

**Public Submission**

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) margaret

Last name (required) mcleod

What do you want to do?
(required) Submit a comment

Public hearing item (required -
max 75 characters) Letter in support of LOC2017-0154 for Public Hearing on May 31, 2021

Date of meeting May 31, 2021

Comments - please refrain from
providing personal information in
this field (maximum 2500
characters) I am writing to offer the support of The Salvation Army of LOC2017-0154 for Public Hearing



The Salvation Army

Alberta and Northern Territories
Divisional Headquarters

200, 5615-101 Avenue Edmonton AB T6A 3Z7
Tel: 780-412-2725

City Clerk's Office
Mail Code #8007
P.O. Box 2100, Station M
Calgary AB Canada T2P 2M5

Re: Letter in support of LOC2017-0154 for Public Hearing on May 31, 2021

May 11, 2021

Calgary City Council,

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 (NWHP), 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. The Salvation Army Agapé Hospice will remain on site while partnering opportunities materialize and is committed to providing service 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.

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



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First name (required) Dr. Decker

Last name (required) Butzner

What do you want to do? (required) Request to speak

Public hearing item (required - max 75 characters) Hillhurst Bylaw 84D2021 and Amend H/S ARP Bylaw 26P2021

Date of meeting May 31, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am a member of the Hillhurst/Sunnyside Planning Committee (HSPC). I wish to support the bylaws on behalf of the HSPC. The HSPC wants to request a pedestrian connection from the SAIT/AUA/Jubilee LRT station to the development. I have powerpoint presentation that I would like to show cCouncil. It contains 12 slides and is less than 5 min long. If this is not possible I can send a PDF of the presentation. Please let me know what is possible. I was NOT able to attach the Powerpoint 4 MB or the PDF that is 3.3 MB. Please contact me so I can send the material. Thank you for your assistance with this. Best, Dr. Decker Butzner. butzner@ucalgary.ca

ISC:

1/1

Unrestricted

May 17, 2021

8:33:05 PM



Public Submission

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First name (required)	Lisa
Last name (required)	Chong
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	CPC2021-0130 (LOC2017-0154) Riley Park Village, Hillhurst
Date of meeting	May 31, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	<p>Dear City Clerk,</p> <p>Please see attached for a supplemental Public Submission from the Hillhurst Sunnyside Community Association.</p> <p>Thank you,</p> <p>Lisa Chong, MPlan Community Planning & Engagement Coordinator Hillhurst Sunnyside Community Association</p>



April 5, 2021

(Resubmitted for Public Submissions on May 17, 2021)

**RE: LOC2017-0154 (CPC2021-0130) | 1040 14 Street NW | Riley Park Village or Former Grace
Hospital Site Redevelopment**

Dear Mr. Giyan Brenkman,

Thank you for meeting with the Hillhurst Sunnyside Planning Committee (HSPC) to answer our questions regarding the above referenced Riley Park Village Land Use Re-designation and Hillhurst Sunnyside Area Redevelopment Plan (ARP) policy amendments.

At 2.96 hectares, the redevelopment of this site will have a major impact on realizing the ARP vision for the future of Hillhurst Sunnyside. This is an important development that will help implement the wider goals of Transit Oriented Development and the Calgary Municipal Development Plan. The proposed Riley Park Village redevelopment represents an unprecedented change that will both significantly increase medical-commercial square footage as well as increase the number of dwelling units in Hillhurst by 20%¹.

We have provided a mix of comments on specific aspects on the proposed policy amendments. **The HSPC supports the broader “urban village” concept and aspirations of the community and all parties:**

1. A walkable and connected village-style medical campus with greenspace and gathering places.
2. Supporting a variety of housing for multi-generational living, different income levels, encouraging a range of accessibility and flexible housing configurations.
3. Phased mobility enhancements and pedestrian safety improvements for the entire area, bounded by the escarpment, 14th St, 12th St and 5th Ave NW as development occurs.
4. Managing automobile traffic and connecting the existing north/south pedestrian desire paths leading to the SAIT/Jubilee LRT station at the top of the escarpment.
5. Celebrating the history and interpreting the significance of the site during the design process and respecting the viewsheds of the hill.

Mobility

The redevelopment of this site represents generations of aspirations for its future build-out. The original Bylaw 21P2001 within Section 9 of the current ARP restricts development within less traffic-intensive capacities of the area. Given the greater intensity of the development including the impact of the future medical traffic, we have additional concerns that remain unaddressed, despite the significant engagement on this important site and proposed development.

¹ Based on a preliminary estimate of 700 proposed residential units and based on the 2019 Civic Census count of 3,000 existing dwelling units in Hillhurst

Much of the potential of the Riley Park Village site (and a large part of the City/Applicant rationale for density) is due to its purported proximity to two LRT stations. The SAIT/Jubilee LRT station is the only LRT station within the City-recognized Transit-Oriented Development 400-600 metre walking radius of Riley Park Village, a development that will include a medical facility, supportive commercial enterprises, and the largest residential development in Hillhurst Sunnyside.

The development is within 300m of the of the SAIT LRT station and an enclosed mobility-compliant pathway already covers the initial 175m from the station to the Jubilee main entrance. Medical and long-term care facilities have heavy employment needs. Many of these workers rely on public transit. In addition, this is the largest residential development contemplated for Hillhurst Sunnyside. To accommodate employees and new residents, direct mobility-friendly (wheelchair) pedestrian access must be completed between the SAIT/Jubilee LRT station and this development in order to alleviate automobile traffic congestion in Hillhurst. This must be incorporated in the ARP amendment and DC.

The community and HSPC has consistently requested for this important connection in our meetings with the Applicant and the City. The City has had many years to negotiate the rights for this pedestrian connection with Northwest Healthcare Properties, Alberta Infrastructure, Alberta Arts University and SAIT. It is concerning that this critical element to realizing the site's TOD potential has not been finalized despite the many years this project has been active, and calls into question whether this connection will be developed.

Floor Area Ratio and Building Heights

The HSPC supports massing consistent with an FAR of 4.0, which aligns with the ARP vision and "village" character of the community. Midrise style development has already been successfully constructed on other sites in the community in the last decade. Nonetheless, we are concerned that because FAR is cumulative for the site (based on the entire area of the site, including un-developable lands such as sidewalks, greenspace, land set aside for utilities and internal roads), the built form of the residential portion could end up having an effective FAR significantly higher than 4.0 for each single building. **We therefore request that the DC bylaw be modified to specify that the maximum FAR is 4.0 within each of the two areas defined in the Building Height clause.**

In order to realize the vision for the multi-generational village concept, a variety of housing types, including accessible, ground-oriented housing must be included in the final policy plan. The proposed 4.0 FAR across the entire site will result in excessively tall buildings (for example, an overall lot coverage of 27% means every building can reach 45m [~15 storeys] tall. 27% is a reasonable overall lot coverage for a village concept). The City-led workshops in 2017 have shown wide community support for rowhousing, non-market housing and building heights similar to the ARP (26m or ~8 storeys and less).

Engagement

HSPC has invested significant time, along with the City and the Applicant over the last six years to ensure that the proposed development will be an asset to the community, keeping with the long-term vision for the community. We have additionally made considerable effort to keep area stakeholders informed to the best of our ability. We acknowledge the considerable discussions held between the City and Applicants on this important and complex development.

The HSPC appreciates the time and effort that the Applicant team of Terry Schmidt and NorthWest Healthcare Properties, IBI Group, Gibson Gage and the City of Calgary have put into the consultation

process over the past six years, especially the City-run workshops which were held in fall 2017. We are pleased to see the results of this process broadly incorporated into the ARP amendments.

Vision and Policy Enforcement

While potential build-out concepts have been shown, we have not seen a comprehensive site plan that will provide certainty and successfully execute the vision of a medical campus supporting multi-generational living. We remain hopeful that community aspirations and values will be collaboratively expressed through the Riley Park Village redevelopment site.

The HSPC again supports the Urban Village vision as articulated in the proposed ARP Amendment. We expect that the proposed ARP's mandatory requirement for the implementation of an Urban Village concept for **every** proposed development, together with the cumulative weight of associated guidelines including the addition of prescriptive language, such as "must" and "shall" will result in the Development Authority's ability to advocate and ensure an Urban Village outcome.

Sincerely,

Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association

cc: Decker Butzner, Eliot Tretter, Mark Beckman, Peter Labastide, Robert McKercher, Tara Kunst, Subcommittee Members, Hillhurst Sunnyside Planning Committee
Lisa Chong, Community Planning & Engagement Coordinator, HSCA
Dale Calkins, Senior Policy & Planning Advisor, Ward 7 Councillor's Office



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First name (required)	Samuel
Last name (required)	Alatorre
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2017-0154
Date of meeting	May 31, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Attached please find three letter of support for LOC2017-0154 provided by stakeholders in the area of the site subject to the application. All parties signing the letters are aware that these will become part of the public record for the application and have provided their authorization for the letters to be submitted on their behalf. Should there be any questions please contact me at your convenience. Thank you.

Giyán 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
T 403.268.2678 | E giyan.brenkman@calgary.ca

March 12, 2001

RE: Letter of Support for the Riley Park Village Land Use application

Dear Mr. Brenkman,

Please accept this letter as an expression of our support for the Riley Park Village Land Use application. We were extremely impressed with the presentation Terry Schmitt and his team provided our school administration and parent council executive. It is clear that many years of thoughtful planning and community engagement have gone into this work.

We believe the long term vision for the site will become a catalyst to further enhancing the vibrancy in and around Hillhurst School. Just as the site in question is over a century old, so is our school. Built in 1912, our beautiful 4-story sandstone building could stand to house more students than it currently has. Certainly as the plans are realized and housing opportunities become available, having more students to draw upon would be a great benefit to us.

The safety of our students is of great importance to us. As we give thought to the safety of our students as the traffic around the school increases with this build, the consideration to the implementation of street lights, crosswalks, widened roads and bike lanes was greatly appreciated and would all be seen as positives from the school's perspective.

If you have wish to speak further, please feel free to contact me at 403-777-6360, otherwise, as stated at the onset, please accept this letter as our expression of support for the Riley Park Village Land Use application.

Sincerely,



Karen Pope - Principal
Hillhurst School



Shafali Dharamsi-Hamir - Assistant Principal
Hillhurst School

Giyán 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
T 403.268.2678 | E giyan.brenkman@calgary.ca

March 16, 2021

RE: Letter of Support for the Riley Park Village Land Use Application

Dear Mr. Brenkman,

The Hillhurst Community School supports the Riley Park Village Land Use application. Terry Schmitt presented the plans to Shannon MacLeod, the parent council Vice Chair. The Parent Council Executive was impressed by the thoughtful planning and community engagement component of this work.

We believe the long term vision for the site will become a catalyst to further enhance the vibrancy in the community and at the Hillhurst School. As the plans are realized, housing opportunities will become available and we are happy to welcome additional students.

The implementation of street lights, crosswalks, widened roads and bike lanes address our safety and traffic concerns.

Thank you for your time and consideration.

Sincerely,

Ellen Parker
Chair, Parent Council, Hillhurst School



Shannon MacLeod
Vice Chair, Parent Council, Hillhurst School



200, 1402 8TH AVENUE N.W., CALGARY, ALBERTA T2N 1B9
PH | 403.452.0999 EXT 227 · FAX | 403.984.5448

February 10, 2021

Giyana 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,

I hope this letter finds you well. We are presenting this letter to inform you of our support for the redevelopment of Riley Park, as it pertains to the development NorthWest Healthcare Properties (NWHP) has proposed.

We believe this development will add tremendous value to the community and enhance access to healthcare for all Calgarians. Caleo Health is a current tenant of NorthWest Healthcare Properties at the Riley Park Health Center, where we have operated our multidisciplinary healthcare centre for the past eight years.

We have discussed with NWHP our plans to expand our business in the coming years. We anticipate numerous benefits for our business, employees and patients from the development proposed. We are passionate about the community and the patients we serve; therefore, we prefer to continue in this current location. We are excited for a new facility, and the opportunities that come with it, should development timelines for Riley Park Village align with our growth plans.

We are aware of the ongoing application submitted to the City of Calgary to develop Riley Park Village and are attentive to the City's final decision to advance our strategic growth initiatives.

Sincerely,

A handwritten signature in black ink, appearing to be 'M. Lewis', written over a horizontal line.

Dr. Mark Lewis

Director of Operations
Caleo Health
Phone: 403.452.0999 Ext 227
Email: marklewis@caleohealth.ca

Canadian Surgery Solutions



CPC2021-0130
Attachment 12

1402 8th Avenue NW,
Suite 300 Calgary, AB,
T2N 1B9

T: 403.220.0410 F: 403.220.0500

clearpointhealth.ca

Giyon 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

November 2, 2020

Dear Mr. Brenkman:

RE: APPLICATION LOC2017-0154

Dear Mr. Brenkman,

We are a current tenant of NorthWest Healthcare Properties (NWHP) at the Riley Park Health Center, where we have maintained our business for more than the past 10 years.

We have discussed with NWHP our plans to expand our business in coming years. We anticipate multiple benefits for our business, our employees and our patients from the development they have proposed and would prefer to continue in our current location in a new facility if development timelines for this location can align to our own growth plans.

We are aware of the ongoing application submitted to the City to develop Riley Park Village and are attentive to the City's final decision to inform our growth strategy.

Sincerely,

A handwritten signature in black ink, appearing to read "Bernie Simpson".

Bernie Simpson
VP Operations
Canadian Surgery Solutions



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First name (required)	Deborah
Last name (required)	Sword
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	CPC2021-0130 (LOC2017-0154)
Date of meeting	May 31, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I project managed Water for Riley, the volunteer effort for a drinking fountain in Riley Park. My attachment to the park is deep. Not only is SAIT/AUA/J station closer to Riley Park Village, using it rather than Sunnyside will prevent extraordinary damage to the ad hoc diagonal NW to SE path from RPV to the Ctrain. Imagine adding hundreds more commuters traversing that path and the damage it will do to our treasured historic public space. It is vital that Riley Park not become over-trod to its detriment. We residents have been taxed to accept thousands of new neighbours as TOD and we approved the good developments. RPV needs to be TOD and that means connection to public transit, which desperately needs ridership now to make up its deficit. This means connection north, not south through Riley Park. Also, rush-hour riders are more likely to get seats if they go north rather ahead of riders one stop south. Going north to transit is a win-win for riders and Riley. Please make a connection between RPV and SAIT/AUA/J station a mandated requirement and facilitate the discussions with the owners of the land to make it happen.



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First name (required)	Victor
Last name (required)	Shiu
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	CPC2021-0130 (LOC2017-0154)
Date of meeting	May 31, 2021

Hi there, I support as requested by HSCA for a formal LRT Transit Link as part of this application. I have attached the supporting HSCA letter which I support as a resident in the community. Thank you.

A formal linkage would help provide safe, equitable, barrier-free access for new (and existing) neighbours, health care workers and visitors in our community. A safer pedestrian connection up the hill would also help decrease vehicular traffic/parking demands around the school and the greater community.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As currently, the SAIT/AUArts/Jubilee station is the closer of two LRT stations. The Sunnyside station had been identified by the City as the primary LRT station, at 600m to the edge of the site (as the crow flies). In terms of walking distance, it is about 950m from Sunnyside Station to the centre of the site.

The SAIT/AUArts/Jubilee station is about 350m from the centre of the site. There is already an excellent public hallway that requires LRT opening time access. The public hallway now has limited opening hours for AUA and the Jubilee. A barrier-free path down a hill would also need to be constructed.

Ideally, we prefer to see the new connection constructed while the site is being developed, so that public transportation is available as soon as people start using the Riley Park Village site. And instead of as an afterthought, and after people become accustomed to driving to the site.

ISC:

1/2

Unrestricted

May 20, 2021

6:36:34 PM



Public Submission

City Clerk's Office

Thank you.



April 5, 2021

(Resubmitted for Public Submissions on May 17, 2021)

**RE: LOC2017-0154 (CPC2021-0130) | 1040 14 Street NW | Riley Park Village or Former Grace
Hospital Site Redevelopment**

Dear Mr. Giyan Brenkman,

Thank you for meeting with the Hillhurst Sunnyside Planning Committee (HSPC) to answer our questions regarding the above referenced Riley Park Village Land Use Re-designation and Hillhurst Sunnyside Area Redevelopment Plan (ARP) policy amendments.

At 2.96 hectares, the redevelopment of this site will have a major impact on realizing the ARP vision for the future of Hillhurst Sunnyside. This is an important development that will help implement the wider goals of Transit Oriented Development and the Calgary Municipal Development Plan. The proposed Riley Park Village redevelopment represents an unprecedented change that will both significantly increase medical-commercial square footage as well as increase the number of dwelling units in Hillhurst by 20%¹.

We have provided a mix of comments on specific aspects on the proposed policy amendments. **The HSPC supports the broader “urban village” concept and aspirations of the community and all parties:**

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¹ Based on a preliminary estimate of 700 proposed residential units and based on the 2019 Civic Census count of 3,000 existing dwelling units in Hillhurst

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The development is within 300m of the of the SAIT LRT station and an enclosed mobility-compliant pathway already covers the initial 175m from the station to the Jubilee main entrance. Medical and long-term care facilities have heavy employment needs. Many of these workers rely on public transit. In addition, this is the largest residential development contemplated for Hillhurst Sunnyside. To accommodate employees and new residents, direct mobility-friendly (wheelchair) pedestrian access must be completed between the SAIT/Jubilee LRT station and this development in order to alleviate automobile traffic congestion in Hillhurst. This must be incorporated in the ARP amendment and DC.

The community and HSPC has consistently requested for this important connection in our meetings with the Applicant and the City. The City has had many years to negotiate the rights for this pedestrian connection with Northwest Healthcare Properties, Alberta Infrastructure, Alberta Arts University and SAIT. It is concerning that this critical element to realizing the site's TOD potential has not been finalized despite the many years this project has been active, and calls into question whether this connection will be developed.

Floor Area Ratio and Building Heights

The HSPC supports massing consistent with an FAR of 4.0, which aligns with the ARP vision and "village" character of the community. Midrise style development has already been successfully constructed on other sites in the community in the last decade. Nonetheless, we are concerned that because FAR is cumulative for the site (based on the entire area of the site, including un-developable lands such as sidewalks, greenspace, land set aside for utilities and internal roads), the built form of the residential portion could end up having an effective FAR significantly higher than 4.0 for each single building. **We therefore request that the DC bylaw be modified to specify that the maximum FAR is 4.0 within each of the two areas defined in the Building Height clause.**

In order to realize the vision for the multi-generational village concept, a variety of housing types, including accessible, ground-oriented housing must be included in the final policy plan. The proposed 4.0 FAR across the entire site will result in excessively tall buildings (for example, an overall lot coverage of 27% means every building can reach 45m [~15 storeys] tall. 27% is a reasonable overall lot coverage for a village concept). The City-led workshops in 2017 have shown wide community support for rowhousing, non-market housing and building heights similar to the ARP (26m or ~8 storeys and less).

Engagement

HSPC has invested significant time, along with the City and the Applicant over the last six years to ensure that the proposed development will be an asset to the community, keeping with the long-term vision for the community. We have additionally made considerable effort to keep area stakeholders informed to the best of our ability. We acknowledge the considerable discussions held between the City and Applicants on this important and complex development.

The HSPC appreciates the time and effort that the Applicant team of Terry Schmidt and NorthWest Healthcare Properties, IBI Group, Gibson Gage and the City of Calgary have put into the consultation

process over the past six years, especially the City-run workshops which were held in fall 2017. We are pleased to see the results of this process broadly incorporated into the ARP amendments.

Vision and Policy Enforcement

While potential build-out concepts have been shown, we have not seen a comprehensive site plan that will provide certainty and successfully execute the vision of a medical campus supporting multi-generational living. We remain hopeful that community aspirations and values will be collaboratively expressed through the Riley Park Village redevelopment site.

The HSPC again supports the Urban Village vision as articulated in the proposed ARP Amendment. We expect that the proposed ARP's mandatory requirement for the implementation of an Urban Village concept for **every** proposed development, together with the cumulative weight of associated guidelines including the addition of prescriptive language, such as "must" and "shall" will result in the Development Authority's ability to advocate and ensure an Urban Village outcome.

Sincerely,

Hillhurst Sunnyside Planning Committee
Hillhurst Sunnyside Community Association

cc: Decker Butzner, Eliot Tretter, Mark Beckman, Peter Labastide, Robert McKercher, Tara Kunst, Subcommittee Members, Hillhurst Sunnyside Planning Committee
Lisa Chong, Community Planning & Engagement Coordinator, HSCA
Dale Calkins, Senior Policy & Planning Advisor, Ward 7 Councillor's Office

**Public Submission**

City Clerk's Office

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Janice
Last name (required)	Paskey
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Riley Park Village
Date of meeting	May 31, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This development needs a pathway link from SAIT LRT as the quickest route. I have met lost pregnant women there trying to find their way to the Mayfair ultrasound. This needs to be avoided. The SAIT LRT is the quickest link. As the mega development will affect West Hillhurst only a few blocks away but the city did not provide a traffic study to the West Hillhurst community when requested nor was traffic flow evaluated. Traffic was identified as the leading community concern so the city should appoint a traffic engineer and pedestrian specialist to work with communities to mitigate impact including protect vehicle and pedestrian safety, reducing noise and pollution through access to LRT and reducing cut through traffic.

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May 25, 2021

7:02:01 AM



Public Submission

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	phyl
Last name (required)	toohey
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	CPC2021-01 30 (LOC2017-0154)
Date of meeting	1021-05-31

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This development would cause much distress regarding safety. Already scary traffic around this area - which includes a vital school. Everything is fine as is. I always thought that the "Robert The Bruce Statue" was never to have its view impeded either. PLEASE stop trying to densify this area - we have lost so much of why we decided to live here already. Gut wrenching to see so much history being demolished. Cheers in hope (although everything else signed against went ahead, sigh) phyl toohey. PS This protest was most difficult to get this far...have I, I wonder reached a completion.



Public Submission

City Clerk's Office

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Sarah
Last name (required)	Greenwood
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	CPC2021-0130 (LOC2017-0154)
Date of meeting	May 31, 2021

LOC2017-0154 (CPC2021-0130)
1040 14 Street NW |
Riley Park Village or Former Grace Hospital Site Redevelopment

Having listened to the CPC presentation regarding the above site I am concerned that no direct access from this site to the nearest SAIT/Jubilee LRT station has been negotiated in the several years since I first learnt about this proposal.

The City rationale for allowing so much development density on this site relies on the fact that it is located near an LRT station that is walkable. I feel that if this development proceeds without a negotiated link in place to the SAIT/Jubilee LRT station, that caters for all, including those with mobility needs who may work, live and visit the proposed uses at this site, The City will have failed the community and in meeting the objectives it purports to have.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a pedestrian I look for the shortest route to my destination and I am sure I am not alone in this. By not providing a clear defined access those who are able will create their own informal routes leading to erosion on the slope of the escarpment. Others will use their own transport increasing traffic to the further detriment of those who live in the area and the TOD principles that enabled the density on the site.

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Unrestricted

May 24, 2021

4:55:21 PM



Public Submission

City Clerk's Office

Please amend the ARP/ LOC / DC to state that a negotiated link from the proposed site to the SAIT/Jubilee LRT station should be in place and developed, prior to any new development being open for public use.

If there is no direct access to the SAIT/Jubilee LRT station, this site should not benefit from increased density due to TOD.

**Public Submission**

City Clerk's Office

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First name (required)	Kersi
Last name (required)	Bird
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	31 May 2021 Combined Council Meeting LOC2017-0154 Riley Park Village, Ward7
Date of meeting	May 31, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please find attached a letter.



The Anglican Parish of Saint Barnabas

25 May 2021

The City of Calgary
Electronic public submission.

Attn: The City of Calgary Mayor and Council

Re: 31 May 2021 Public Hearing, LOC2017-0154, Riley Park Village
Letter of support with important local public parking supply considerations to ensure future successful implementation from landowner-neighbour, St. Barnabas Anglican Church, at 1407 7 AV NW

Dear Mayor and Council,

On the behalf of St. Barnabas Parish, please accept this letter of support for the Riley Park Village application before Council for consideration – a village-concept for new medical office and supportive uses, as well as multi-generational housing options for the community. Should Council wish to approve this application, please also take note of the local on-street public parking considerations we highlight within this letter to ensure the successful implementation of this phased development over time.

This application by NorthWest Health Care Properties has been a multi-year and iterative process. St. Barnabas, as a stakeholder, has participated in the Applicant and City-led outreach and communications processes.

St. Barnabas community has been worshipping and growing together in this corner of Calgary since 1906. Our Parish was established through a land gift by Thomas and Georgina Riley, the original homesteaders who also gifted the land for Riley Park to The City of Calgary in 1909. The nature of the original subdivision and ultimate place of worship built on the land has precluded any allowance for contemporary automobile parking facilities.

Today, many of our Parish patrons rely exclusively on existing on-street public parking along 12 ST and 7 AV NW to access and worship at our Church. We serve a largely aging population and many of our patrons have limited mobility. Direct and convenient access to existing on-street public parking along 12 ST and 7 AV NW is a challenge.

We wish to express our concern that new development and local on-street mobility improvements (that may remove existing on-street public parking) will likely result in increased demand and further reduce parking supply. Our Parish understands the importance of ensuring our public streets serve multi-modal mobility needs, especially within our inner-city communities as they evolve and redevelop over time. However, we must also consider and balance the mobility needs of our heritage facilities and the users that seek to access those facilities.



The Anglican Parish of Saint Barnabas

Our ask

We strongly encourage Council to direct The City Administration to work with the developer-Applicant on a phased development implementation basis and carefully consider any changes to public on-street parking supply through local mobility improvements along 12 ST and 7 AV NW. We suggest that a local network parking strategy be considered with any network mobility improvements to adequately address the parking supply and demand needs of existing development – an eclectic range of multi-residential, place of worship, community centre, school, and public park uses.

Thank you for your time and consideration.

Sincerely,

The Corporation of the Anglican Parish of St. Barnabas, Calgary

The Rev. Kersi Bird, Rector
Sue Carr, Rector's Warden
Rick Wards, Assistant Rector's Warden
Les Parsons, People's Warden
Anne Tapp, Assistant People's Warden



Public Submission

City Clerk's Office

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Tim
Last name (required)	Sagert
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Grace Hospital Redevelopment
Date of meeting	May 31, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I support the redevelopment of the Grace Hospital site into medical/retail and mixed use housing, however the current proposal is not in line with the Hillhurst/Sunnyside Area Redevelopment plan, and if allowed to proceed will have many negative impacts on this neighborhood. 800 residential units is far too many for this site, and building heights of 70-75 meters are way too large for this location. The additional pressure this will put on parking, traffic and greenspace is unacceptable. Additionally there is no plan for a connection to the closest Ctrain station at SAIT/Jubilee, no plan to enhance the safety of pedestrians, cyclists or transit users, and the plan to pave a road through the middle of Riley Park will negatively impact that park space for generations to come. I strongly urge council to reject this proposal in favour of one that is drastically reduced in size and scope and addresses the problems in this community of parking, road safety, green space access and transit access rather than a proposal that exacerbates all of these problems. This plan should include access to the SAIT/Jubilee Ctrain station for reduced mobility transit users and should include within its boundaries adequate parking for all of its users and residents. As it stands this proposal is failing to meet any of the city's stated 7 goals such as greening the city, connecting the city, good urban design or building a great community.

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May 25, 2021

10:10:32 AM