

Development Permit (DP2021-8238) Summary

A development permit (DP2021-8238) was submitted by NORR Architecture on 2021 November 18. The development permit application is for three 5-storey medical office buildings in Parkdale. The development is proposed in three phases – beginning with the building at the southeast corner of the site.

The development proposes a total of approximately 27,900 square metres (300,000 square feet) of additional developable area and provides approximately 800 additional parking spaces, largely underground, across the three phases - in addition to the existing underground parkade on-site.

Patient pick-up and drop-off is supported within the site by an internal vehicle loop. The pedestrian realm is improved by the site's design which limits surface parking, animates the main floor spaces and provides clear circulation around the buildings. The development will provide accessible connections to the local and regional pathway network adjacent to the site. The site is also in proximity to the primary transit network along 16 Avenue NW and to transit connections along Bowness Road NW.

The following excerpts (Figures 1 - 3) from the development permit submission provide an overview of the proposal and are included for information purposes only and are subject to change through the development review.

Administration's review of the development permit will determine the final building design, and site layout details such as parking, landscaping and site access.

Figure 1: Rendering of Proposed Development (December 2021)



Figure 2: Aerial view from Southeast (December 2021)



Figure 3: Landscape Plan of Proposed Development (April 2022)

