

Applicant Submission

Company Name (if applicable):

IBI GROUP

Applicant's Name:

Samuel Alatorre

Date:

Nov. 29, 2021

LOC Number (office use only):

LOC2021-0207

On behalf of NorthWest Healthcare Properties Corporation (NWHP) IBI Group hereby submits a land use amendment application for the lands located at the address indicated above. As per our discussion and in coordination with NWHP and NORR, the land use amendment application will closely follow **DP2021-8238** submitted under separate cover on behalf of NWHP by NORR. The proposed development on the subject site as described in the DP application meets the requirements of the existing Direct Control bylaw 48D2011 and the amendment to 48D2011 pursued here is not necessary for DP review and processing by Administration.

The land use amendment intended is to provide additional flexibility for future uses on the subject site by including the "Hospital" land use designation within the Direct Control bylaw, thus allowing NWHP to pursue the development of a healthcare campus. Although standard land use districts were reviewed to explore their applicability to the development program considered for the site, none was found to allow the retention of existing entitlements with the addition of the "Hospital" designation, therefore leading the Applicant to prefer an amended Direct Control district.

It is important to note that Section 1 of the older 32Z2004 bylaw included "Special Care Facility" as a discretionary use designation, as per the 2P80 land use bylaw definitions, prior to the approval of the 48D2011 bylaw. This designation allowed for overnight stays for medical care and rehabilitation and supported the two most recent buildings on site to be designed and built as a hospital with infrastructure to support a hospital use. The amendment pursued through this application, if approved, would restore the lost entitlement and support the desired healthcare campus concept.

The 2.25ha (5.58 acre) subject property is located on 4040 Bowness Road NW - 1000 and 2000 Veterans Place NW, in the community of Parkdale in northwest Calgary. Now under single ownership, the property has two sites. Site 1 includes two 4-storey medical office buildings that were designed and recently built as a hospital with infrastructure to support a hospital use. Site 2 has an area of 1.45ha (3.58 ac) where an older (1976) vacant 1-storey office/warehouse building totaling 30,427sf exists.

The property is located in an emerging medical and health care node, which includes Foothills Hospital, Alberta Children's Hospital, the University of Calgary Medical and Research Centre and the forthcoming Calgary Cancer Centre, expected to be completed by 2023. The site is within growing and established communities close to the University of Calgary, and the recently renovated Market Mall shopping centre is minutes away to the north.

FOIP DISCLAIMER: The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning & Development. Please send inquiries by mail to the FOIP Program Administrator, Planning & Development, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.