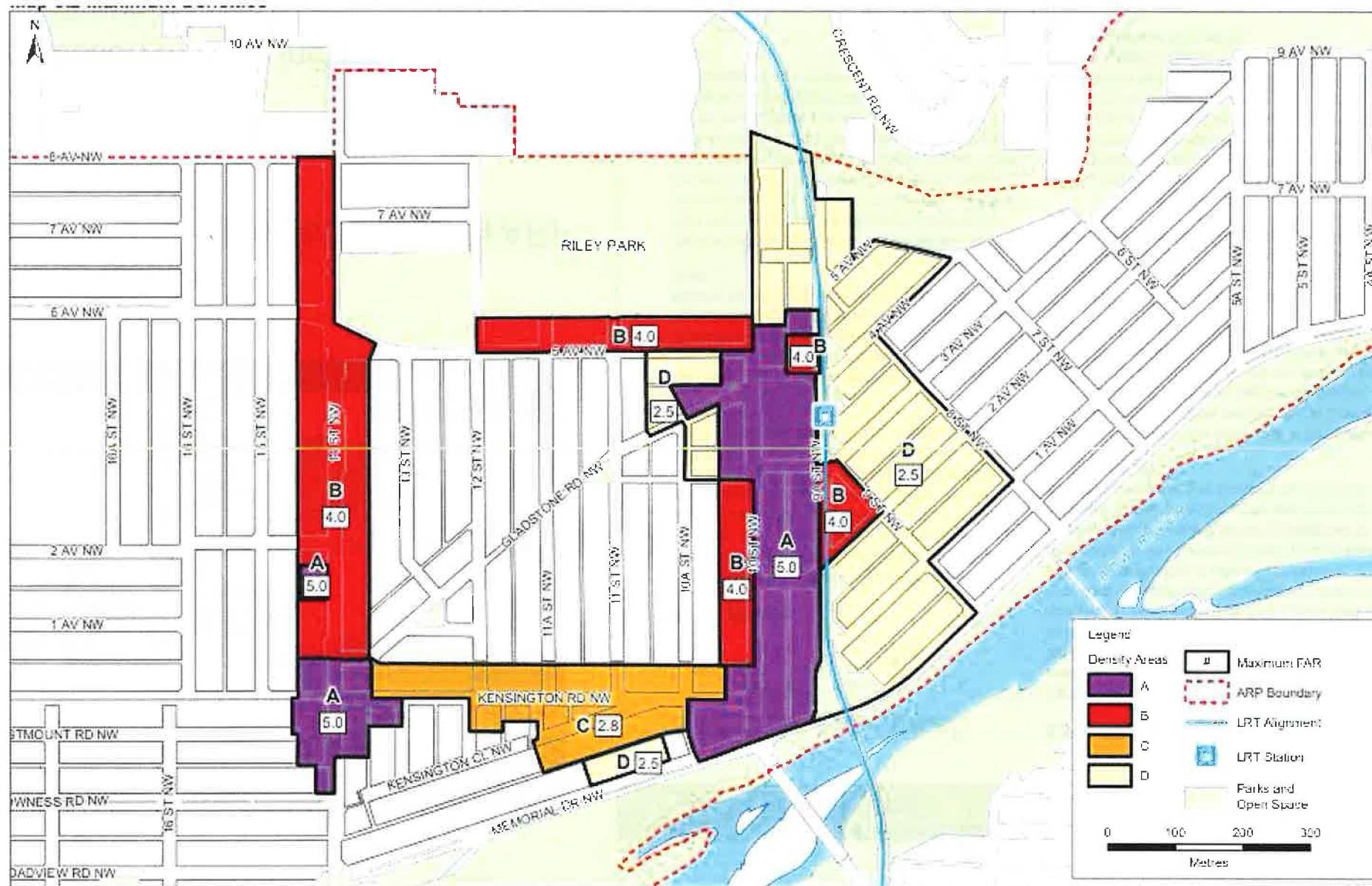
With regard to other site specific attributes, the site has excellent accessibility to open space, an elementary school and community facilities. It also has good access to the Kensington and North Hill shopping areas, bus and LRT routes.

Adjacent land uses, which would be affected by a redevelopment of the Grace site, are the Agape Hospice in the east (currently designated PS), the Hillhurst Community School across 8 Avenue NW (RM-4), the pedestrian corridors of 14 Street and 8 Avenue NW, and the Extendicare development in the west across 14 Street NW (RM-4). There is no immediate development north of the site (escarpment, currently designated RM-2 and PS).

Other neighbouring developments are St. Barnabas Anglican Church (RM-4), Thornton Court Apartments on 7 Avenue NW (RM-5), Riley Park (PE), the Hillhurst Sunnyside Community Association site and playing fields (PE), and the SAIT/Jubilee Auditorium/Alberta College of Art & Design campus (PS) on top of the escarpment.

The site is in close proximity to the 14 Street NW commercial area and low density residential areas in Hounsfield Heights/Briar Hill, located on the west side of 14 Street and further up the escarpment.

Hillhurst Sunnyside Area Redevelopment Plan





Engagement

- Three Open Houses
- Three Workshops
- Mobility

Response

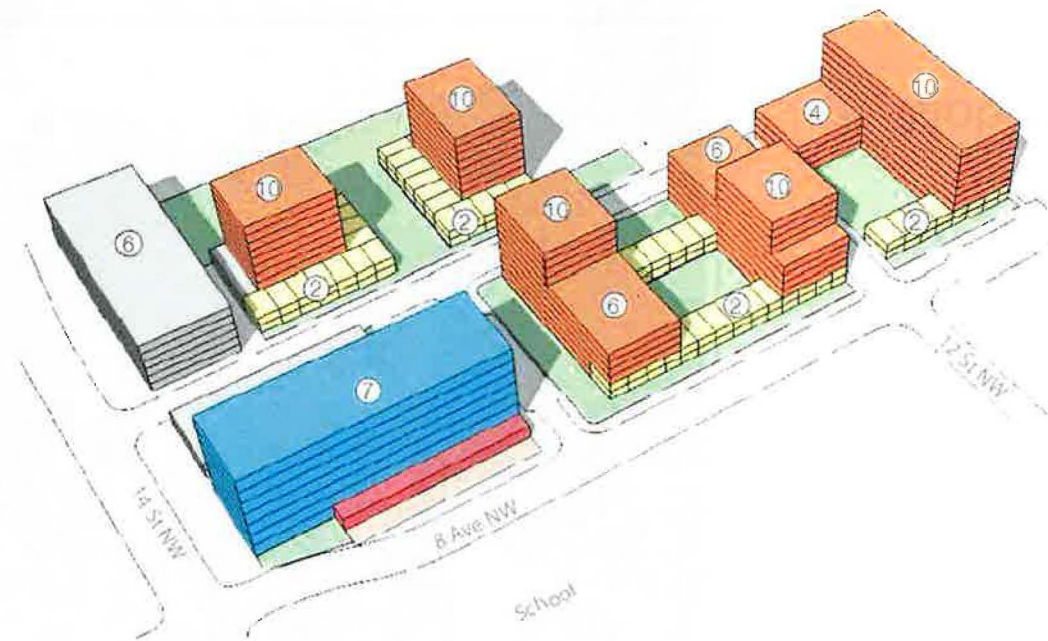
- 70+ Responses
- 5 Letters of Support

ENGAGEMENT WITH THE COMMUNITY: CONVERSATIONS STARTED IN 2014

Community Visioning Workshops Oct. 2017



- A positive and informed dialogue has been maintained with the community since 2014
- Multiple exploratory meetings to discuss feasible development alternatives for the site
- Informational open houses, a project website with feedback forms, visioning workshops and one-one-one meetings have informed the refined development concept



- Apartments
- Townhouses
- Retail
- Medical Office
- Plaza
- Open Space
- Height in Storeys

VISION FOR THE FUTURE: A VILLAGE WITHIN THE COMMUNITY



HEALTHY LIVING



COMMUNITY OF CARE



CONNECTIVITY AND CONVENIENCE



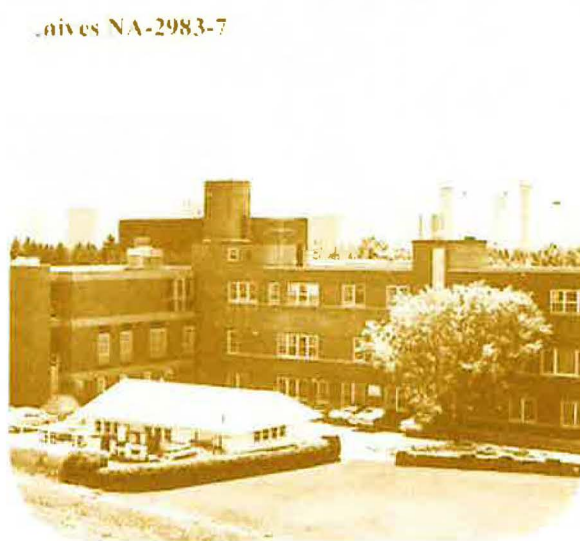
LANDMARK URBAN SETTING



INTEGRATED WITH NATURE



SOCIAL PUBLIC REALM



CELEBRATE LIFE AND HISTORY



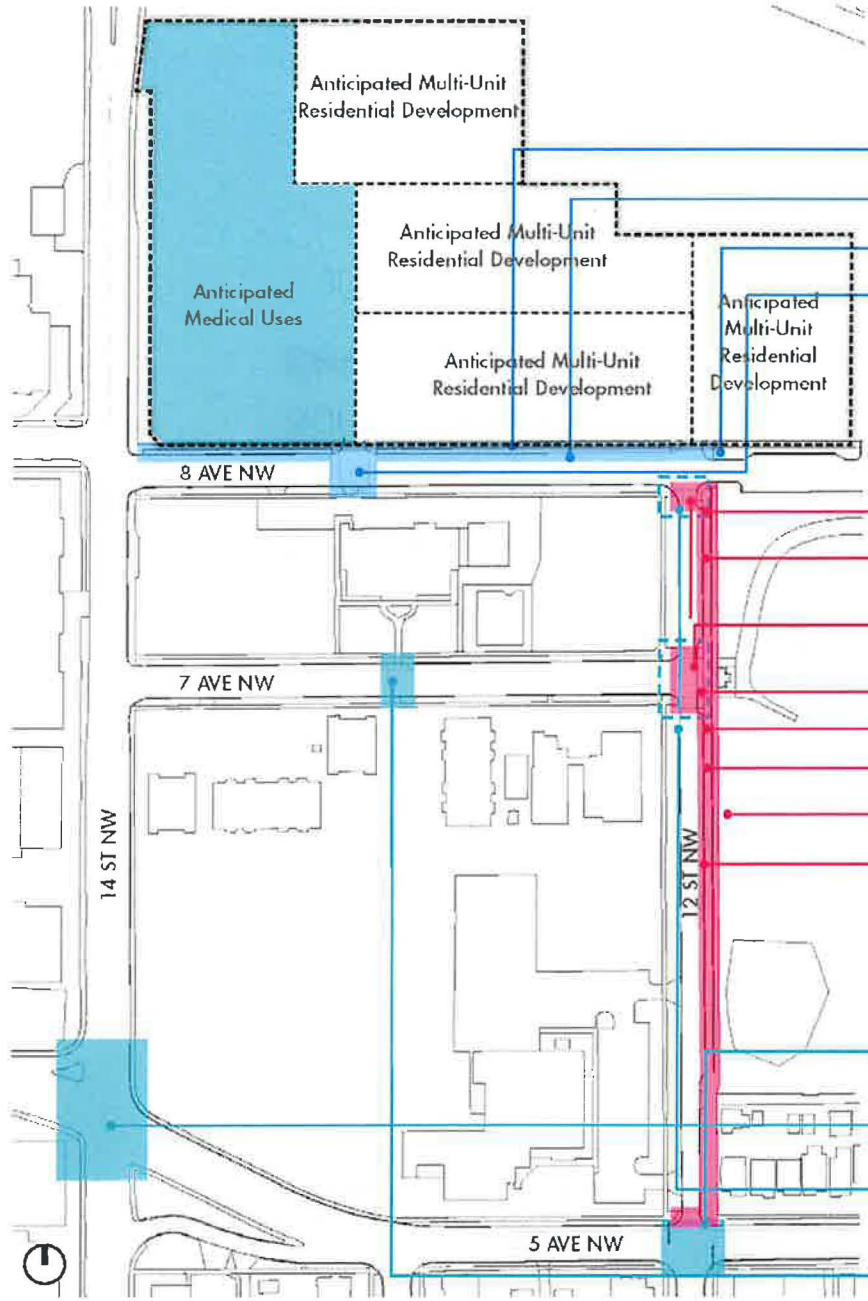
INTERGENERATIONAL SPACES

PROPOSED OVERALL CONCEPT PLAN

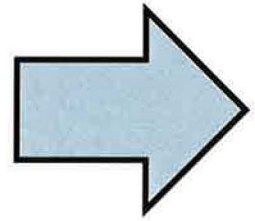


*Note: Shadowing does not affect adjacent parcels and surrounding residential neighbourhoods.

HYPOTHETICAL DEVELOPMENT SCENARIO AND MOBILITY IMPROVEMENTS

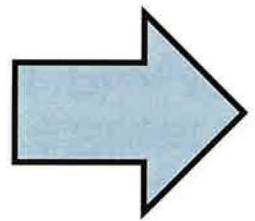


- 2 8 Avenue Upgrades**
8th Ave NW upgrades to be provided upon approval of a DP on the site for any increment of new development on the site above 1.0 FAR and below 2.9 FAR
- pedestrian sidewalk from 12 St NW to 14 St NW
 - bicycle pathway from 12 St NW to 14 St NW
 - wayfinding signage to Riley Park and Riley Park Village
 - a pedestrian crossing on 8 Ave NW with rapid flashing beacons



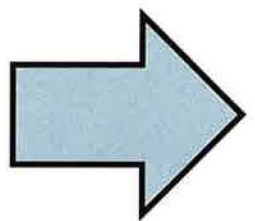
ARP Residential

- 3 12 Street Upgrades**
12th Street NW upgrades to be provided upon approval of a DP on the site for any increment of new development on the site above 2.9 FAR
- pedestrian sidewalk from 5 Ave NW to 8 Ave NW
 - bicycle pathway from 5 Ave NW to 8 Ave NW
 - pedestrian crossings at 7 Ave NW and 8 Avenue NW
 - curb extension at 7 Ave NW and 8 Ave NW
 - active mode facilities for walking and biking such as, but not limited to, benches and bicycle parking stalls
 - landscape improvements along 12 Street NW
 - wayfinding signage to Riley Park and Riley Park Village
 - on-street parking accommodation along 12 St NW



ARP Residential

- 1 Medical Use Area**
Traffic and pedestrian safety upgrades to be provided upon approval of new DP for medical uses going beyond 7,500 sqm
- a full traffic signal at the intersection of 5 Avenue NW and 12 Street NW
 - a left turn traffic signal southbound on 14 Street NW at 5 Avenue NW
 - temporary wayfinding signage and temporary curb extensions for safe pedestrian crossing on 12 Street NW at 7 Avenue NW and 8 Avenue NW
 - a pedestrian crossing on 7 Avenue NW with rapid flashing beacons



DC District Medical

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

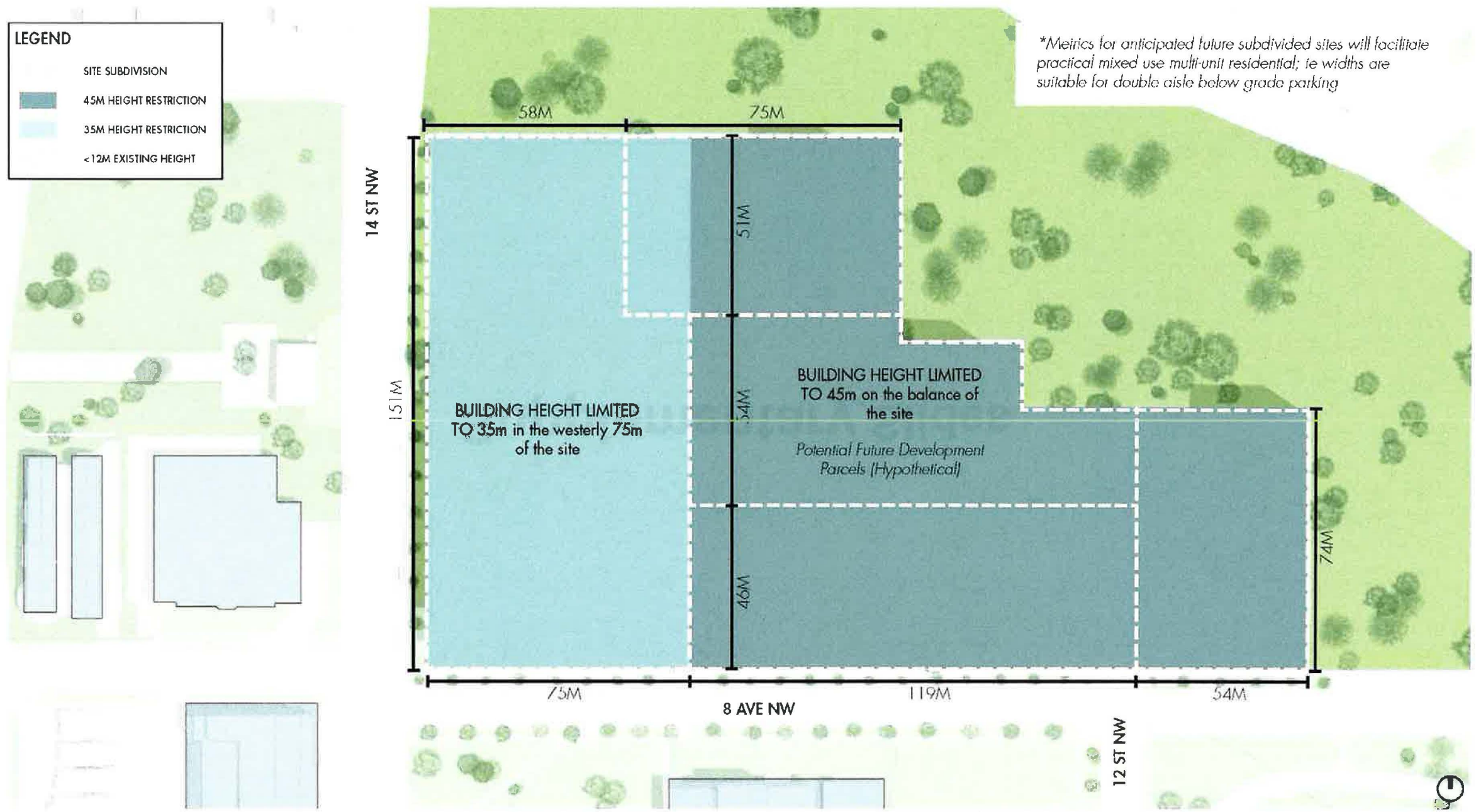
1. Give three readings to the proposed bylaw for the amendment to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of 2.95 hectares \pm (7.28 acres \pm) located at 1302, 1340 and 1402 – 8 Avenue NW and 1040 – 14 Street NW (Plan 9911690, Lot 6; Plan 0313641, Block 1, Lot 3; Plan 1112208, Block 1, Lot 4; Plan 7710730, Lot 2) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District, Special Purpose – Community Institution (S-CI) District and Direct Control District to Direct Control District to accommodate a combination of medical, commercial and multi-residential uses in a mixed-use development with mobility improvements, with guidelines (Attachment 4).

Supplementary Slides

HYPOTHETICAL SUBDIVISION OF LAND

LEGEND

-  SITE SUBDIVISION
-  45M HEIGHT RESTRICTION
-  35M HEIGHT RESTRICTION
-  <12M EXISTING HEIGHT

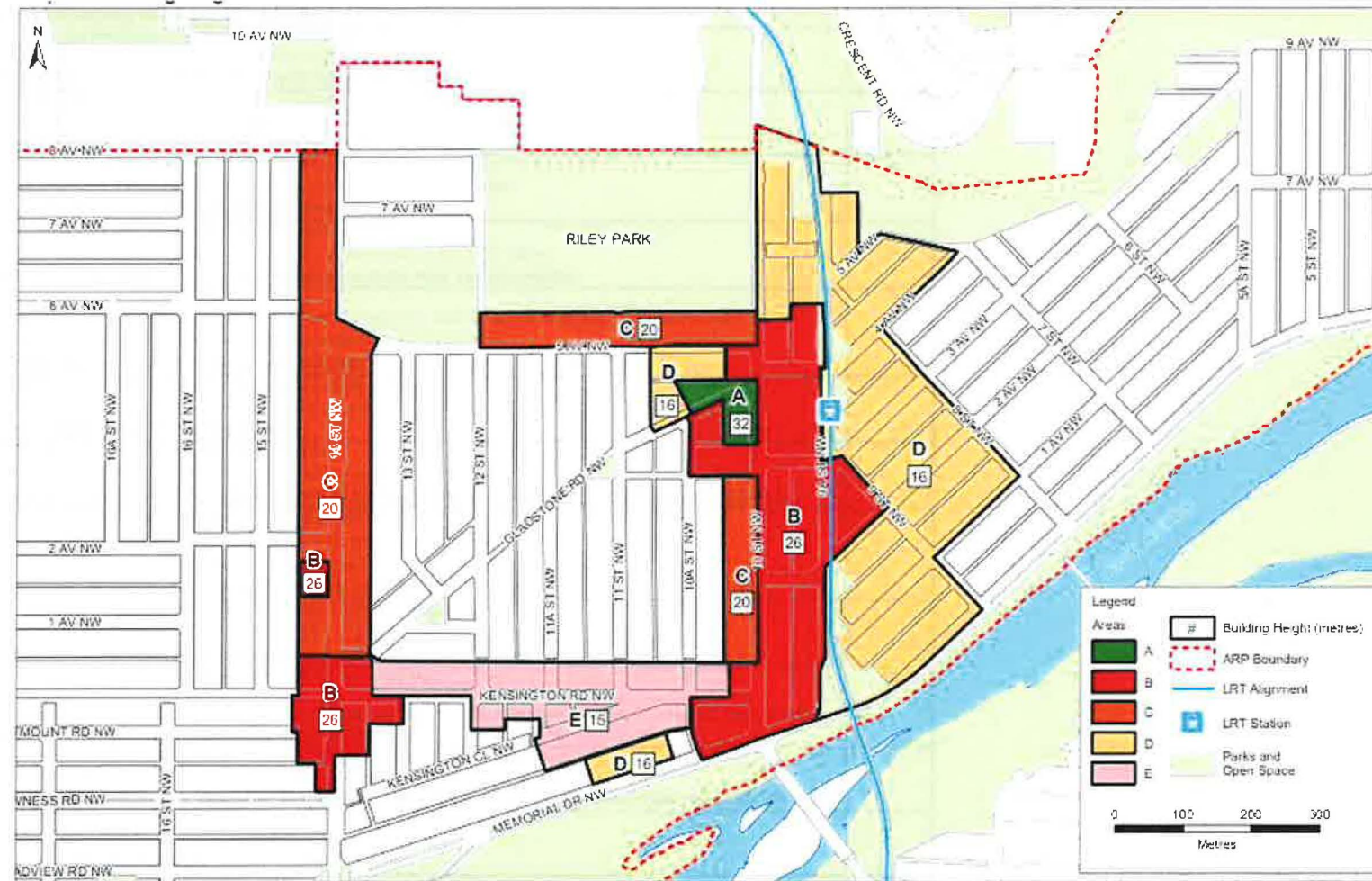


*Metrics for anticipated future subdivided sites will facilitate practical mixed use multi-unit residential; ie widths are suitable for double aisle below grade parking

3.0 PLAN CONCEPT

Map 3.3 Building Heights

Approved: 19PB7
 Amended: 01P2019



Urban Design Quality Performance Criteria

Project name: The Grace Hospital Site Institutional, Mixed-Use Mid-Rise ; Application number:
 Evaluation date: 17-Jun ; Application number:
 Project milestone: Pre-app / PreDTR1 / DTR1 response / Recommendation for Decision / Post-Occupancy

LOC2017-0154
 LW

Urban Design Element	Rating (1-5)	Initial App
Creativity <i>Encourage innovation; model best practices</i> Is it visually interesting, using a variety of forms, materials and details? Does it solve a planning, design or market problem in a new or particularly clever way?	4	
Context <i>Optimize built form with respect to mass and spacing of buildings, placement on site, response to adjacent uses, heights and densities</i> Does the development respond to landscape/topography, street character, cultural and neighbourhood conditions? Are entries, windows, outdoor amenity spaces and services appropriately placed with respect to adjacent uses?	5	
Animation <i>Incorporate active uses; pay attention to details; add colour, wit and fun</i> Does the design create an engaging sensory experience with details such as pedestrian scale signage, layered planting, patios, public art, street furniture, illumination etc? Do the building design and internal uses contribute to an active street front and public realm?	4.5	
Human Scale <i>Defines street edges, ensures height and mass respect context; pay attention to scale</i> Do the built form, street trees and landscaping define street edges and create a humanly scaled public realm? Does the development include fine-grain architecture and landscaping details, lighting and signage?	5	
Integration <i>The conjunction of land-use, built form, landscaping and public realm design</i> Does the project accommodate topography, enhance adjacent uses, and contribute to the public realm? Is the project designed to take advantage of the positive aspects of local climate and mitigate harsh weather throughout all seasons? Are buildings on commercial sites designed to activate pedestrian areas and connections?	5	
Connectivity <i>Achieve visual and functional connections between buildings and places; ensure connection to existing and future networks.</i> Do all project phases provide inviting and connected routes along desire lines for all mobility modes? Do block and building size and shape create a walkable, permeable network?	5	
Accessibility <i>Ensure clear and simple access for all types of users</i> Does the project provide democratic, inviting access and movement options for all people? Does the design address topography in a way that provides for complete pedestrian accessibility?	4.5	
Diversity <i>Promote designs accommodating a broad range of users and uses</i> Are a variety of uses offered that create activity for diverse users through all seasons, day and evening? Is there a broad variety of building types and tenures, active and passive amenity spaces and other facilities to contribute to the quality of life of the community?	5	
Flexibility <i>Develop planning and building concepts which allow adaptation to future uses, new technologies</i> Do block size, site layout, building scale and structure accommodate a range of uses both now and in the future? Are there spaces that could be shared to serve a variety of functions, activities or uses?	5	
Safety <i>Achieve a sense of comfort and create places that provide security at all times</i> Are public/pedestrian spaces framed with a range of active uses to provide natural surveillance at all times? Do the architecture, landscaping, lighting, furniture elements create a pleasant space perceived as safe?	4	
Orientation <i>Provide clear and consistent directional clues for urban navigation</i> Is there a distinctive hierarchy of streets, spaces and landscapes that create legible routes throughout the site? Does the design frame views to natural or urban landmarks, or create memorable places, buildings or spaces?	4.5	
Sustainability <i>Be aware of lifecycle costs; incorporate sustainable practices and materials</i> Are sustainable site and building design practices evident and celebrated in the public realm? Does the development create enhanced pedestrian environments and promote walking, cycling and transit use?	4	
Durability <i>Incorporate long-lasting materials and details that will provide a legacy rather than a liability</i> Is the public realm, including hard and soft landscaping, high quality, visually attractive and wear resistant year round and in the long term? Are durable, low maintenance materials utilized in the most demanding locations?	na	
Overall Rating (1-5)	4.625	

- 1=Poor (does not meet expectations, demonstrates some lack of understanding of requirements)
- 2=Fair (somewhat meets expectations, minor weaknesses or deficiencies)
- 3=Average (meets expectations, likely to achieve basic standard of quality outcome)
- 4=Good (somewhat exceeds expectations, high probability of success)
- 5=Excellent (exceeds expectations, clear intent to achieve high quality outcome)