



Jubilee Auditorium

Alberta University of the Arts

SAIT

COPIES RECEIVED
IN COUNCIL CHAMBER
MAY 31 2021
ITEM: #8.14 CPC2021-030
Public
CITY CLERK'S DEPARTMENT

Riley Park Health Centre

Agape Hospice

14 St NW

8 Ave NW

Hillhurst School

12 St NW

Riley Park

LOC2017-0154

Public Hearing

May 31, 2021

 NORTHWEST
HEALTHCARE PROPERTIES



 Gibbs Gage
ARCHITECTS

PURPOSE OF THE APPLIATION

Create a flexible development framework for a mixed-use development on a well serviced inner-city site surrounded by multiple community amenities.



VISION FOR THE FUTURE



HEALTHY LIVING



COMMUNITY OF CARE



CONNECTIVITY AND CONVENIENCE



LANDMARK URBAN SETTING



INTEGRATED WITH NATURE



SOCIAL PUBLIC REALM



CELEBRATE LIFE AND HISTORY

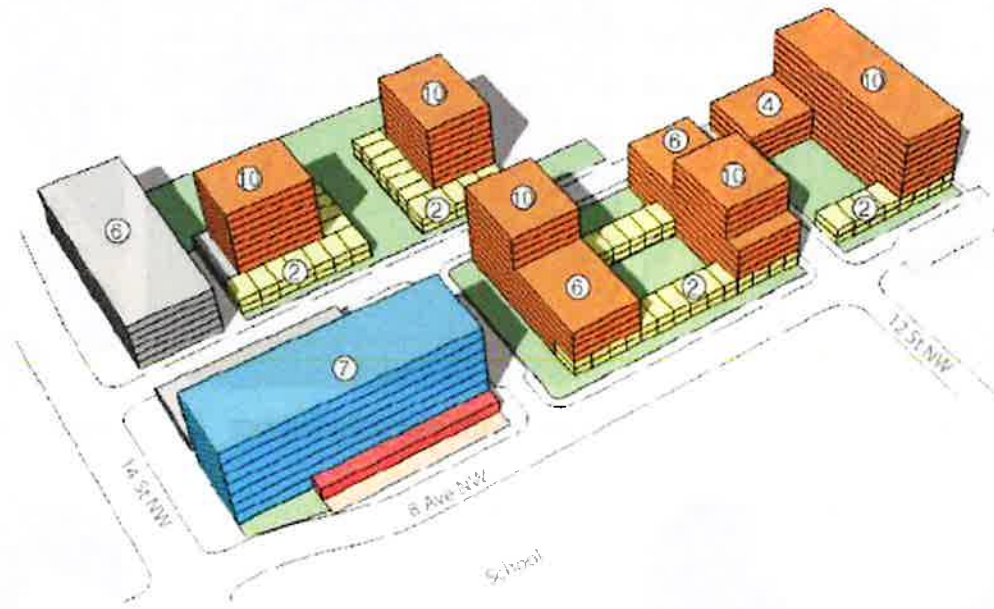


INTERGENERATIONAL SPACES

OUTREACH FOR COMMUNITY INPUT



3D Model Summarizing Visioning Workshops

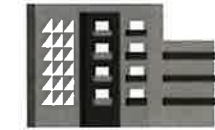


- Apartments
- Townhouses
- Retail
- Medical Office
- Plaza
- Open Space
- Ⓢ Height in Storeys

Revisions to Original Application



BUILT FORM



BUILDING HEIGHT



DENSITY



SITE LAYOUT



COMMUNITY CHARACTER



LOCATION OF USES



CONNECTIVITY

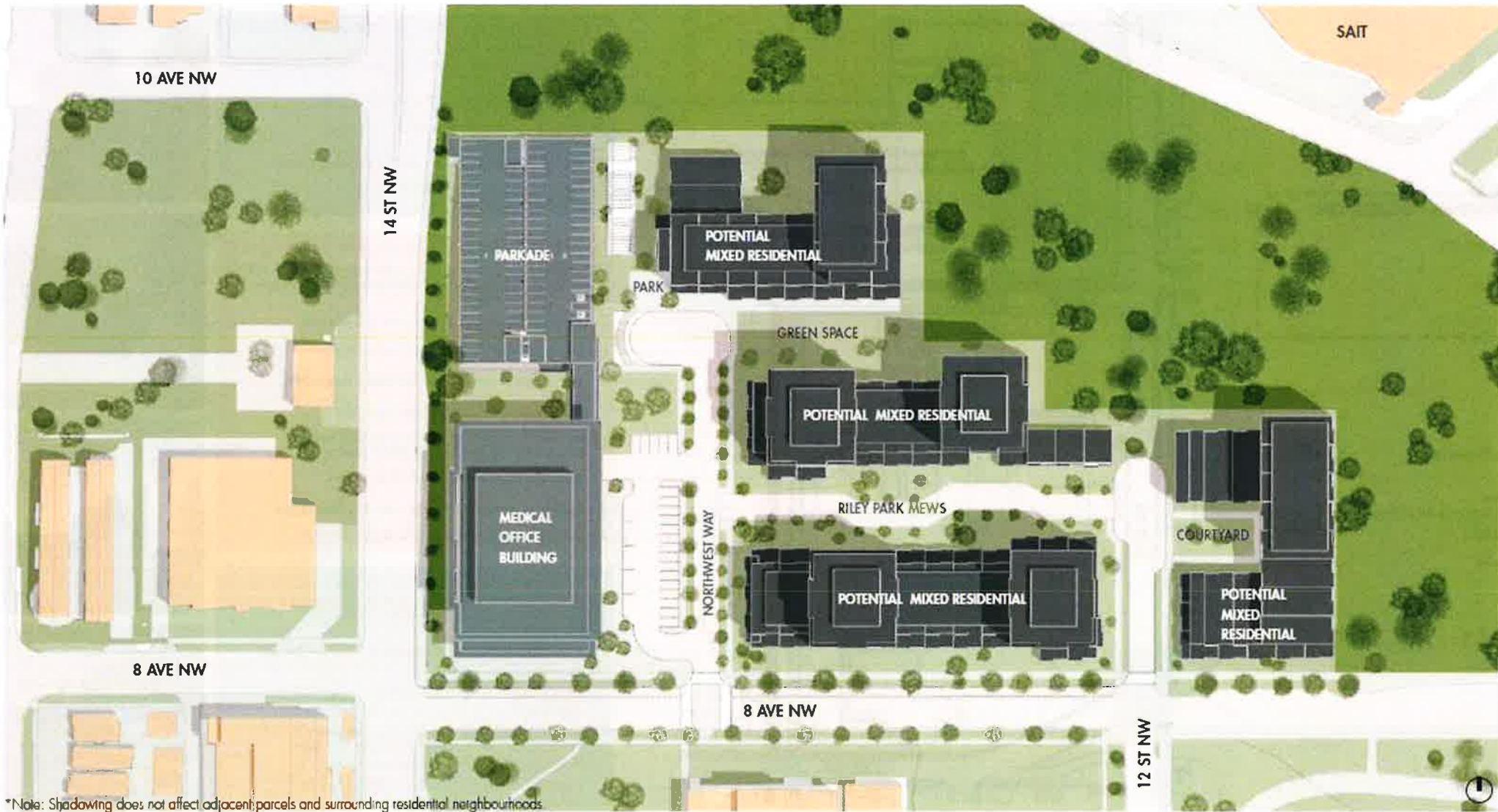


HOUSING OPTIONS



MOBILITY IMPROVEMENTS

PROPOSED OVERALL CONCEPT PLAN



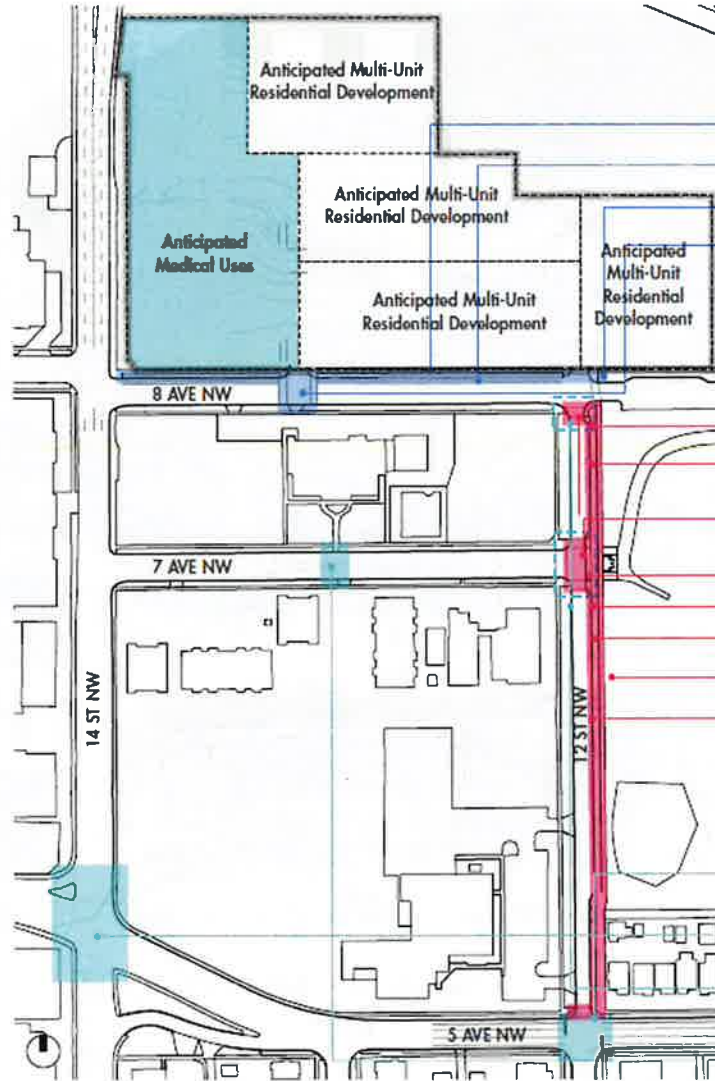
*Note: Shadowing does not affect adjacent parcels and surrounding residential neighbourhoods.

DEVELOPMENT PHASING AND OFF-SITE MOBILITY IMPROVEMENTS

MOBILITY IMPROVEMENTS FOCUSED ON:

- TRAFFIC IMPROVEMENTS
- PEDESTRIAN SAFETY
- COMMUNITY AMENITIES

Potential Development Phases and Community Benefits	Cumulative FAR
① Medical Use Area (above 7,500 sqm to max 15,000 sqm)	1.0
② 8 Avenue Upgrades	1.0 - 2.9
③ 12 Street Upgrades	2.9 - 4.0



② 8 Avenue Upgrades
 8th Ave NW upgrades to be provided upon approval of a DP on the site for any increment of new development on the site above 1.0 FAR and below 2.9 FAR

- pedestrian sidewalk from 12 St NW to 14 St NW
- bicycle pathway from 12 St NW to 14 St NW
- wayfinding signage to Riley Park and Riley Park Village
- a pedestrian crossing on 8 Ave NW with rapid flashing beacons

③ 12 Street Upgrades
 12th Street NW upgrades to be provided upon approval of a DP on the site for any increment of new development on the site above 2.9 FAR

- pedestrian sidewalk from 5 Ave NW to 8 Ave NW
- bicycle pathway from 5 Ave NW to 8 Ave NW
- pedestrian crossings at 7 Ave NW and 8 Avenue NW
- curb extension at 7 Ave NW and 8 Ave NW
- active mode facilities for walking and biking such as, but not limited to, benches and bicycle parking stalls
- landscape improvements along 12 Street NW
- wayfinding signage to Riley Park and Riley Park Village
- on-street parking accommodation along 12 St NW

① Medical Use Area
 Traffic and pedestrian safety upgrades to be provided upon approval of new DP for medical uses going beyond 7,500 sqm

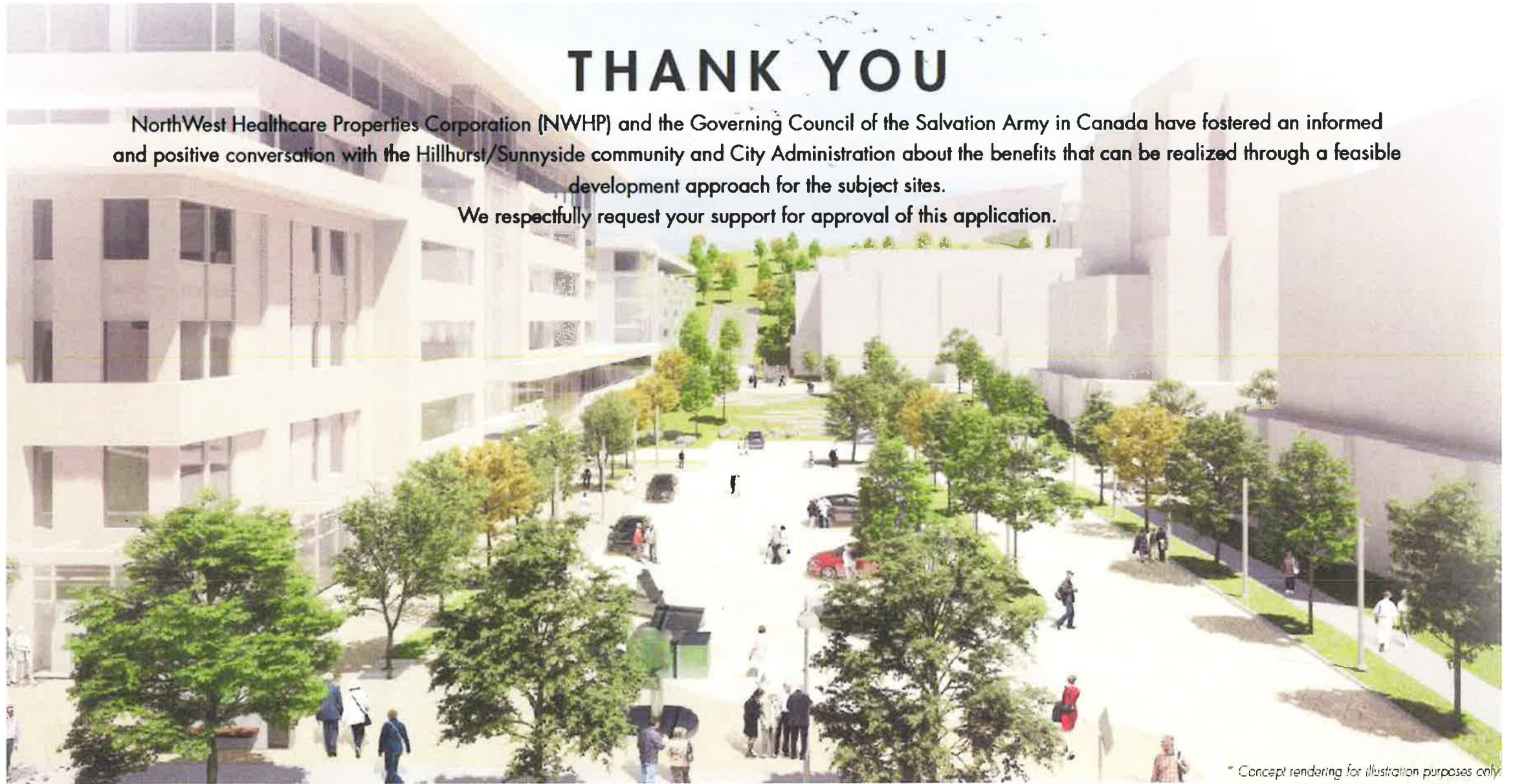
- a full traffic signal at the intersection of 5 Avenue NW and 12 Street NW
- a left turn traffic signal southbound on 14 Street NW at 5 Avenue NW
- temporary wayfinding signage and temporary curb extensions for safe pedestrian crossing on 12 Street NW at 7 Avenue NW and 8 Avenue NW
- a pedestrian crossing on 7 Avenue NW with rapid flashing beacons



THANK YOU

NorthWest Healthcare Properties Corporation (NWHPC) and the Governing Council of the Salvation Army in Canada have fostered an informed and positive conversation with the Hillhurst/Sunnyside community and City Administration about the benefits that can be realized through a feasible development approach for the subject sites.

We respectfully request your support for approval of this application.



** Concept rendering for illustration purposes only.*