

Background and Planning Evaluation

Background and Site Context

The subject property is located in the community of Parkdale. The site is located at the north corner of Veterans Way NW and the private roadway Veterans Place NW. The site is approximately 2.26 hectares $\pm$ (5.56 acres $\pm$) in size and is currently developed with three buildings:

- Two, four-storey medical office buildings with a total developed area of 11,607 square metres are located at the northeast corner of the site.
- One, one-storey building, previously a mail distribution centre for Canada Post, is located in the centre of the site.

Surrounding development is characterized by a mix of institutional, commercial, residential, and open space uses. The surrounding uses generally consist of:

- The site is separated from adjacent areas to the North and west by the interchange of Highway 1/16 Avenue NW and Shaganappi Trail NW and the slope of the Bow River valley.
- Directly to the east are one to three-storey institutional and education facilities. They are occupied by Alberta Health Services, the William Taylor Learning Centre, and Foothills Academy. The low-density residential portion of Parkdale is located east of 37 Street NW.
- Directly to the south are large-lot institutional and community uses. These include the Chief Medical Examiner's Office, seniors housing, and places of worship.

Community Peak Population Table

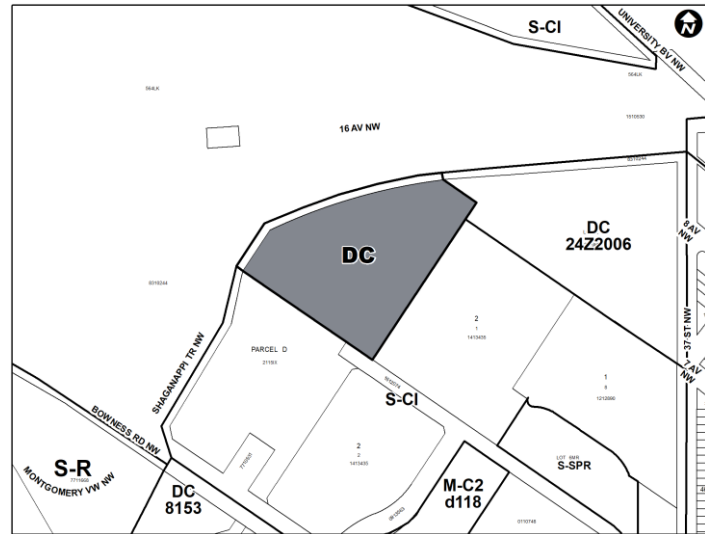
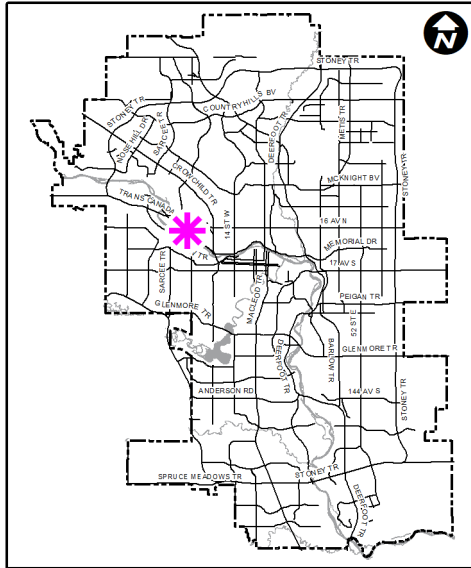
As identified below, the community of Parkdale reached its peak population in 1968.

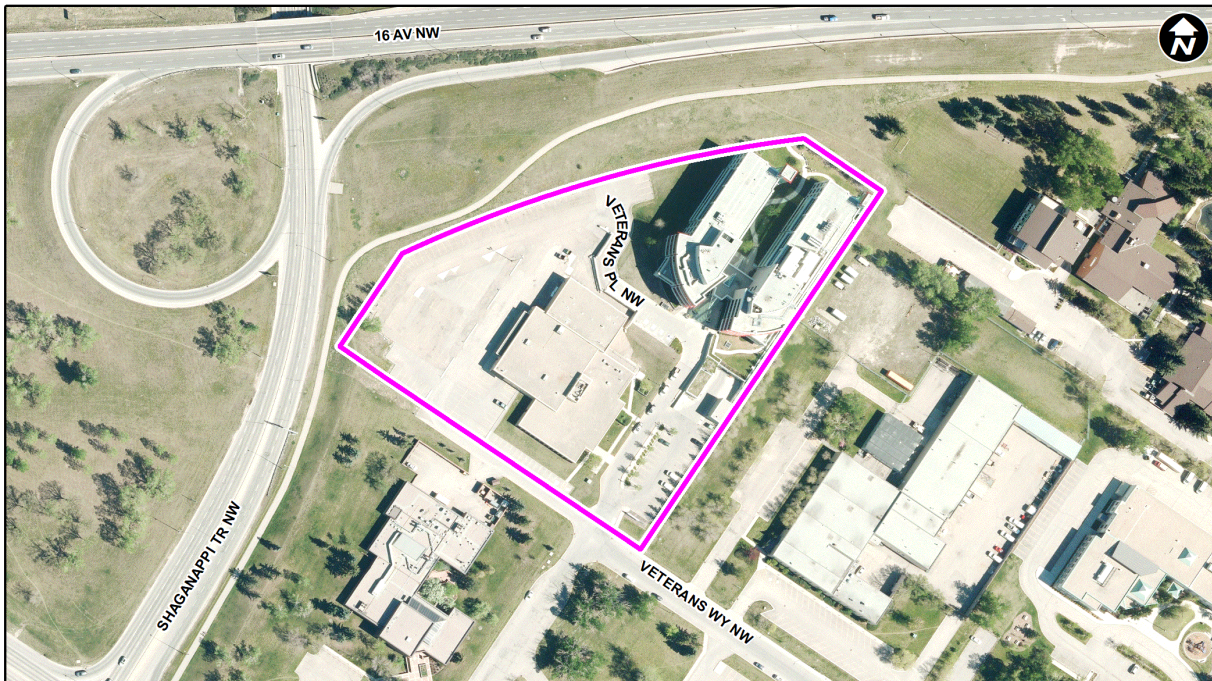
Parkdale	
Peak Population Year	1968
Peak Population	2,602
2019 Current Population	2,566
Difference in Population (Number)	- 36
Difference in Population (Percent)	-1.4%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Parkdale Community Profile](#).

Location





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District ([48D2011](#)) is intended to accommodate a mixed-use development by providing opportunities for commercial, residential, research, and medical uses. The existing DC District divides the subject parcel into two sites. Site 1 is in the northeast corner where two four-storey buildings are developed. Site 2 makes up the remainder of the property. Each site allows for different development scales and FAR as shown below.

Site 1: Maximum height: 16.1 metres
Maximum FAR: 1.43

Site 2: Maximum height: 36.0 metres
Maximum FAR: 2.32

The existing DC District includes an additional range of residential and medical uses to those uses listed in the Commercial Office (C-O) District, including, but not limited to: Assisted Living, Dwelling Units, Health Services Laboratory, Hotel, Residential Care, and Specialized Industrial.

The existing DC District regulations also require applications to detail how the proposal complies with or varies from the site specific and general policies of the South Shaganappi Communities Area Plan, and require applicants to prepare a comprehensive site design at the development permit stage. Regulations within the DC District also require that the first

development permit application for Site 2 be presented to the Urban Design Review Panel for review, and the Calgary Planning Commission for decision.

The proposed DC District is based on the rules of the C-O District with the purpose of including Hospital as an additional use while providing a range of residential, commercial, medical uses and accessory uses and integrating the existing development into a comprehensive new health care campus. The DC District proposes the following:

- the additional Hospital use, that would enable short-term, overnight medical care which was previously allowed on this site under DC District [32Z2004](#) as the Special Care Facility use, as defined in [Land Use Bylaw 2P80](#);
- maintains the existing residential and medical uses allowed under DC District 48D2011;
- consolidation of the two DC sites into a single site;
- an increase to the maximum FAR of 2.5 for the entire site;
- a maximum building height of 36.0 metres for the entire site; and
- removal of administrative regulations in the current DC District regarding attendance at Urban Design Review Panel, Calgary Planning Commission and additional development permit requirements.

The C-O District is appropriate to accommodate a medium-density development with a mix of employment, residential, and commercial uses. The proposed DC rules provide an increase in intensity on the subject site. Because of this increase, it may require off-site improvements to the transportation network. This includes providing accessible connections to nearby transit and improving the safety of existing intersections as per the Traffic Impact Assessment that was provided as part of this application.

The proposal also includes removal of the existing DC District regulations on Approving Authorities and Additional Development Permit Requirements. This amendment reflects changes to the planning context since the previous DC District was approved. Specifically, these regulations were added at the public hearing where concerns were brought forward regarding:

- not having a policy plan in place;
- concerns with the assumptions made in the Transportation Impact Assessment at the time; and
- non-support from the community.

Today, in contrast, this application has been reviewed based on and is in alignment with the non-statutory *South Shaganappi Communities Area Plan*, similar concerns about the Transportation Impact Assessment were not identified, and this land use amendment did not receive any letters of non-support from the community or Parkdale Community Association.

The proposed DC District includes a rule that allows the Development Authority to relax sections 6 through 8 of the DC District Bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

If approved by Council, the rules of the proposed DC District, the applicable rules of the C-O District and the policies of the *South Shaganappi Communities Area Plan* (and the future South Shaganappi Communities Local Area Planning Project) will provide guidance for future and ongoing site development and establish a vision for the Cambrian Medical Campus.

Given the specific context of this site, additional items that are being considered through the development permit process include, but are not limited to: shadow impacts, low carbon design, pedestrian connectivity and safety, parking provision, on-site gathering spaces, and sensitive integration of the medical campus with the surrounding area.

The applicant submitted a development permit application (DP2021-8238) for three, five-storey medical office buildings. A summary of the proposed development is included in Attachment 5. The proposed development does not require approval of this proposed DC District as it meets the development regulations of the existing DC District. Administration is in the process of reviewing the development permit.

Transportation

Immediate pedestrian connections around the site are provided via a local network of sidewalks and the adjacent regional pathway system. Cycling connections are provided by a local bike network in Parkdale and the regional pathway that ties into the Bow River pathway network.

East and westbound bus stops along Routes 1 (Bowness-Forest Lawn) and 40 (North Hill-Crowfoot Station) are found at the intersection of Bowness Road and Point Road NW, approximately 260 metres (a three-minute walk) to the south.

Primary vehicle access to the subject site is located at the intersection of Veterans Way NW and the private road Veterans Place NW. Access from Calgary's broader transportation network is supported via Bowness Road NW and does not require drivers to pass through the residential area east of 37 Street NW.

Motor Vehicle Parking

Motor vehicle parking is a major point of concern for the surrounding community which already sees spillover parking from Foothills Hospital. Additional review and analysis of parking provisions will be undertaken as part of the development permit application. A Transportation Impact Assessment (TIA) was completed in support of the development permit and this land use amendment. The TIA indicates that the parking proposed for DP2021-8238 is suitable to accommodate the anticipated demand from the proposed development. The TIA also includes recommendations for on-site and off-site improvements to the pedestrian network to support active transportation connections to the site. Negotiations are continuing on implementation of the recommended improvements.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary sewer, and storm mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Details of site servicing, as well as appropriate stormwater are being considered and reviewed as part of the ongoing development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is indicated as Developed Residential – Inner City as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). This site and its immediate context is not typical of the Developed Residential – Inner City typology given its institutional nature and the scale of lots. The proposed land use amendment is in keeping with MDP policies for the Inner City as it achieves the goals of creating a compact and connected city while providing an appropriate buffer, and giving consideration, to the adjacent low-scale community to the east.

The proposal meets the MDP policies by:

- contributing to a prosperous economy through the construction of an advanced medical facility;
- shaping a compact urban form by replacing large surface parking lots and low-intensity buildings with a medium density development; and
- providing a medium density development with an appropriate transition of development intensity from nearby low-density residential areas.

The proposal is in alignment with the MDP, and has considered and accommodated the policies for complete communities and a prosperous and healthy city in the proposed DC District.

Climate Resilience Strategy (2018)

The regulations of this proposed DC District do not include any specific actions that address the objective of the [Climate Resilience Strategy](#). Alignment with the *Climate Resilience Strategy* is being implemented through the ongoing development permit application. Actions under discussion with the applicant include:

- studying the feasibility and impact of implementing different low carbon building technologies;
- adjustments to the site plan to address the local impacts of climate change like reducing the urban heat-island effect, managing more intense storms and aligning outdoor spaces with prevailing winds; and
- pursuing alignment with recognized green building certifications.

South Shaganappi Communities Area Plan (Non Statutory – 2011)

Development of the subject site is guided by the [South Shaganappi Communities Area Plan](#) (SSCAP). Section SS2 – West Institutional Parkdale Lands of the SSCAP established a vision for the site in 2011 for a unique and attractive area appropriate for mixed use, medium-density development up to four storeys.

The proposed land use amendment would provide a maximum height of 36.0 metres which could result in a building being developed that is more than four-storeys tall. Section SS2 of the SSCAP indicates that developments above four storeys may be considered when they meet the following development criteria:

- pedestrian-oriented scale and massing;
- high quality design at the ground-level and landscaping;
- adherence to Crime Prevention through Environmental Design and sustainable design principles;
- limiting overshadowing of adjacent regional cycling infrastructure;
- limiting short-cutting through adjacent residential areas; and
- connections to the local pedestrian/bicycle network.

The proposed land use amendment is aligned with the policies of the SSCAP.

South Shaganappi Communities Local Area Planning Project (Area 13)

There is no existing statutory local area policy for this site. Area 13 (South Shaganappi Communities) which includes Parkdale and surrounding communities, has been identified on the [City Planning and Policy Roadmap](#) and is currently planned to launch in Q3 2022. Planning applications will continue to be accepted for processing throughout the local area planning process.