



Grace Hospital Land Use Redesignation Project Phase two engagement: visioning workshops

Stakeholder Report Back: What we heard
November 2017

Project overview

Northwest Healthcare Properties and their partner, The Salvation Army has made an application to amend the land use district and the Area Redevelopment Plan on the Grace Hospital Site on the corner of 8 Avenue and 14 Street NW. Northwest Healthcare Properties has purchased land north of the existing site which results in a larger area for redevelopment.

Uses for the site include medical clinics, service businesses, health administrative offices and local oriented commercial uses.

Overall engagement strategy

A comprehensive engagement strategy has been developed to facilitate multiple touch points and ensure inclusivity for all who want to provide input and learn about the Grace Hospital Land Use Redesignation project. For this project, we have taken a multi-phased engagement approach. Phase one engagement occurred in June 2017 with an in-person open house and online survey. In phase two of our engagement, we conducted two in-person visioning workshops. More information about The City's previous engagement can be found at calgary.ca/gracehospital. Note that the developer has conducted their own engagement prior to submitting the application and more information can be found at gracehospitalredevelopmentsite.com/

The Engage Spectrum level for this project is 'Listen and Learn' which is defined as "We will listen to stakeholders and learn about their plans, views, issues, concerns, expectations and ideas."

In alignment with City Council's Engage Policy, all engagement efforts, including this project, are defined as: purposeful dialogue between The City and citizens and stakeholders to gather meaningful information to influence decision making.

As a result, all engagement follows the following principles:

- Citizen-centric: focusing on hearing the needs and voices of both directly impacted and indirectly impacted citizens.
- Accountable: upholding the commitments that The City makes to its citizens and stakeholders by demonstrating that the results and outcomes of the engagement processes are consistent with the approved plans for engagement.
- Inclusive: making best efforts to reach, involve, and hear from those who are impacted directly or indirectly.
- Committed: allocating sufficient time and resources for effective engagement of citizens and stakeholders.
- Responsive: acknowledging citizen and stakeholder concerns.

- Transparent: providing clear and complete information around decision processes, procedures and constraints.

What we did

Visioning workshop

Two workshops were held, one on October 26, 2017 at the Kensington Legion and one on October 28, 2017 at the Hillhurst School. We also offered the workshop specifically for parents at Hillhurst School on November 15, 2017. In total we had 82 members of the community participate in the workshops over three nights. We held workshops for students in Grades 4-6 at Hillhurst School on November 15th and had XXX students participate.

We had 5 groups of 8 – 10 participants at each session that collaborated together to create their community based concept plan. At the end of three sessions, we had 12 community based concept plans developed.

These workshops began with registration and light refreshments and then presentations by:

- The City of Calgary on the workshop purpose and the Grace Hospital application and current Area Redevelopment Plan;
- Northwest Healthcare Properties on the proposed development;
- Hillhurst Sunnyside Community Association provided community context;
- IBI Group (workshop facilitator) on the pre-event survey results, neighbourhood context and the workshop process and game overview.

To review a copy of the presentations that were delivered at the workshops, please visit calgary.ca/gracehospital.

At the workshops, participants did a group exercise that involved using a game board of the site plan and placing tiles on it that represented the various uses, like a medical offices, medical clinics, hospice space, residential space, parking, roads, pathways, crosswalks, etc., to demonstrate what layout they think works best for the site. Participations were provided with a list of site constraints and 'cheat sheet' for what each game tile represented.

The purpose of this exercise was to delve deeper into the issues, opportunities and outcomes that community residents want to see with the proposed development. This workshop was an opportunity to gather more detailed input into what the community would like to see in the development, what potential drawbacks there are from the development and what they thought works well on the site.

At the conclusion of the game, each table group shared their top three highlights and considerations.

Why did we do this?

The proposed development is not only a significant change for the community, but it incorporates several proposed uses (medical, hospice, office, residential, retail, etc) in various buildings. Due to the size of the site and the various uses proposed, the development has the

potential for different site orientations and layouts. We identified the need to solicit feedback not only on common concerns such as parking, traffic and building heights, but also on the location of buildings, connections through the site and orientation of various uses. This level of detailed feedback is difficult to obtain in an open house format.

Since this is a complex development, it is important to communicate that each iteration of the site layout involves trade-offs and weighing of alternatives. For example, if a medical use is not seen as appropriate in one location, then a different location may cause a change to the location of another use. Soliciting feedback that involves the weighing of alternatives and trade-offs allowed us to understand what the ideas, preferences and aspirations of the community are for the development.

The board game visioning workshop allowed participants to learn about the tradeoffs and weighing of alternatives involved in developing a site like this. This allowed their feedback to be more meaningful, as it represented a decision made in the context of constraints, alternatives and tradeoffs.

We wanted participants to provide feedback on the development that wasn't overly constrained by the current proposal. We wanted citizens to understand that we didn't simply want to know their opinions on the proposed development, but how the proposal could be improved. By participating in the board game, residents could go beyond commenting on the proposed development and explore alternatives for the layout of the site.

For these reasons, we developed a board game that would allow participants to express their preferences, ideas and aspirations through a spatial planning exercise. The board game helped us obtain feedback from the community on aspects of the development such as:

- a general desired layout of the site in terms of building orientations, connections and interfaces;
- the appropriate interfaces with the existing adjacent development;
- the appropriate interfaces with adjacent public spaces;
- the desired connections for vehicles, pedestrians and cyclists;
- the appropriate locations for taller buildings;
- the desired aspects of the development that may be missing such as public gathering spaces, affordable housing, seniors housing, etc;
- the preferred orientation of commercial uses (clustered together, oriented around a large parking area, oriented along a retail street, etc.);
- the appropriate location of various uses (hospice, medical offices, residential, retail, etc) within the site, in relation to existing adjacent developments and to one another;
- the desired orientation and layout of parking (surface or underground, general size and location of surface parking lots).

How did people hear about the workshop?

A communications plan was developed to inform the community about this engagement opportunity, which included:

calgary.ca/gracehospital

- A project specific website (calgary.ca/gracehospital) that shares information and background about the Grace Hospital Land Use Application. The website also includes details of the phase 1 open house and online engagement activities.
- A targeted social media campaign to create awareness and drive registration at the two workshop events in October.
- Bold signs placed throughout the community at high-traffic intersections, to push people to the website and to sign-up for the workshops.
- Information sharing with the Hillhurst Sunnyside Community Association for them to share information with community members.
- Info booth at the Hillhurst Sunnyside Farmers' Market July 26, August 2 and 9th, 2017.
- Councillor Farrell's office sharing information to area residents via email and online.
- Sending emails to the 93 community members subscribed to our email list, sharing workshop information and encouraging sign-up.
- Future communications for the project will continue as the project progresses via email subscription and website.
- For the parent workshop on November 15, 2017 postcards were sent home with students, a notice was placed in the November school newsletter. Three email reminders were also sent to parents by the Assistant Principal.

Our feedback indicated that this is how attendees learned about the sessions:

	Signs in the Community	Through my community	Through my councillor	Email invitation	Calgary.ca	Social Media	Other
How did you hear about the session?	7	18	2	16	1	3	4

How is public input used?

Public input is an important part in developing a recommendation to Calgary Planning Commission. There are also three other factors that are equally considered:

1. Market viability: to understand what is economically realistic for the area.
2. Professional expertise: to understand best practices and to know what's technically possible.
3. City of Calgary policy: to understand what rules exist or may need to change, and to understand concepts in relation to other City of Calgary policies.

The community input that we have received through phase one and phase two of engagement will be used to inform our first detailed team review of the submission as we make recommendations back to the Applicant. All phases of engagement will inform the eventual recommendation to Calgary Planning Commission and Council.

What we heard

Pre-workshop survey

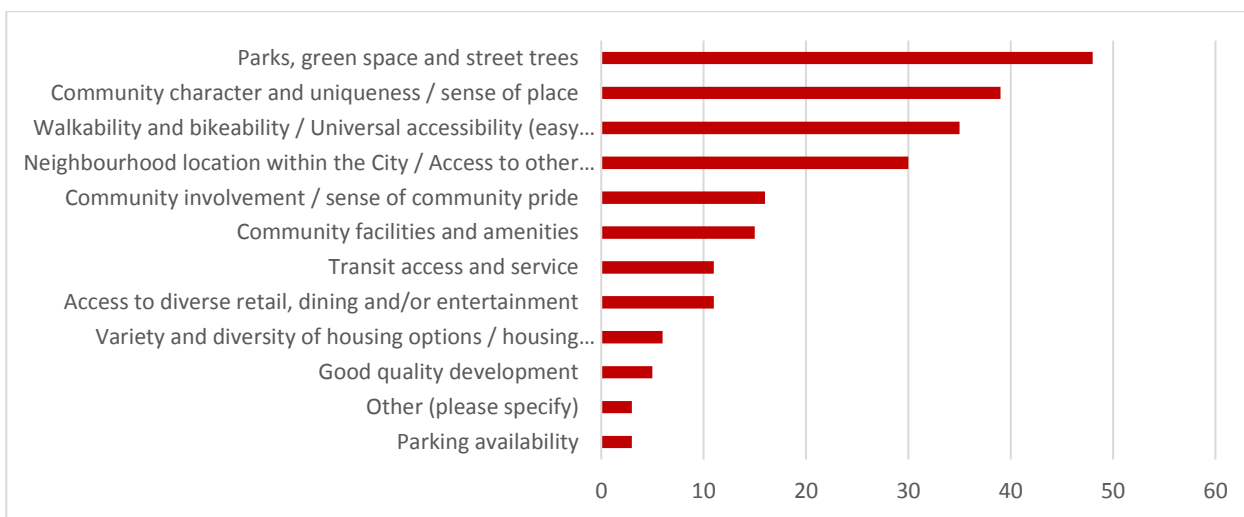
Prior to the workshop, we asked participants to complete an online survey. This survey was intended for The City to gain an understanding of community values, aspirations and concerns regarding the Grace Hospital site and its surrounding urban context today and in the future. The insights gained from this survey were shared with all participants and used to inform the design of the workshops.

For the October 26 & 28 workshops 75 people filled out the pre-event survey. 90% of these respondents described themselves as residents of the surrounding communities. At the parent workshop November 15, we had a live survey with the same questions and those results are listed second.

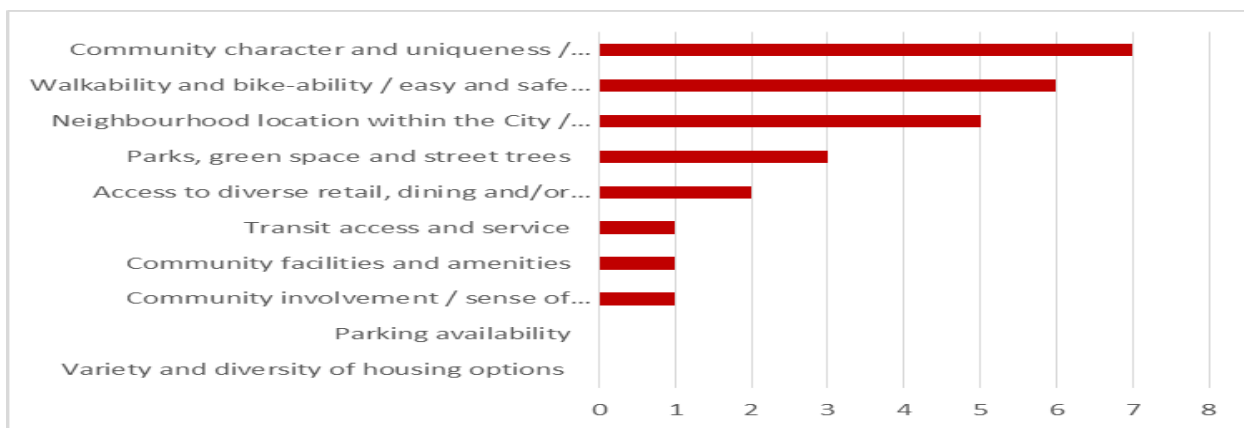
Gains now – what the community likes about the Grace Hospital site today.

Question: Think of the Grace Hospital site and the surrounding Hillhurst Sunnyside community as it is today. What are the top three things you most value about the area today? What is working? (select up to 3)

October 26 & 28



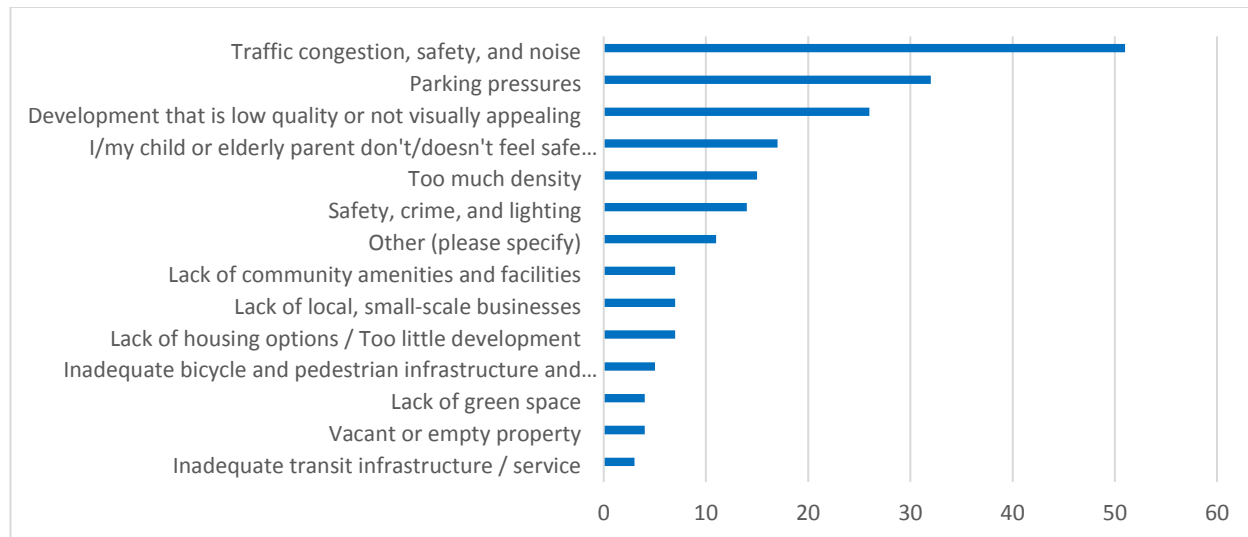
November 15



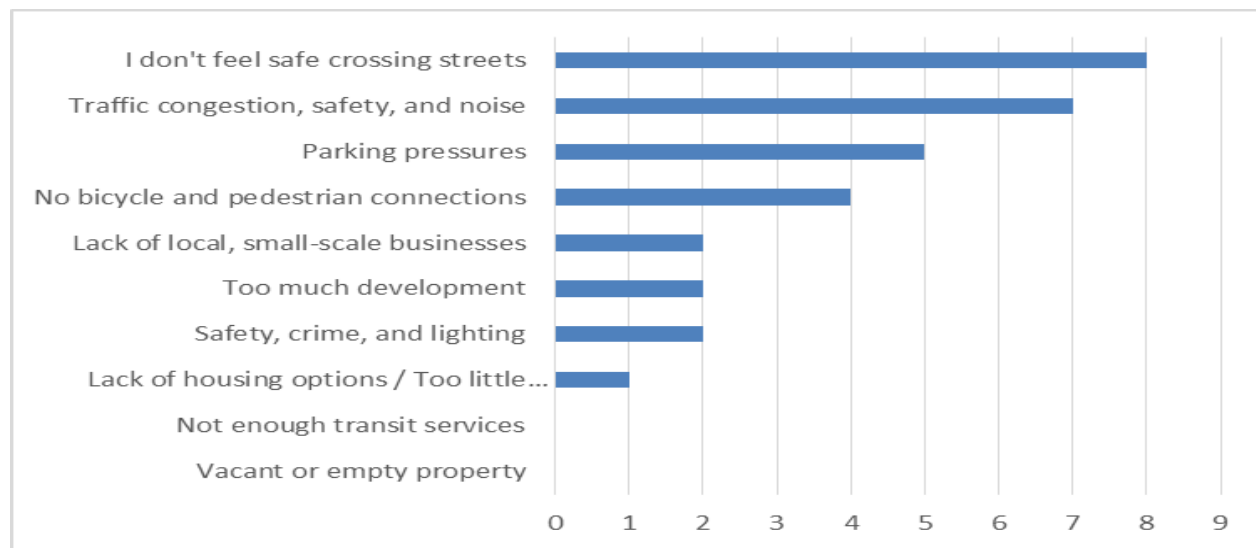
Pains now – what the community dislikes about the Grace Hospital site today.

Question: Think of the Grace Hospital site and the surrounding Hillhurst Sunnyside community as it is today. What are your top three concerns with the area today? What is not working? (select up to 3)

October 26 & 28



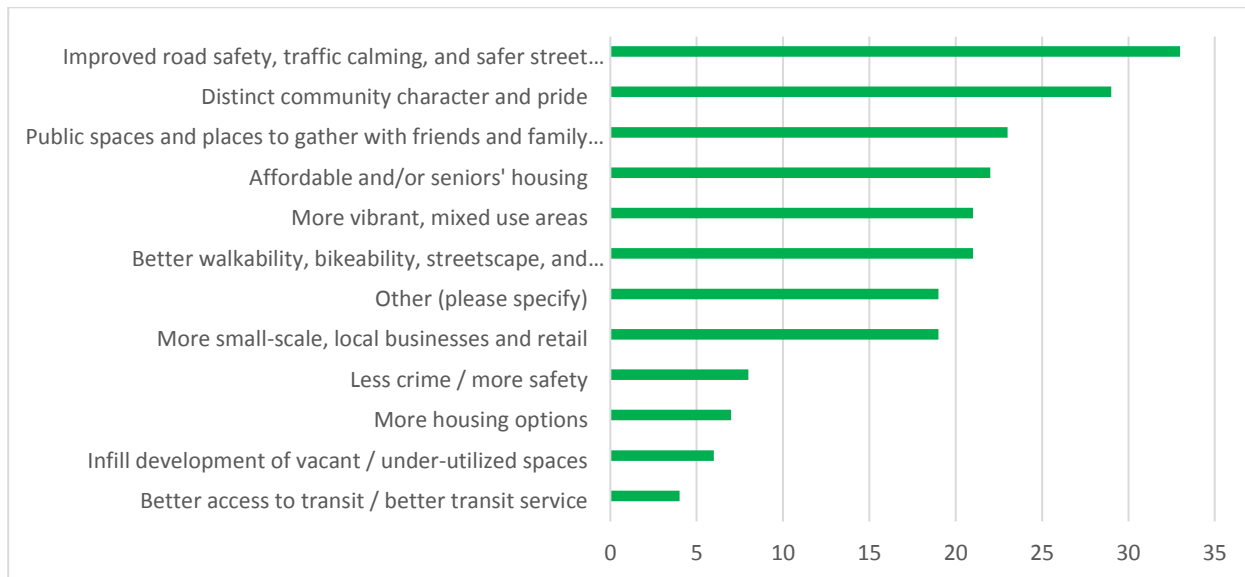
November 15



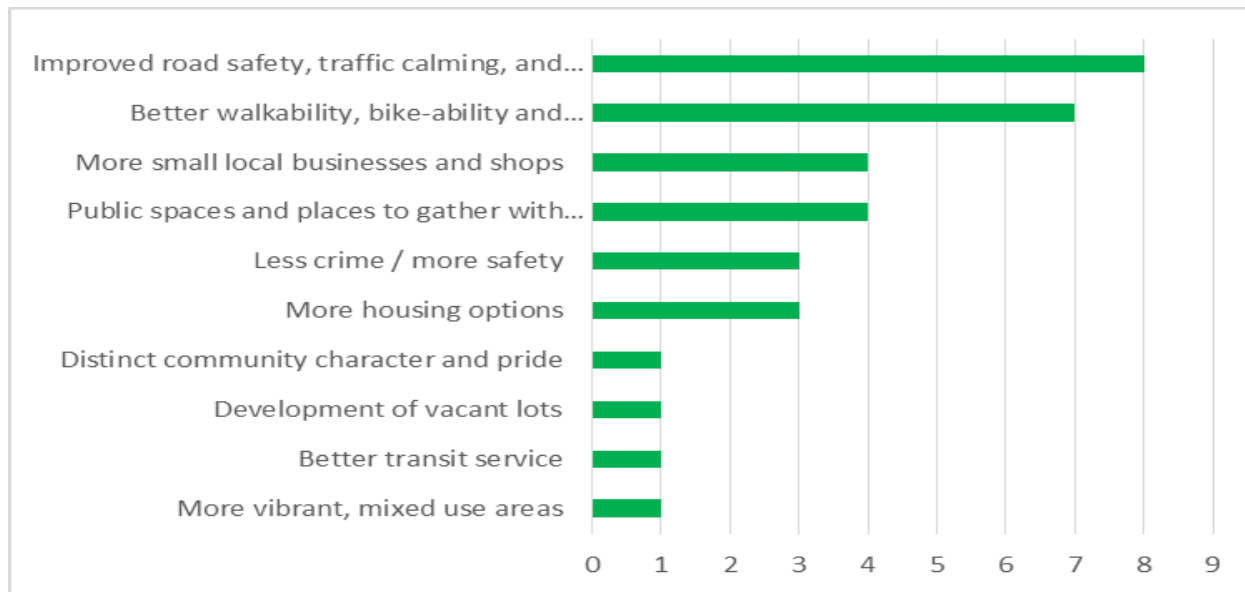
Gains later – what the community hopes happens in the future.

Question: Think of the Grace Hospital site and the surrounding Hillhurst Sunnyside community as it changes / redevelops in the future. What are your top three hopes or aspirations for the future of the area? What do you most want to see happen? (select up to 3)

October 26 & 28, 2017



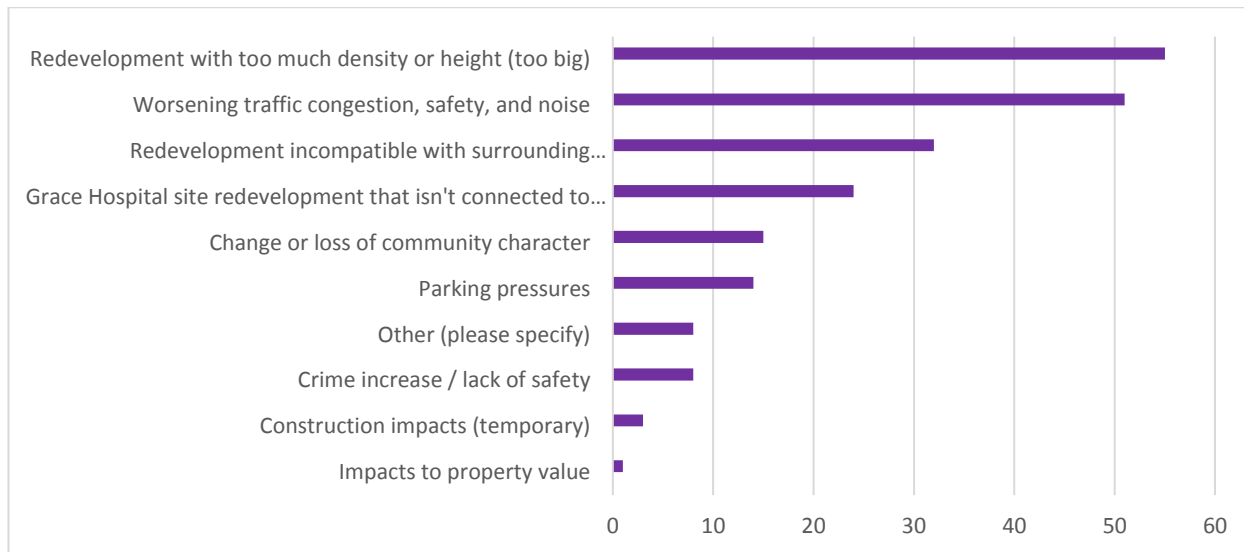
November 15, 2017



Pains later – what the community does not want to happen in the future.

Question: Think of the Grace Hospital site and the surrounding Hillhurst Sunnyside community as it changes / redevelops in the future. What are your top three concerns for the future of the area? What do you not want to see happen? (select up to 3)

October 26 & 28, 2017



November 15, 2017



Key themes from comments

The key themes that emerged from the pre-workshop, online survey were:

Community values:

- Sufficient access to parking;
- Good pedestrian and bicycle connections;
- Distinct community character and pride.

Community concerns:

- New development will have a negative impact on traffic (increased congestion);
- Increased traffic will affect
- New development will be too much / too big for the community;
- Spillover parking will occur in the surrounding community.

Community aspirations:

- Desire for improved / new destinations, such as public spaces, to gather with friends and family and more small-scale, local businesses;
- Want development that is compatible with the surrounding community and contributes to community character and pride;
- Desire for an improved journey to destinations such as better walkability, bikeability, streetscape, and connections to the community.

Visioning workshop

Community-based concept plans

The following development concepts were created at each table at the community workshops. The 12 concepts are shown below with a summary of their community-based concept plan. The Verbatim table comments can be found [here](#).

Workshop 1 Table 1



Apartments: 600 units
Townhouses: 25 units
Live-work: 25 units
Co-housing: 10 units

This concept placed the medical office in the southwest and south of the site, near to 14 St NW and 8 Ave NW. Retail was present north of the medical office, and as street-fronting retail shops on 8 Ave NW. Office uses were placed above retail, both on the south edge of the site and above the office in the west of

the site. The hospice was kept in its present-day location and a mixture of seniors and affordable housing was located on the west side of the site, north of the medical office. A complex of seniors housing and assisted living was placed in the south-central portion of the site. Co-housing was placed in the centre of the site, with an extensive

amount of other ground-oriented housing such as townhomes and live work clustered on the east side of the site, near to the hospice. An extensive number of apartments were clustered primarily on the north of the site, with some also present at the east side of the site adjacent to the hospice. Overall, the concept contemplated full use of the site and provided a variety of housing forms in a variety of locations, while still accommodating the medical office and hospice uses. Student housing should be added to the mix. Long term rental for those that are in need.

Workshop 1 Table 2



Apartments: 40 units
Townhouses: 30 units
Live-work: n/a
Co-housing: n/a

This concept placed the medical office in the south-central and southeast portion of the site, with the hospice kept in its present-day location. Street-level retail was in the west of the site, framing 14 St NW, with townhomes above. In the north, a modest amount of office and apartments were placed, and some townhomes in the north portion of the site. Overall, a

significant, central portion of the site was left undeveloped, and what was developed was at a very low density (likely fewer units per acre than the surrounding community).

Workshop 1 Table 3



Apartments: 240 units
Townhouses: 10 units
Live-work: 30 units
Co-housing: 10 units

This concept placed the medical office in the northeast of the site, adjacent but west of the hospice, which was kept in its present-day location. Shops were placed along 8 Ave NW, to the west and east sides of the frontage, with assisted living, affordable housing, and smaller-scale residential uses like townhomes above. Co-housing,

townhomes, and live work were also placed on the west of the site, fronting 14 St NW, and in the southwest, fronting 8 Ave NW. An extensive number of apartments were clustered in the north of the site. No office space was provided. Overall, a significant, central portion of the site was left undeveloped or was developed at relatively low density. Every roof should be green. A solar panel on every available space. No impact on Riley Park. Pedestrian bridge over 10 St. Connect over 10th with people, not cars. Public washroom, now there is none. Needs to be safe, clean and serviced. A drinking fountain. Need services.

Workshop 1 Table 4



Apartments: 320 units
Townhouses: 25 units
Live-work: 25 units
Co-housing: 10 units

This concept placed the medical office in the middle of the site, with the hospice generally in its present-day location. Assisted living and seniors housing was placed generally between the medical office, in the middle, and the hospice, at the far east. Shops were distributed in the southern half of the site in

approximately equal spacing in the west, centre, and east portions of the site. Offices were provided in the southwest. Townhouses were placed fronting the western half of 8 Ave NW, with the eastern half of the frontage remaining undeveloped. An extensive number of apartments were provided in the southwest and north of the site. Overall, most development was placed on the western half of the site, with the eastern half containing only medical office, hospice, and assisted living at relatively low density.

Workshop 1 Table 5



Apartments: 160 units
Townhouses: 30 units
Live-work: n/a
Co-housing: n/a

This concept placed the medical office in the southwest and west portion of the site, in the vicinity of both 14 St NW and 8 Ave NW. The hospice was kept generally in its present-day location, with assisted living and seniors housing extending along the northeast perimeter of the site.

Retail was present fronting 8 Ave NW in the middle of the frontage, with medical office to the west and an extensive amount of ground-oriented housing – townhomes et al – present to the east. Office was provided in the middle of the site and in the northwest. Apartments were provided in the north of the site. Seniors housing and affordable housing were placed interminably throughout. Overall, development was clustered generally to the north and south of the site, with a band of very low development density running east-west through the middle of the site; across the site, density was low.

Workshop 2 Table 1



Apartments: 400 units
Townhouses: 20 units
Live-work: 5 units
Co-housing: 10 units

This concept placed the medical office in the middle of the site, with the hospice relocated into the south-central portion of the site. Assisted living and seniors housing were located in the southcentre and southeast of the site. No office was provided. Retail shops were placed such

that they were oriented to a new internal street, not to 8 Ave NW. Co-housing, townhomes, and other ground-oriented housing forms were located in the east of the site. An extensive number of apartments were located in the west and north of the site. Overall, the site was developed at a moderate density and did not leave any significant portion of the site unresolved.

Workshop 2 Table 2

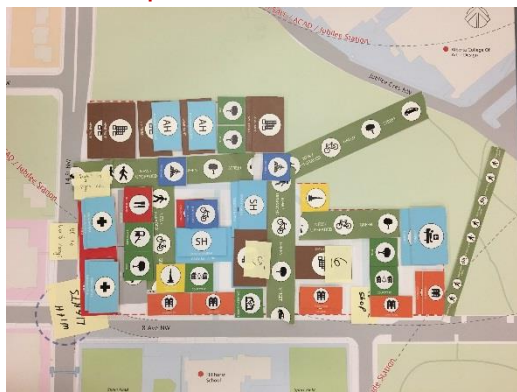


Apartments: 320 units
Townhouses: 20 units
Live-work: n/a
Co-housing: 5 units

This concept placed the medical office in the west portion of the site, facing 14 St NW and a new proposed road running west to east. The hospice was kept at its existing location, with seniors housing, assisted living and daycare facilities on the west edge of the proposed 8 Ave NW extension. Retail was

envisioned along all the south edge of the site, integrated with office at the southwest corner, and combined with townhomes at the middle section. Most of the apartments, including affordable housing units were placed at the north edge of the site, located in between the bottom of the hill and a proposed new road. Additional apartments with co-housing units were included at the south side of the mentioned proposed road. Overall, the site was developed in three general sections determined by uses. The north section focuses exclusively on residential, the central portion is mostly oriented to medical uses, and the south section is the most ground oriented integrating retail, townhouses, and offices.

Workshop 2 Table 3



Apartments: 320 units
Townhouses: 35 units
Live-work: n/a
Co-housing: n/a

This concept placed the medical office on the west edge of the site, facing 14 St NW, including shops at the ground level. The hospice was kept close to its original location. Assisted living and seniors housing were presented at the central portion of the site along with additional apartment

buildings. Most of the residential density, including affordable housing units, was proposed at the north edge of the site, facing a proposed new road that connects 14 St NW and Jubilee Cres NW. A series of townhouses were located at the south portion of the site, providing active frontages all along 8 Ave NW. Overall, this concept envisions mostly medical and residential uses, allocating most of the density on the north portion. Neither retail or offices were included, and very few retail was proposed on the site.

Workshop 2 Table 4



Apartments: 160 units
Townhouses: 30 units
Live-work: 10 units
Co-housing: 10 units

This concept placed the medical office combined with assisted living and regular offices as part of a small complex located on the northwest portion of the site. The hospice was relocated to the north-central portion close to the mentioned office complex. Seniors housing, daycare, and affordable

housing units were placed on the central portion, partially facing the proposed 12 St NW extension. A couple of mixed-use buildings were presented at the west and southwest sections, combining shops, offices, and apartments. Live-work units were proposed at the south edge, facing 8 Ave NW, complemented by townhomes and co-housing units on the east edge of the site. Overall, the site allocates most of the density and mixed-use buildings facing 14 St NW, as well as the north portion, keeping the rest of the site almost exclusively for low-density residential uses with generous area assigned to open space.

Workshop 2 Table 5



Apartments: 360 units
Townhouses: 30 units
Live-work: 10 units
Co-housing: 10 units

This concept placed medical offices at the east side of the proposed 12 St NW extension, next to assisted living facilities. The hospice was kept close to its present-day location. Seniors housing, daycare and offices were located at the central portion of the site, complemented by townhomes and co-housing units.. The west edge was envisioned with mixed-

use buildings facing 14 St NW, including retail, townhomes and apartments. Additional apartments with special emphasis on affordable units were placed at the north portion. Overall, the west and north edges were the ones envisioned with more density and diversity of uses, keeping the central and east areas mostly dedicated to medical uses. Not many ground oriented uses were proposed along 8 Ave NW, with the exception of the southeast corner.

Workshop 3 Table 1



Apartments: 480 units
Townhouses: 20 units
Live-work: n/a
Co-housing: 10 units

On the concept the first priority was having a buffer between the school and the development. Not a lot of development or tall building directly across from the school. Clear visibility – safety for kids. Having mixed use on the site as a strategy to keep people on the site longer, fewer trips, few traffic. Biggest traffic concern in and out is 12 Street. Parking solution,

widening or no parking on one side of the street. This is a bad corner, need to improve here as well. (12 & 5th). Once sidewalk is open at this intersection it will need some additional control. Hospice and assisted living away from the busy 14th Street. Mixed use adjacent to other commercial development. Improve access up the hill to the LRT station with stairs or pathways. Did not change the roads with the exception of 12th Street. Rebuilding and improving the overpass on 14th Street.

Workshop 3 Table 2



Apartments: 400 units
Townhouses: 25 units
Live-work: 20 units
Co-housing: 20 units

On this concept there was concern about traffic and safety for the kids. Trying to keep traffic and car volume coming on the side. Upgraded streets and green spaces to slow the traffic with buffers. People can't do much at 40-50 km. Left turning into 14 and right turning off of 14th street. New pedestrian bridge with public art under the bridge, make an iconic entrance into the community. Have traffic diverted off the spill way into SAIT from behind rather than off 12 St. Want to allow for density in the space that allows the community to thrive with things like restaurants. More of a village feel. Hospice and assisted living closer to the park. Did not use the live/work tiles, but not opposed to it. Cascading from the bluff of the hill and cascading down in height has a natural feel to it. Apartments and medical offices with height at the back of the site, going lower in height as it gets closer to 8 Ave.

Connections and open space commonalities (heat maps)

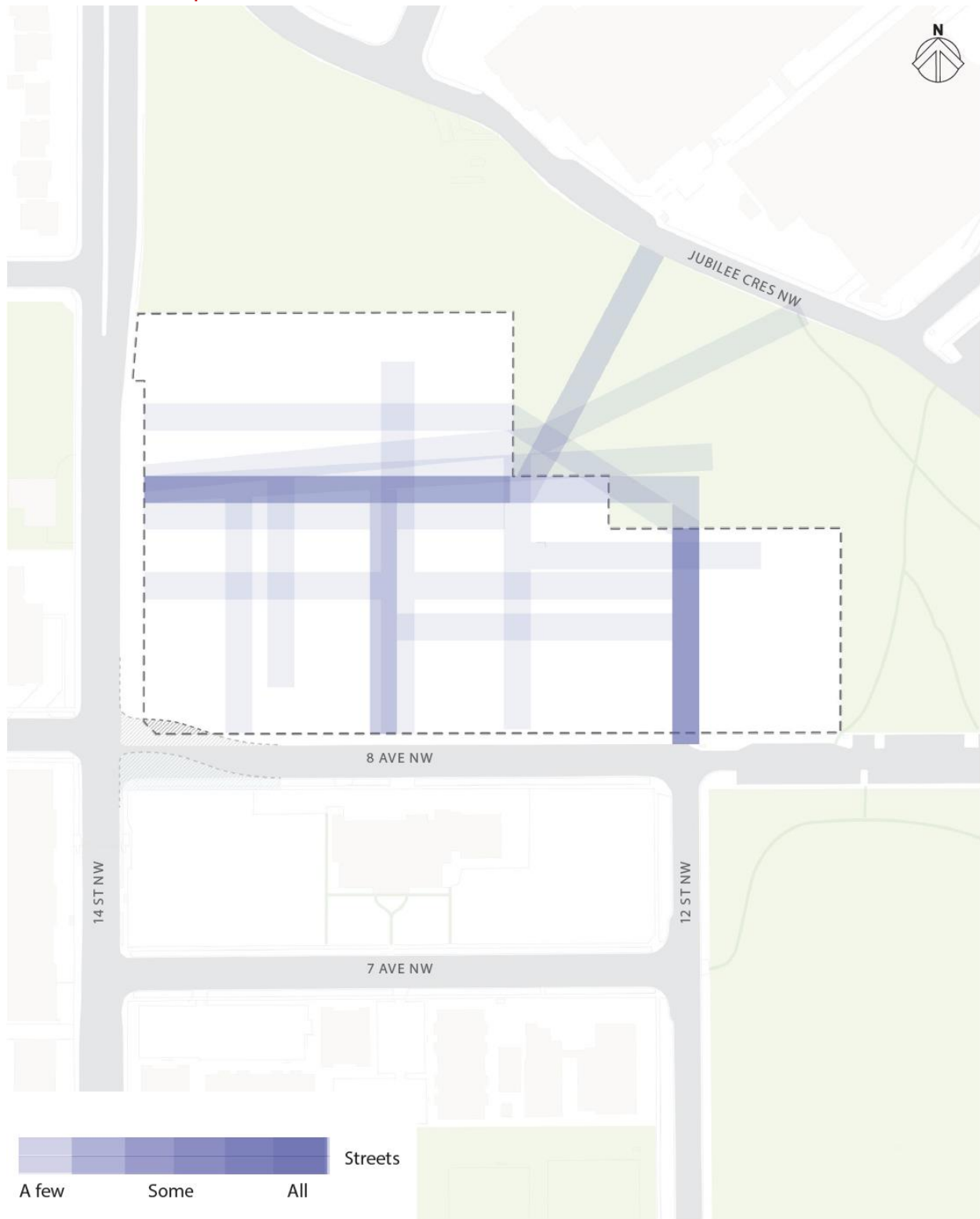
The concept plans developed by each table were analyzed to find commonalities within the groups and to help determine important development characteristics shared by the community. These analyses looked at the following aspects of development: connections (vehicle and pedestrian), location of parks, plazas and active retail frontages.

The following heat maps illustrate where the concept plans converged and diverged on these aspects.

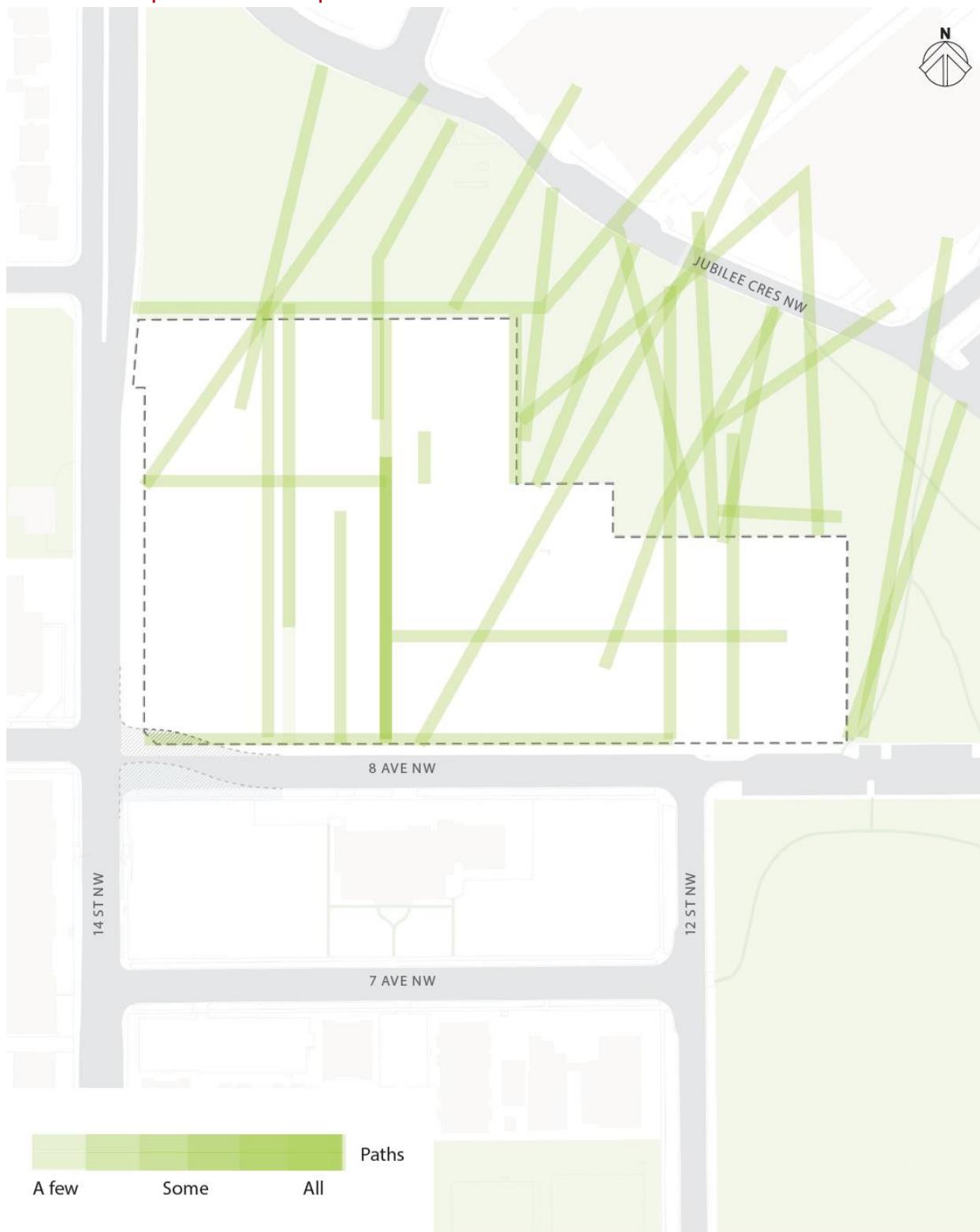
- Street heat map
- Pedestrian pathway heat map
- Parks and plaza heat map
- Street, path and enhanced crosswalk heat map
- Street and active retail frontage heat map

All heat maps are shared on the following pages.

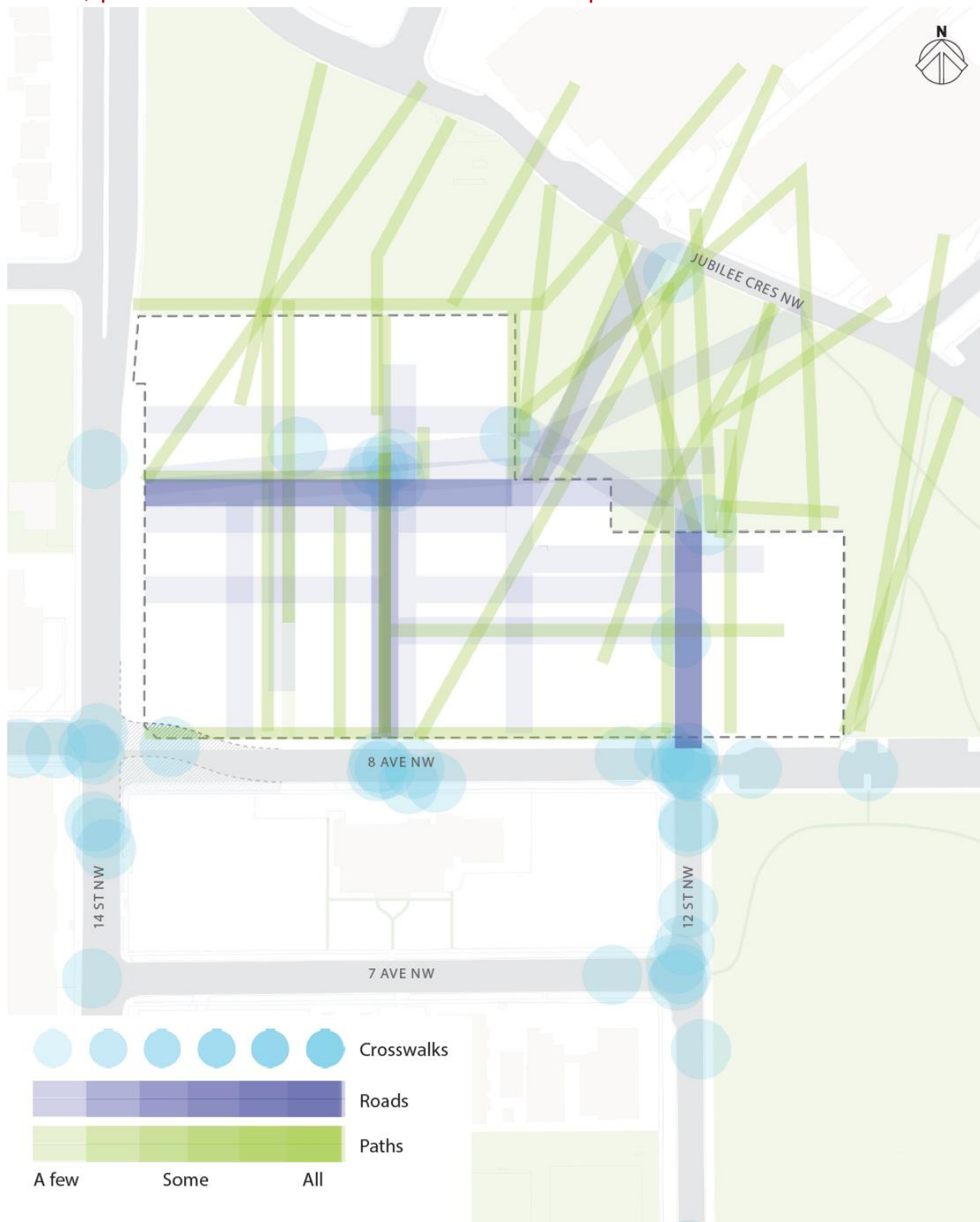
Street heat map



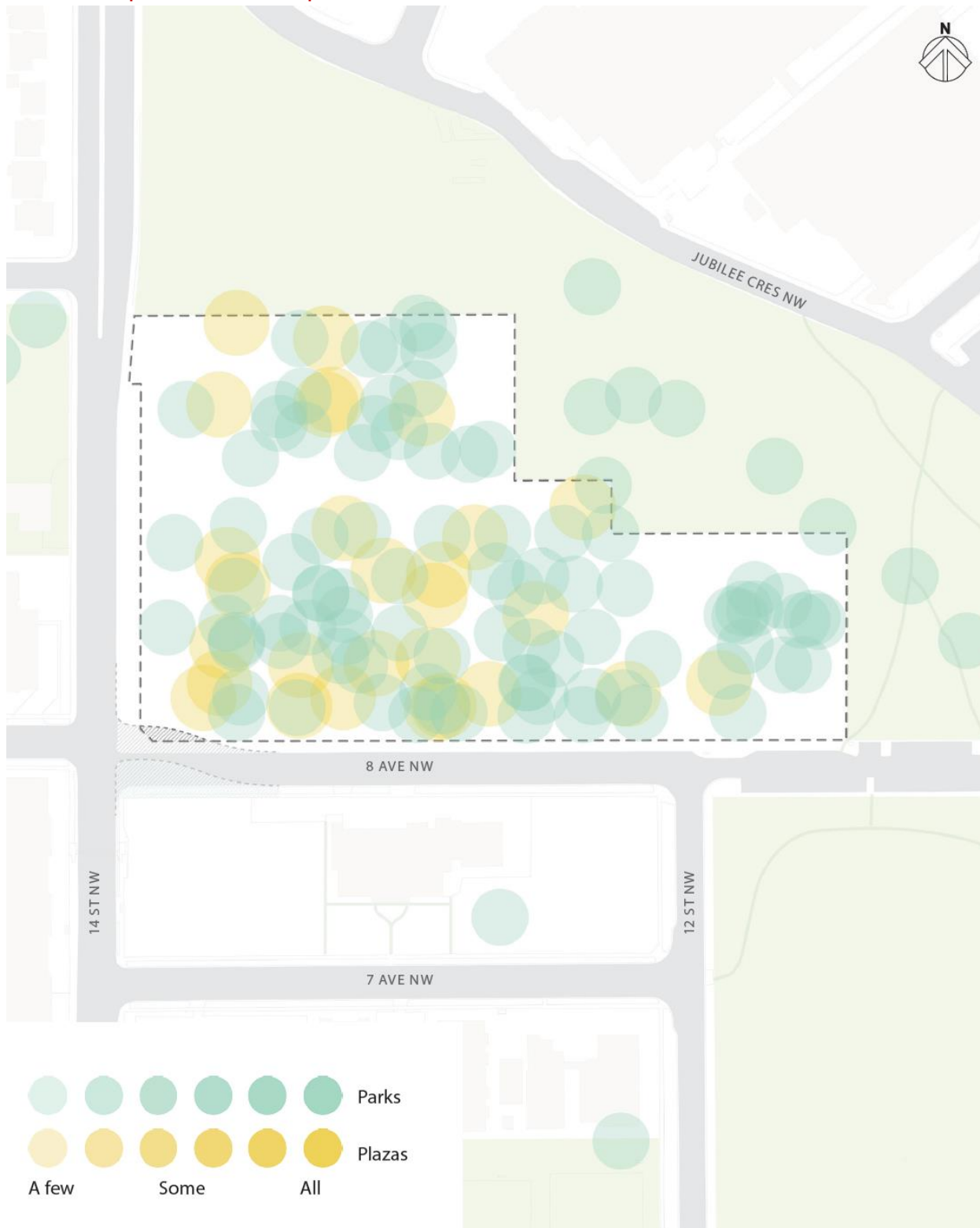
Pedestrian path heat map



Street, path and enhanced crosswalk heat map



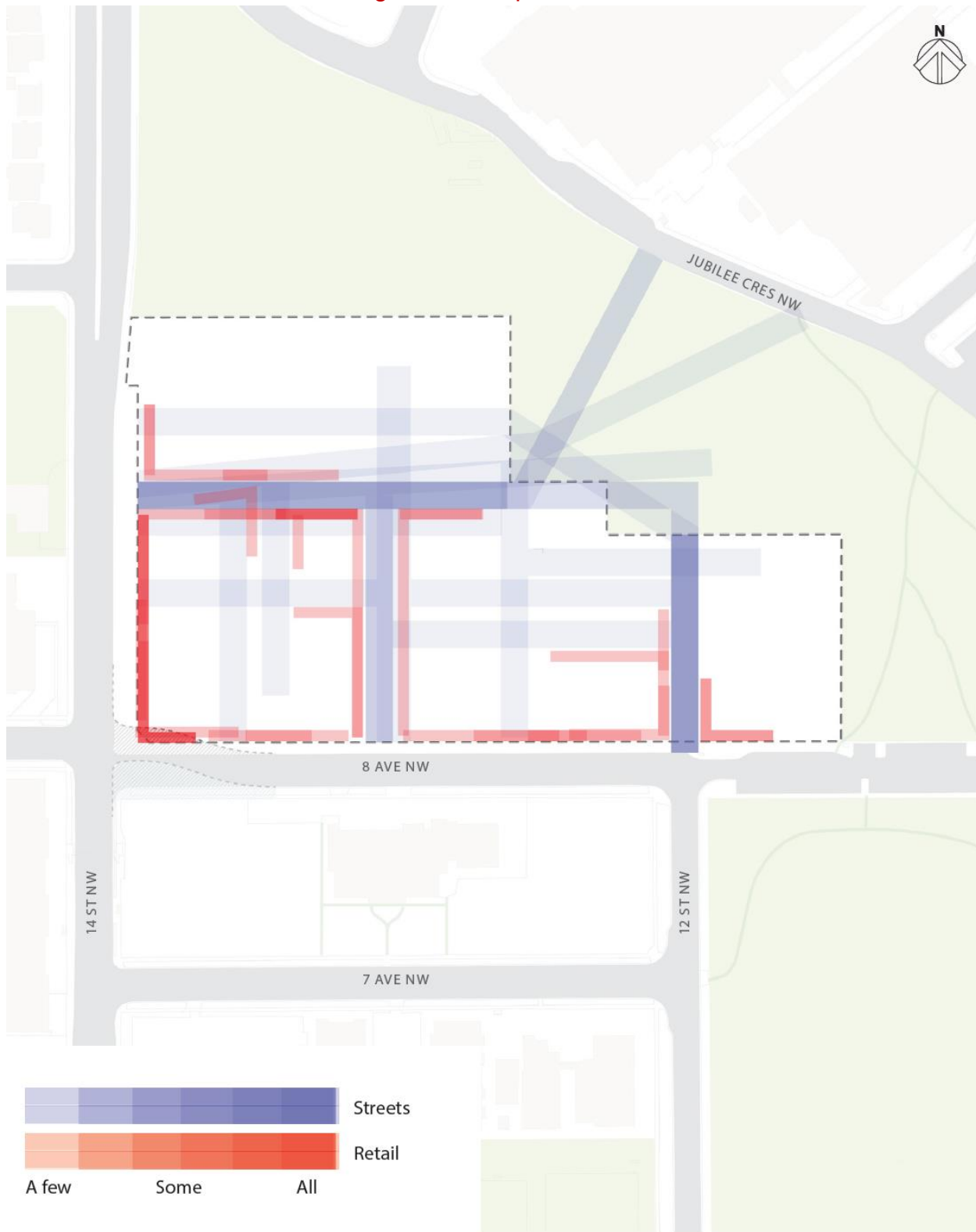
Park and plaza heat map



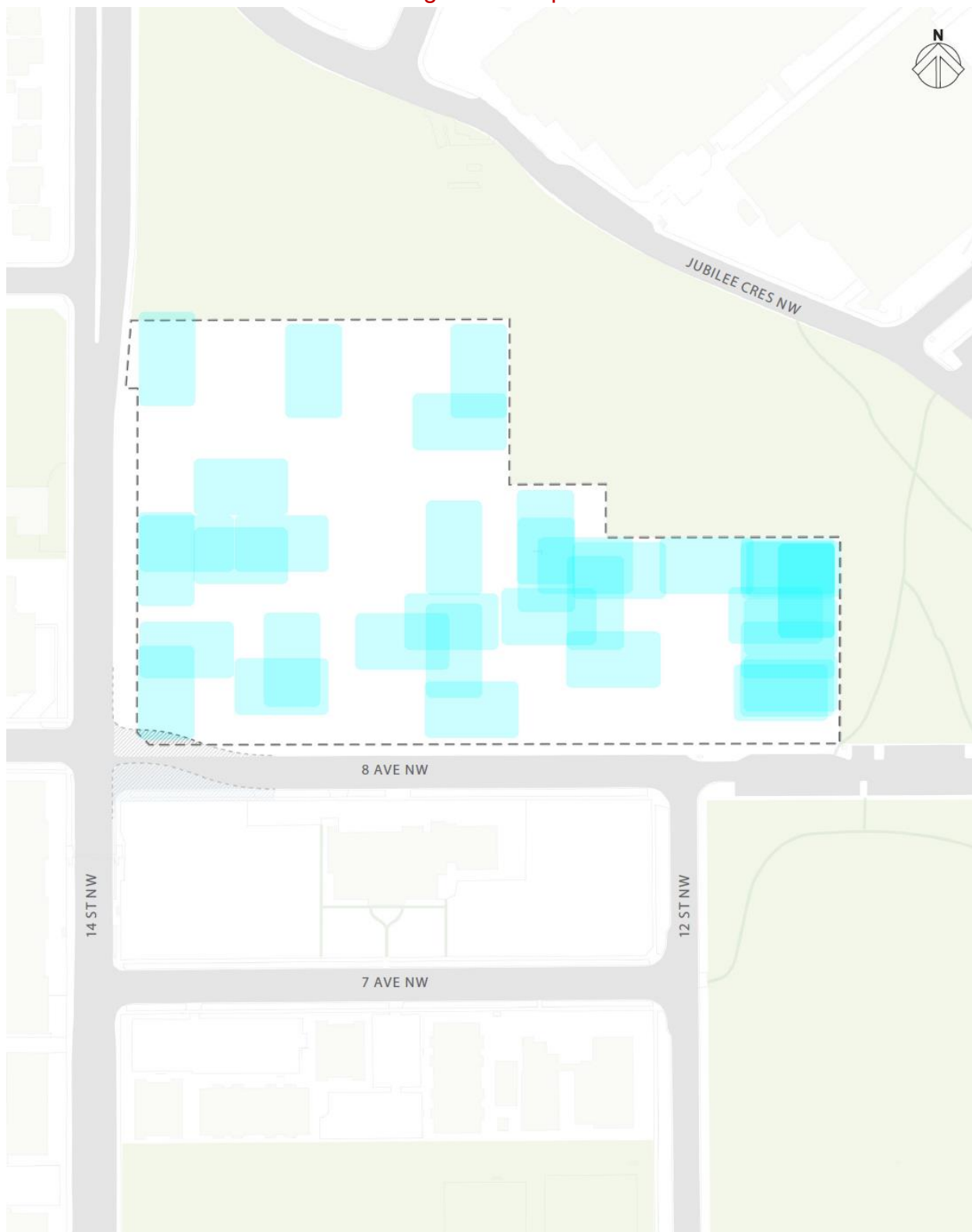
Parks and Plazas and Pedestrian Paths heat map



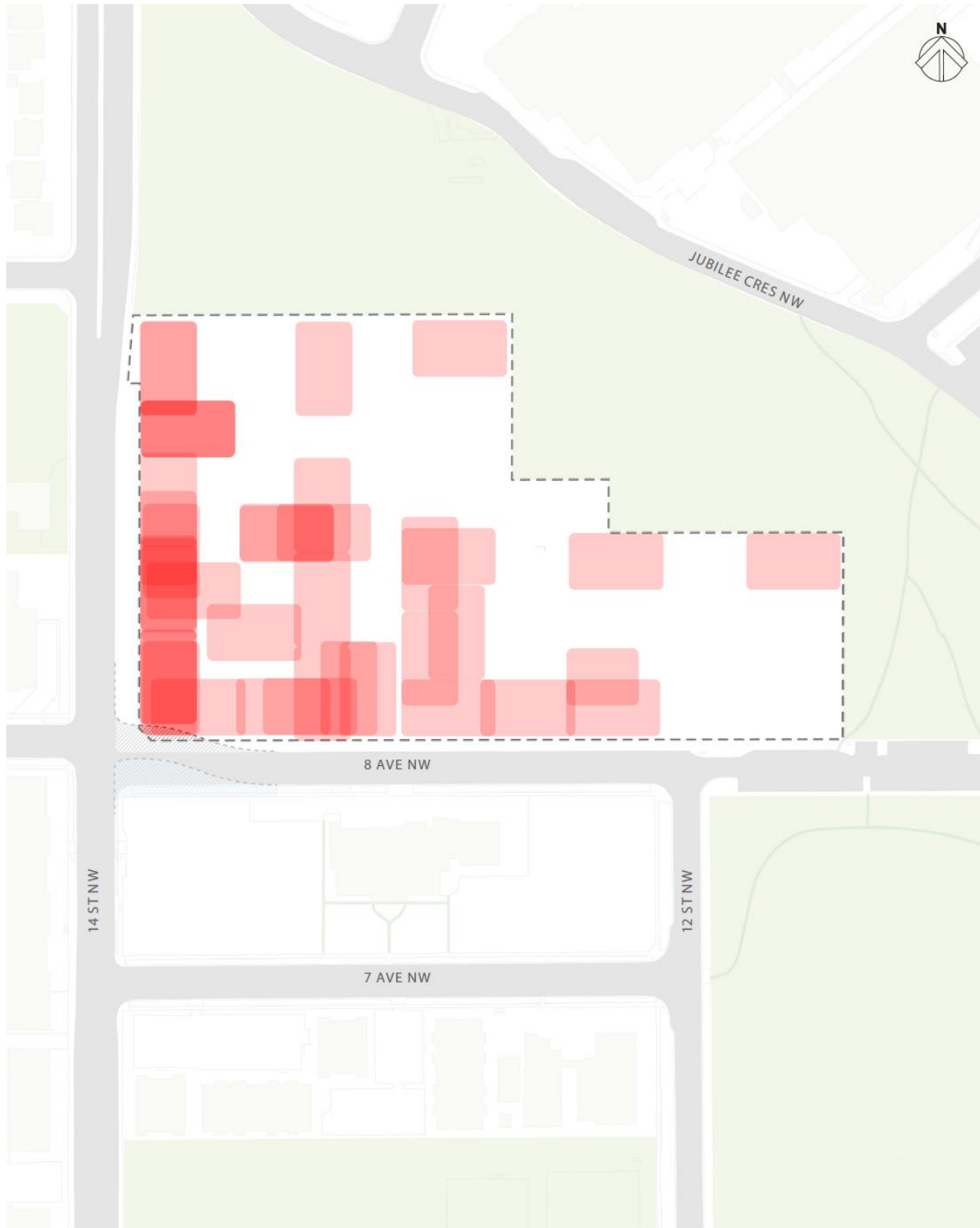
Street and active retail frontage heat map



Medical Office and Assisted Living and Hospice

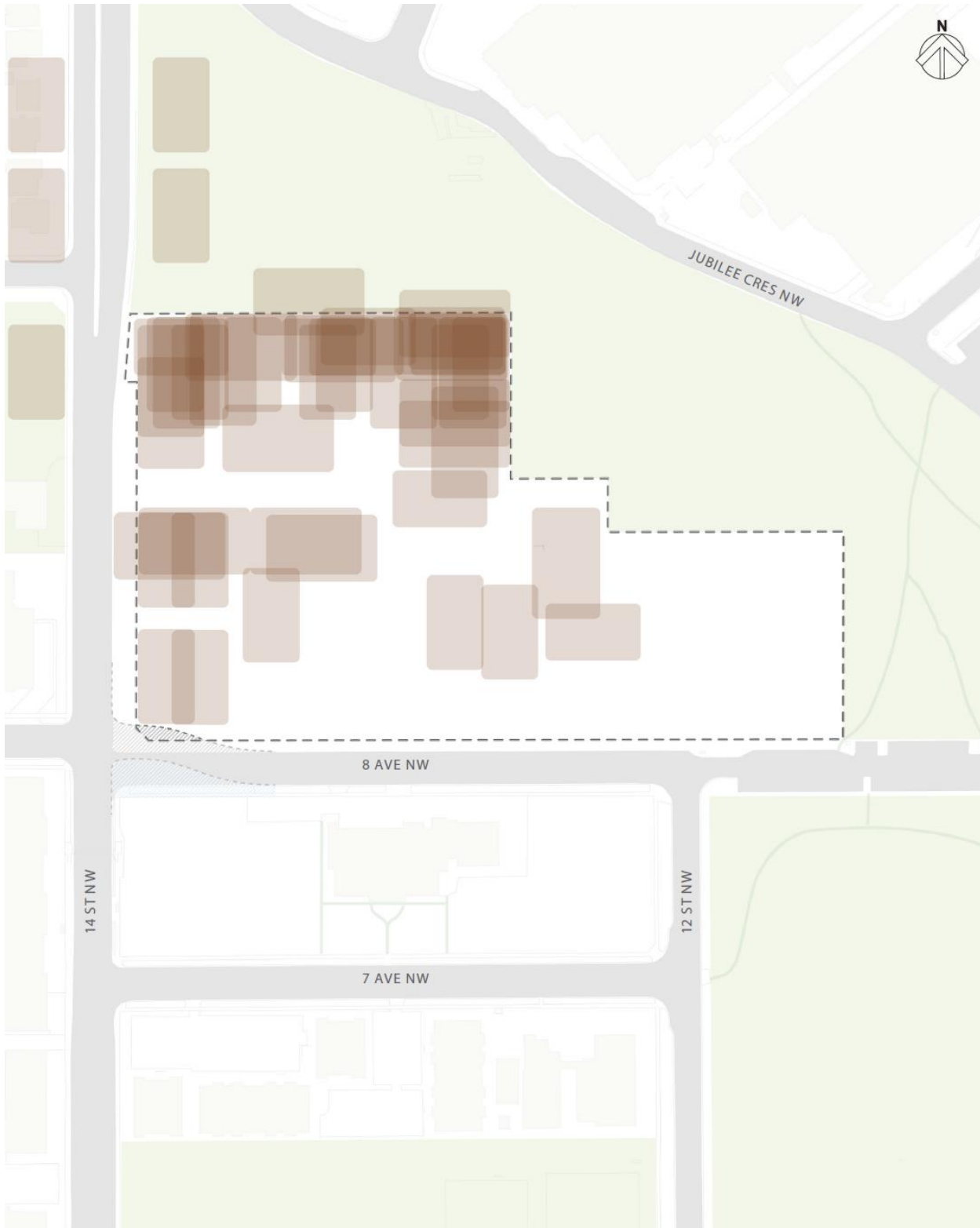


Mixed Use heat map



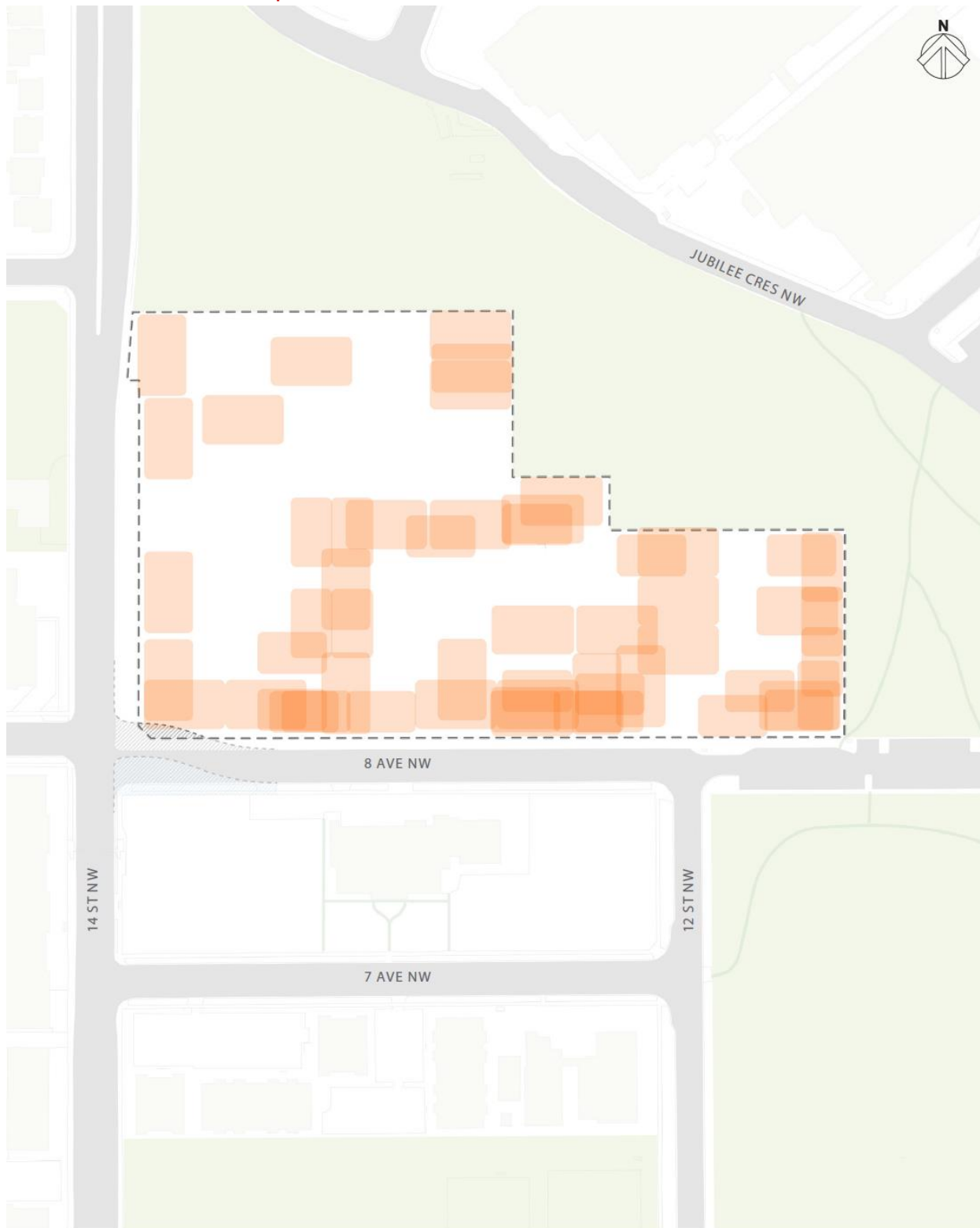
calgary.ca/gracehospital

Apartments heat map



calgary.ca/gracehospital

Townhouses heat map



Transportation Considerations

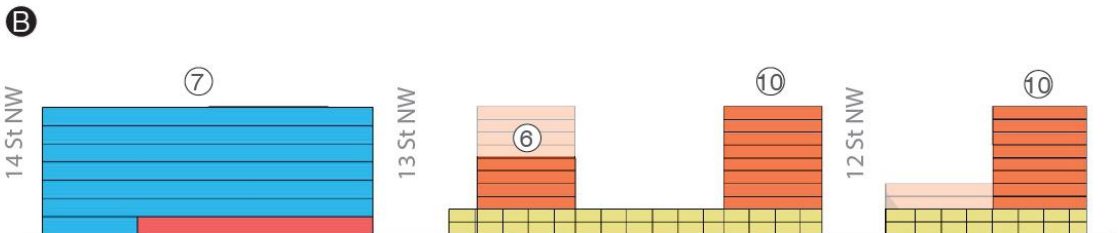
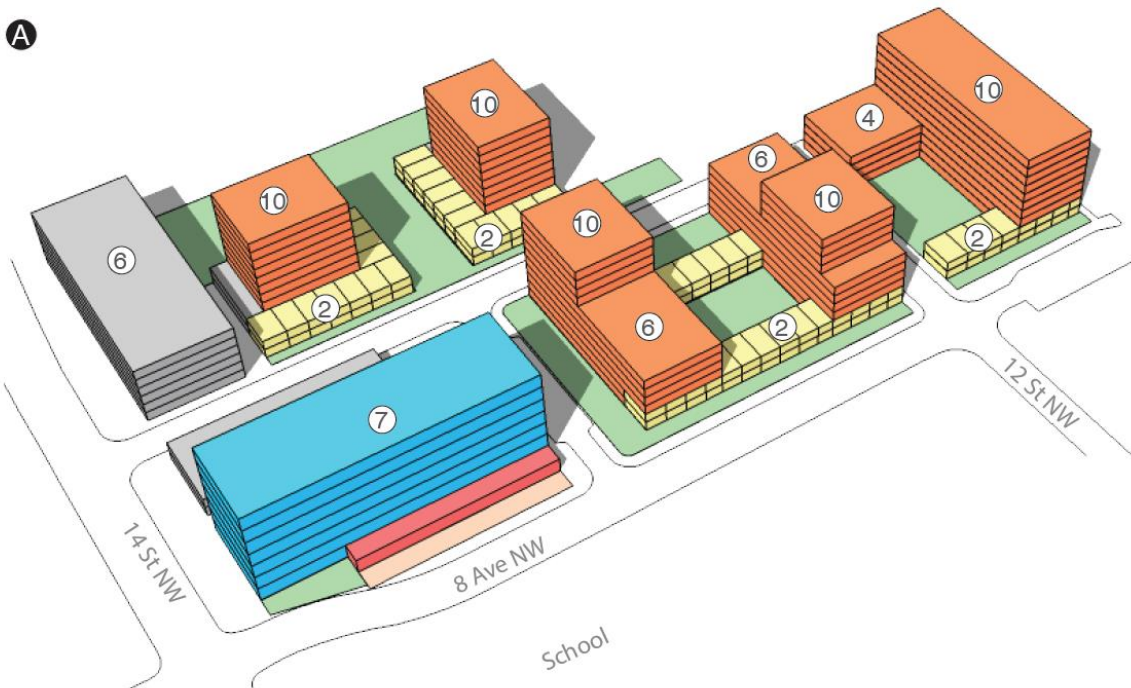
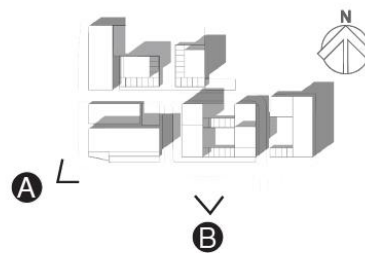


- A** Establish street grid on Grace Hospital site to better physically integrate and connect into the community
- B** Improve the quality of pedestrian connections up the hill to SAIT station
- C** Improve 12 St NW (“complete green street”)
- D** Signal at 12 St NW & 5 Ave NW
- E** Improve intersection at 12 St NW & 8 Ave NW (all-way stop and reduced crossing distances)
- F** Realign 8 Ave NW west of at 14 St NW to match 8 Ave NW east of 14 St NW

Concept plan focus areas

3D Model

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



Focus area summary by table group

A summary of the development concept for each focus area (noted above) and by each group is provided below.

Grace Hospital Workshop Development Summary Tables

	Workshop 1 Table 1	Workshop 1 Table 2	Workshop 1 Table 3	Workshop 1 Table 4	Workshop 1 Table 5
Focus Area 1	<ul style="list-style-type: none"> • Apartments (440 units, 12 storeys) • Townhouses (5 units), • Live-work (5 units) • Seniors Housing 	<ul style="list-style-type: none"> • Apartments (40 units, 4 storeys) • Townhouses (5 units) • Affordable Housing • Office • Assisted Living 	<ul style="list-style-type: none"> • Apartments (240 units, 8 storeys) • Townhouses (5 units) • Live-work (10 units) 	<ul style="list-style-type: none"> • Apartments (160 units, 8 storeys) • Co-housing (10 units) • Affordable housing 	<ul style="list-style-type: none"> • Apartments (160 units, 8 storeys) • Assisted living • Shops
Focus Area 2	<ul style="list-style-type: none"> • Apartments (80 units, 8 storeys) • Restaurant • Office • Shops • Medical Office 	<ul style="list-style-type: none"> • Townhouses (15 units) • Shops • Restaurant 	<ul style="list-style-type: none"> • Townhouses (5 units) • Live-work (20 units) • Co-housing (10 units) • Affordable housing • Shops • Restaurant 	<ul style="list-style-type: none"> • Apartments (160 units, 8 storeys) • Townhouses (15 units) • Live-work (5 units) • Office • Shops 	<ul style="list-style-type: none"> • Seniors housing • Shops • Restaurant • Office
Focus Area 3	<ul style="list-style-type: none"> • Townhouses (15 units) • Live-work (20 units) • Co-housing (10 units) • Restaurant • Shops • Hospice • Assisted Living 	<ul style="list-style-type: none"> • Townhouses (10 units) • Seniors housing • Medical Office 	<ul style="list-style-type: none"> • Medical office • Assisted living • Seniors housing • Shops 	<ul style="list-style-type: none"> • Seniors housing • Restaurant • Medical office • Assisted living 	<ul style="list-style-type: none"> • Townhouses (25 units) • Affordable housing • Medical office • Restaurant
Focus Area 4	<ul style="list-style-type: none"> • Apartments (80 units, 8 storeys) • Townhouses (5 units) • Affordable Housing • Hospice 	<ul style="list-style-type: none"> • Hospice 	<ul style="list-style-type: none"> • Hospice 	<ul style="list-style-type: none"> • Hospice • Assisted living 	<ul style="list-style-type: none"> • Townhouses (5 units) • Hospice

	Workshop 2 Table 1	Workshop 2 Table 2	Workshop 2 Table 3	Workshop 2 Table 4	Workshop 2 Table 5
Focus Area 1	<ul style="list-style-type: none"> • Apartments (200 units, 8 storeys) 	<ul style="list-style-type: none"> • Apartments (280 units, 12 storeys) • Affordable Housing • Assisted Living 	<ul style="list-style-type: none"> • Apartments (240 units, 12 storeys) • Affordable housing 	<ul style="list-style-type: none"> • Medical office • Assisted living • Hospice • Office 	<ul style="list-style-type: none"> • Apartments (280 units, 12 storeys) • Townhouses (10 units) • Affordable housing • Seniors housing • Office
Focus Area 2	<ul style="list-style-type: none"> • Apartments (120 units, 8 storeys) • Shops • Assisted Living • Medical Office • Restaurant 	<ul style="list-style-type: none"> • Apartments (40 units, 4 storeys) • Shops • Office • Medical Office 	<ul style="list-style-type: none"> • Townhouses (5 units) • Seniors housing • Assisted living • Medical office • Shops • Restaurant 	<ul style="list-style-type: none"> • Apartments (120 units, 4 storeys) • Townhouses (10 units) • Shops • Office • Restaurant 	<ul style="list-style-type: none"> • Apartments (40 units, 4 storeys) • Townhouses (10 units) • Live-work (10 units) • Co-housing (10 units) • Shops • Office • Medical Office
Focus Area 3	<ul style="list-style-type: none"> • Apartments (80 units, 4 storeys) • Townhouses (15 units) • Assisted Living • Medical Office • 	<ul style="list-style-type: none"> • Townhouses (20 units) • Co-housing (5 units) • Senior housing • Shops • Restaurant • Daycare • Assisted living 	<ul style="list-style-type: none"> • Apartments (80 units, 4 storeys) • Townhouses (15 units) • Seniors housing • Assisted living 	<ul style="list-style-type: none"> • Apartments (40 units, 4 storeys) • Townhouses (5 units) • Live-work (10 units) • Co-housing (10 units) • Seniors housing • Affordable housing • Restaurant 	<ul style="list-style-type: none"> • Apartments (40 units, 4 storeys) • Townhouses (10 units) • Assisted living
Focus Area 4	<ul style="list-style-type: none"> • Townhouses (5 units) • Live-work (5 units) • Co-housing (10 	<ul style="list-style-type: none"> • Hospice • Restaurant • Shops 	<ul style="list-style-type: none"> • Townhouses (15 units) • Hospice 	<ul style="list-style-type: none"> • Townhouses (15 units) 	<ul style="list-style-type: none"> • Hospice • Shops

	Workshop 3 Table 1	Workshop 3 Table 2
Focus Area 1	<ul style="list-style-type: none"> • Offices on 14th Street • 16 storey apartment with affordable housing • 12 storey apartment • 4 storey apartment (320 units total) • Affordable housing • Community garden 	<ul style="list-style-type: none"> • Mixed use office • Townhouses (8 units) • Affordable housing(40 units) • Two 12 storey apartments (280 units) • Medical offices •
Focus Area 2	<ul style="list-style-type: none"> • Two 12 storey mixed use apartments (160 units total) • Townhomes (8 units) • Co-housing (10 units) • Entry landmark • Playground • Cycle facility 	<ul style="list-style-type: none"> • Mixed use building with apartments, office and retail (40 units) • Community garden • Public art • Playground • Courtyard • Co housing (20 units)
Focus Area 3	<ul style="list-style-type: none"> • Townhomes (12 units) • Four storey apartment • Restaurant • Senior's housing • Courtyard 	<ul style="list-style-type: none"> • Townhomes (8 units) • Plaza • Retail • Hospice • Seniors housing (40 units) • Medical offices • Assisted living (80 units) • Outdoor seasonal market • Courtyards • Park
Focus Area 4	<ul style="list-style-type: none"> • Hospice • Daycare • Playground • Community Garden 	<ul style="list-style-type: none"> • Skate park • Playground • Daycare • Assisted living • Park

Table report backs

Below are the table report backs that were compiled by each table group from both of the workshops.

Workshop 1	
Table	What are the top three highlights (ideas, concerns, considerations etc.) of your development site that you would like to share with the group? <i>(comments are verbatim – as written by participants)</i>
Table 1	Large buildings along 14 th Street and at the back of the hill
	Connections to the community and up the hill to ACAD
	Strong focus on medical/hospice and seniors
Table 2	Parking and traffic were key concerns
	Pedestrian connections including replacing the current overpass and up the hill to SAIT/LRT
	Prioritize medical, hospice and assisted living
Table 3	Transportation on 14 th street was of primary importance
	Mixed use means intergenerational
	Every roof should be green
Table 4	Sightlines on the ridge are very important
	Mixed use
	Parking should be underground
Table 5	Mixed use including student housing
	Medical offices on the street side
	Wheelchair access up the hill to LRT
Workshop 2	
Table	What are the top three highlights (ideas, concerns, considerations etc.) of your development site that you would like to share with the group? <i>(comments are verbatim – as written by participants)</i>
Table 1	Village feel with active frontage
	4 storeys close to 8 Ave with 8 storeys towards the bluff
	New connections up the hill to the train station
Table 2	Higher in the back, lower towards 8 ave
	Shops and offices across from the school, but set back
	Connectivity in and out of the site, need 12 St to be enhanced
Table 3	Connection to the Jubilee
	Medical and commercial use along 14 Street
	Mixed use and affordable housing closer to the park
Table 4	Maximum height 6 storeys

	Upgraded traffic flow and calming
	Lots of intergenerational space and village feel
Table 5	Mixed use with different types of living areas, apartments, townhomes
	Hospice in quiet corner near park
	Access to LRT
Workshop 3	
Table Name	What are the top three highlights (ideas, concerns, considerations etc.) of your development site that you would like to share with the group? <i>(comments are verbatim – as written by participants)</i>
Table 1	Buffer between school and development
	Clear visibility – safety for kids
	Biggest traffic concern in and out is 12 St
Table 2	Traffic and safety for the kids
	Upgraded streets and green spaces to slow the traffic with buffers
	New pedestrian bridge with public art under the bridge

Comment and event evaluation form

37 of the 72 participants completed a comment and event evaluation form at the conclusion of the event.

Key themes

All feedback provided on the comment and event evaluation forms have been reviewed and used to create high-level themes. Some of the main themes that emerged were:

Event evaluation

	Agree	Somewhat Agree	Neither agree or disagree	Somewhat Disagree	Disagree
The session was a good use of my time	23	10	4	0	0
I am satisfied with the opportunity to participate and provide input	27	6	4	0	0
I received enough information to provide meaningful input	17	13	4	3	0
I understand how my input will be used	18	6	8	4	1
The format was an effective way for The City to collect input	22	6	7	1	0

***For other comments please see verbatim section*

Verbatim input

Following are the comments that each table shared about their design. The participants were asked to share the 3 most important aspects of their design.

Workshop 1 Table 1

Massing and transition – along 14th and the back of the hill, lower facing the hill and the park. Shops and restaurants – connectivity within the site and with the community. To connect community centre and school – old people and young people together. Something up the hill – funicular to go up the hill, bringing people up and the ACAD students down the hill. Strong focus on medical/hospice, retirement home – old us. There isn't a nice old folks home in the community. There's already lots of Esra type sites in the neighbourhood. This is a place where it makes sense to have a seniors place. Lots of people that could interact with dr. and hospice. Long term income, market based.

Student housing should be added to the mix. Long term rental for those that are in need.

Workshop 1 Table 2

Took into consideration traffic and parking. Added a traffic light at 8 Ave & 12 St. with crosswalks on all sides. Replace current overpass. Added pedestrian connections up 12 St to site and SAIT/LRT. Added roadway 8 Ave to 10th street. Prioritized medical, hospice, seniors housing and assisted living. Housing – Townhomes rather than apartment and added rental/hotel for hospice visitors like Ronald McDonald House. Maximum height of 8 storeys and height closer to 14th Street. Pockets of green. Roadway connects as far away from the school as possible.

Workshop 1 Table 3

Transportation part is quite tricky. We would do a roundabout on 14th or sink 14 under (or both). Talked a lot about what a roundabout would look like. In Europe they don't slow anything down. Drop the speed to 50 km's. Take the traffic light everyone is happier. Do not think 8 Ave should be extended to 10 Street.

Successful design on 14th would solve problems and nothing would need to change on 12th. Right in and right out on 14th Street would take pressure off 8 Ave. We also felt that it would leave 8 and 12 by the school unaffected.

Housing – we need to think bigger on housing. No taller, bigger and better. 8 storeys not 10. We are big on mixed used. Spatially orientation to an inner courtyard to keep pedestrian traffic off 14th street. Site lines very attractive on 14th Street. Community space that could be rented, a community kitchen, opportunity for intergenerational connections. Invite the community to participate and connect to residents where they could interact with other people. Don't want a senior's ghetto, some could be 3 bedroom family friendly. Not 1.2 mil townhouses that are not selling on 2A. We want affordable housing, subsidized housing. Mixed use means intergenerational.

Every roof should be green. A solar panel on every available space. No impact on Riley Park. Pedestrian bridge over 10 St. Connect over 10th with people, not cars. Public washroom, now there is none. Needs to be safe, clean and serviced. A drinking fountain. Need services.

Workshop 1 Table 4

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Don't want anything blocking the view. Sightlines on the top of the ridge are important. Rising development from the school towards the hill with a maximum of 10 floors, is a little less overwhelming. Mixed use with medical, offices, condos, seniors housing, hospice, townhouses, work-live arrangements. Design would bury most of the parking, underground or in hill parking, and parking is not an overwhelming part of the site. Did not solve access problem. Could 8 ave be extended over to 10th Street? Could 12 Street be widened without intruding on the park? Not sure how this will work with the Esra development on the corner. Need to improve the pedestrian overpass on 14th Street, move it closer to the corner to keep people from feeling the need to cross at the corner. Need to upgrade crosswalks on both ends of the school.

Workshop 1 Table 5

Strongly felt it should be mixed used. Want student housing, affordable housing and a few townhouses. Access through right turns. Concentrated medical offices on the side of the street – 8 storey maximum but very limited. Felt everything should be green roofed and solar is a great idea. Access – don't want to see 12 widened, don't want to lose the parking for Riley park. Wheelchair accessible to LRT up the hill, not just the goat path.

Workshop 2 Table 1

Creating a village feel with a central main street with active frontage below and mixed units above. 4-6 storeys. Overall height 4-8 stories with height along with 4 storey's along 8 Ave rising to 8 storey's as it moves towards the bluff. All parking underground, with additional public parking to service the surrounding area including Riley Park, community centre & SAIT. Very small blocks with multiple connections within the site with new connections up the hill, staircase/funicular to make it easier to get up the hill to the train station.

Workshop 2 Table 2

Articulation of the buildings – higher in the back getting lower towards 8 Ave. Shops and offices across from the school but set back, but easy access. Connectivity in and out of the site need 12 ave to be enhanced. Consider opening 8 Ave all the way down to 10th Street.

Workshop 2 Table 3

Road connecting the Jubilee into the community. Medical on 14th and 8 ave where people would not want to live. Maximize the commercial use along 14th. Minimize access to 12 Street, not have traffic go that way. Mixed use and affordable housing closer to the park.

Workshop 2 Table 4

Kept the height to 6 storeys, medical on the back near hill. Lowered the height to 5 storeys. Upgraded traffic flow and calming, needs to be controlled. Asking for traffic access from Jubilee crescent. See a lot of intergenerational spaces, like a microcosm of the village feel we have already in Hillhurst Sunnyside. Design assumes protection and enhancement of Riley Park. Westgate of Riley Park needs to be improved as well as lighting and pathways to make it safer for all, especially the elderly. 14th Street should be a nicer place to be, like 10th Street, more of a village feel.

Workshop 2 Table 5

Keep it mixed use, lots of different types of living areas, mixture of apartments and townhouses, apartments at the back of the site, no blocking the sun. Hospice in quiet corner close to Riley Park. Bring community garden to the area to bring the community in to the area. The entire site needs to relate to the community. Access to the LRT station is important. More development along 14th Street. 14th is quite busy, lots of traffic and how that affects sidewalks. The concept included affordable housing and seniors housing. Maximum height was 5 storeys across the site.

Workshop 3 Table 1

First priority was having a buffer between the school and the development. Not a lot of development or tall building directly across from the school. Clear visibility – safety for kids. Having mixed use on the site as a strategy to keep people on the site longer, fewer trips, few traffic. Biggest traffic concern in and out is 12 Street. Parking solution, widening or no parking on one side of the street. This is a bad corner, need to improve here as well. (12 & 5th). Once sidewalk is open at this intersection it will need some additional control. Hospice and assisted living away from the busy 14th Street. Mixed use adjacent to other commercial development. Improve access up the hill to the LRT station with stairs or pathways. Did not change the roads with the exception of 12th Street. Rebuilding and improving the overpass on 14th Street.

Workshop 3 Table 2

Concerned about traffic and safety for the kids. Trying to keep traffic and car volume coming on the side. Upgraded streets and green spaces to slow the traffic with buffers. People can't do much at 40-50 km. Left turning into 14 and right turning off of 14th street. New pedestrian bridge with public art under the bridge, make an iconic entrance into the community. Have traffic diverted off the spill way into SAIT from behind rather than off 12 St. Want to allow for density in the space that allows the community to thrive with things like restaurants. More of a village feel. Hospice and assisted living closer to the park. Did not use the live/work tiles, but not opposed to it. Cascading from the bluff of the hill and cascading down in height has a natural feel to it. Apartments and medical offices with height at the back of the site, going lower in height as it gets closer to 8 Ave.

What are the next steps?

Citizen feedback provides Administration and City Council with valuable, local knowledge of the community and the proposed development area. The citizen input provided through our

engagement program thus far has helped inform Administration's first detailed review of this application and has been shared with the Applicant.

We will be returning to the community later this summer to share the results of the workshop including the preferred community concept, what we heard and how we have used this to make recommendations to the Applicant. We will also share a revised version of the proposed plan and inform you of the next steps in the application review process.

To stay up-to-date on next steps for this project, we encourage you to sign-up for project specific communications on The City's project page (calgary.ca/gracehospital).

Once Administration is ready to make their recommendation for the application, all input gathered through all phases of engagement will also be used in reports provided to Calgary Planning Commission and City Council.

Appendix A: The essential tiles and game board

The following tiles had to be placed somewhere on the game board.

Medical Offices



Hospice



Assisted Living



Grace Hospital game board

