

Mobility Improvement Commitment Letter



IBI GROUP
3rd Floor – 227-11 Avenue SW
Calgary AB T2R 1R9 Canada
tel 403 270 5600 fax 403 270 5610
ibigroup.com

February 27, 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:

COMMUNITY BENEFITS RELATED TO LOC2017-0154

Thank you for your continued attention and assistance to resolve the discussion about community benefits associated to the future development of the Riley Park Village site, in the community of Hillhurst/Sunnyside. As long-time members of the community, the applicants, NorthWest Healthcare Properties REIT and the Governing Council of the Salvation Army in Canada, have confirmed their commitment to support the enhancement of the area where the future development is located and feel that the best way to initiate a positive transformation of the area is through the feasible redevelopment of the former Grace hospital site and the Agape Hospice site.

As you are aware, the applicants have maintained an open dialog with the Hillhurst/Sunnyside community, the Ward 7 Councillor and the City even before a formal application was submitted, proactively encouraging a positive discussion on the opportunities and concerns that the intended redevelopment of the site could create. After months of discussion we feel we are reaching a win-win outcome for all involved, but we should strive to maintain realistic expectations that allow for a feasible development approach that supports investment.

In this context, the applicants are prepared to provide the following community benefits in the form of infrastructure investments that are desirable for safe mobility and enhanced streetscape in the area of the Riley Park Village site to accommodate a build-out density of 4.0 FAR on the subject site, as follows:

1. **Medical Office development:** for any development beyond the existing 100,000sf on site, and up to 150,000sf, the developer may provide the following, with specific details to be determined through the development permit process:
 - i. Left turn signal southbound on 14th Street at 5th Avenue NW
 - ii. Temporary curb extensions at the intersection of 12th Street and 7th Avenue NW
 - iii. Temporary curb extensions at the intersection of 12th Street and 8th Avenue NW
 - iv. Wayfinding signage on 12th St NW
 - v. When warranted according to the City's warrant system for new traffic signals, signalization of the intersection on 5th Avenue & 12th Street NW
 - vi. Aligning & removal of driveways impacted by this phase of development.
 - vii. Public realm improvements along the frontage of the first phase of development (14th Street and 8th Avenue NW).

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2. **Residential development:** based on the intensity of development proposed for each phase of residential development:
 - i. Public realm improvements aimed at enhancing the streetscape and pedestrian safety proportional to the frontage of these development phases, as follows:
 - 12th Street NW between 5th Ave NW and 8th Ave NW: introduction of sidewalk and shared cycling pathway along the eastern edge of the street, permanent curb extensions at the intersections with 7th Ave NW and 8th Ave NW and enhanced landscaping as per the City's development guidelines.
 - 8th Avenue NW Cross Section between 12th St NW and 14th St NW: introduction of a sidewalk and shared cycling pathway along the northern edge of the street and enhanced landscaping as per the City's development guidelines.
 - ii. Accommodation of a pedestrian signal (half signal) at 14th Street & 7th Avenue NW.
3. Additional items that can be considered as community benefits to be provided jointly with the City may include the following, specifics to be determined through the development permit process:
 - i. Explore a shared pedestrian, bicycle and other active modes connections along 8th Ave NW to 10th Street NW.
 - ii. Explore a shared pedestrian, bicycle and other active modes connections from the development site to SAIT, if agreeable and negotiated with the property owner adjacent to the north of the site.
 - iii. Explore the introduction of mid-block pedestrian crossings on 8th Ave NW between 12th St NW and 14th St NW and on 7th Ave NW between 12th St NW and 14th St NW.
 - iv. Explore the relocation of any on-street parking displaced from 12th St NW as a result of streetscape enhancements to 8th Ave NW between 12th St NW and 10th St NW.

We look forward to our continued collaboration on this matter and advance this application through to approval, as per the timelines agreed upon.

Yours truly,

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Samuel Alatorre
Planner

Encl.

cc: Craig Savage, City of Calgary
T. Schmitt, Northwest Healthcare Properties
T. Hume, Northwest Healthcare Properties
Major Margaret McLeod, The Salvation Army
Elvin Karpovich, IBI Group

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