

Policy Amendment and Land Use Amendment in Hillhurst (Ward 7) at multiple properties, LOC2017-0154

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments 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).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 APRIL 22:

That Council hold a Public Hearing and;

1. Give three readings to **Proposed Bylaw 26P2021** for the amendments to the Hillhurst/Sunnyside Area Redevelopment Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 84D2021** 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).

HIGHLIGHTS

- This policy and land use amendment application seeks to establish a new urban village (Riley Park Village) through the redesignation of the subject site. The application proposes a combination of medical, commercial and multi-residential uses within a multi-generational village concept, subject to the provision of off-site mobility improvements.
- The proposal allows for a variety of uses within an appropriate building form and provides for a diverse housing stock, employment opportunities and retail/commercial. The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Hillhurst/Sunnyside Area Redevelopment Plan* (ARP), as amended.
- What does this mean to Calgarians? The proposal would provide for efficient reuse of an underdeveloped inner-city site surrounded by important community amenities to provide enhanced medical facilities, housing and employment options with access to the primary transit network. It would allow for more efficient use of the existing city infrastructure.

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- Why does this matter? The landowners wish to redevelop the existing medical and hospice buildings as they are outdated and no longer viable for current medical practices or enhanced residential care. The site is currently underutilized due to large surface parking lots and a vacant building. This proposal is an innovative way to combine new medical facilities with higher density residential developments in an updated transit oriented development site.
- No development permits have been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted by IBI Group on 2017 May 29 on behalf of the landowners, Healthcare Properties Holdings LTD and The Governing Council of the Salvation Army in Canada. An extensive visioning and engagement strategy, in combination with a complex mixed-use proposal that includes a medical health campus (and hospice), resulted in a multi-year review and negotiation process that included more than one landowner and multiple stakeholders. Uncertainty in Calgary's real estate market and a weaker economy also contributed to a longer than anticipated application review, that nevertheless resulted in a recommendation that is largely supported by all stakeholders.

The approximately 2.95 hectare site is located on the northeast corner of the intersection between 14 Street NW and 8 Avenue NW, diagonally across from Riley Park in the community of Hillhurst. The site abuts the escarpment below the Southern Alberta Jubilee Auditorium and fronts onto 14 Street NW, a major arterial road with direct access to downtown Calgary.

The Applicant Submission (Attachment 2) indicates their intent to redevelop the subject site with a comprehensively planned mixed-use development integrating the existing medical uses in a health care campus. Multi-residential development will be based on an urban village concept and will provide a variety of housing options for multi-generational living. The intent of the DC District is to include mobility improvements to support the village concept and the density increase on the site (Attachment 10). The site is considered a transit oriented development site due to its location in proximity to two LRT stations and the primary transit network.

No development permits have been submitted at this time. As a first step however, a pre-application (PE2020-01170) for the medical/office building, with conceptual massing diagrams, was submitted in 2020 May 27, of which a summary is included in Attachment 7.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed and engaged by Administration

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Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to work with Administration to establish a level of outreach with public stakeholders and the community association that was appropriate.

In response, the applicant met with multiple stakeholders prior to the submission of the application on 2017 May 29 and continued to do so through in-person and virtual meetings over a 4-year period until 2021 March. In addition, three public open houses / information sessions were held pre- and post-submission of the application in 2015 and 2017. The applicant also launched a project website where an on-line survey was available, and comments could be submitted. The Applicant Outreach Summary is included in Attachment 5. Feedback received through this engagement informed revisions to the original application.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

In collaboration with the applicant, Administration conducted outreach beyond the standard practices by engaging the Hillhurst/Sunnyside Community Association and numerous other stakeholders in workshops. The following workshops were held after the initial submission:

- Community Visioning Workshops – three workshops on 2017 October 26, October 28 and November 15; and
- Transportation and Mobility Options Workshop on 2019 September 18 where off-site mobility improvements were identified.

Administration received 71 public responses as a result of the City-led outreach and created two What We Heard reports (Attachments 8 and 9). Comments received included concerns with the maximum building heights, increased traffic, impact on community facilities, and the need for the mobility improvements to be defined. The application was subsequently amended to address the community's concerns and is further explained in Attachment 1.

In addition, Administration received five letters from stakeholders communicating support for the proposed mixed-use development. More specifically, support has been expressed for the following:

- thoughtful planning and continuing community engagement;
- enhanced vibrancy in the community with additional facilities and people;
- additional housing opportunities with an increased population of children/students;
- improvement in the public realm addressing safety and traffic concerns;
- continuation of a multidisciplinary healthcare centre; and
- benefits for businesses, employees, patients and future residents.

On 2021 April 05, the Hillhurst/Sunnyside Community Association (HSCA) provided a letter of general support for the medical health campus within an urban village concept. The HSCA also provided comments on the proposed floor area ratio and maximum building heights included in Attachment 6 to this report.

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Following Calgary Planning Commission, notifications for the Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal would establish a mix of uses for Calgarians to live, work, heal and play within the already established inner-city community of Hillhurst. The DC District would provide additional housing options by accommodating a range of unit types and sizes supportive of different age groups, lifestyles and demographics.

In addition, the medical/office and retail/commercial uses will retain existing employment and support additional employment opportunities within the Village, while also providing for social contact through a mix of uses as proposed in the proposed DC District. The amendments to the ARP encourages inter-generational living and a village gathering space for social interaction in parks and open spaces.

Environmental

Although this proposal does not include specific actions at the land use amendment stage to address the objectives of the [Climate Resilience Strategy](#), further opportunities to align future development on this site will be explored and encouraged at subsequent development approval stages.

Economic

At full build-out, Riley Park Village could provide substantial employment and learning opportunities related to the medical uses, as well as contributing to the retail/commercial uses along 14 Street NW. Redevelopment could potentially add more than 75,000 square metres (800,000 square feet) of residential floor area, including new building alternatives for the existing Agape Hospice onsite. Combined, the Riley Park Health Centre and the Agape Hospice provides currently more than 350 jobs (2021) and it is anticipated that this employment number can increase with an additional 100 jobs at full build-out of the subject site.

Service and Financial Implications

No anticipated service or financial impacts.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. **Proposed Bylaw 26P2021**
4. **Proposed Bylaw 84D2021**
5. Applicant Outreach Summary
6. Community Association Response

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- 7. Pre-Application (PE2020-01170) Summary
- 8. Engagement – What We Heard Report (Summer 2017)
- 9. Engagement – What We Heard Report (Fall 2017)
- 10. Mobility Improvement Commitment Letter
- 11. **CPC Commissioner Comments**
- 12. **Public Submissions**

Department Circulation

General Manager	Department	Approve/Consult/Inform