

**Land Use Amendment in Parkdale (Ward 7) at 4040 Bowness Road NW,
 LOC2021-0207**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 2.26 hectares \pm (5.58 acres \pm) located at 4040 Bowness Road NW (Plan 7610566, Maintenance Site Right of Way B) from Direct Control (DC) District to Direct Control (DC) District to accommodate additional uses, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 MAY 5:

That Council give three readings to **Proposed Bylaw 98D2022** for the redesignation of 2.26 hectares \pm (5.58 acres \pm) located at 4040 Bowness Road NW (Plan 7610566, Maintenance Site Right of Way B) from Direct Control (DC) District to Direct Control (DC) District to accommodate additional uses, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for additional uses, including Hospital, and to increase the maximum floor area ratio (FAR).
- The proposed land use amendment would allow for uses that are appropriate and complimentary to the existing and adjacent uses in the community, and is in keeping with the *Municipal Development Plan* (MDP) and the *South Shaganappi Communities Area Plan* (SSCAP).
- What does this mean to Calgarians? The proposal would provide a more flexible land use framework to support the redevelopment of a large institutional site in an established area. This redevelopment is envisioned to provide a range of healthcare services in the form of a proposed healthcare campus in proximity to existing neighbourhoods and transit connections.
- Why does this matter? This proposal would provide for efficient re-use of an inner-city institutional parcel that is well connected to existing infrastructure and part of an existing institutional node.
- A development permit for three medical office buildings has been submitted and is under review.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment was submitted on 2021 December 01 by IBI Group on behalf of the landowner, NWH (Cambrian) Inc. The 2.26 hectare site is currently developed with three buildings and is identified in the SSCAP as part of the West Institutional Parkdale Lands. These lands are identified as appropriate for medium density, mixed-use development including employment uses, residential, and local ancillary commercial uses.

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The Applicant Submission (Attachment 3) indicates an intent to maintain the bulk of the regulations in the current DC District ([Bylaw 48D2011](#)) and provide additional flexibility for future uses on the subject site by including the Hospital use and increasing the maximum allowed FAR to 2.5. The increase to 2.5 FAR is intended to provide additional flexibility for the landowner to respond to anticipated future demand for medical office space during the phased development of this site.

A development permit for three, five-storey commercial office buildings was submitted on 2021 November 18 and is under review. See Development Permit (DP2021-8238) Summary (Attachment 5) for additional information.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the respective community association was appropriate. In response, the applicant coordinated an outreach effort to communicate with the Ward 7 Councillor, the Parkdale Community Association, and adjacent stakeholders through the South Shaganappi Strategic Planning Group to provide information about the proposed land use amendment and development permit (DP2021-8238). An Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners. No public comments were received.

The Parkdale Community Association replied to Administration's standard circulation form and indicated no objection to the proposed land use amendment.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking are being reviewed as part of the ongoing development permit application.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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IMPLICATIONS

Social

The proposed land use would allow for additional uses that may better accommodate the health care needs of different user groups.

Environmental

This proposed DC District does not include any regulations that specifically address the objectives of the [Climate Resilience Strategy](#). Alignment with the Climate Resilience Strategy is being implemented through the ongoing development permit application including the exploration of low carbon building technologies, adjustments to the site plan to address the local impacts of climate change, and pursuing building technologies that align with recognized green building certifications.

Economic

The proposal would allow for additional uses and increased employment opportunities in an existing mature neighbourhood. The proposal may also support a greater intensity of use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 98D2022**
3. Applicant Submission
4. Applicant Outreach Summary
5. Development Permit (DP2021-8238) Summary
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform