

Trans Canada Highway / 16<sup>th</sup> Ave NW

Shaganappi Trail NW

EFW Radiology  
Advanced Medical

Calgary Gymnastics  
& Cheer

CITY OF CALGARY  
RECEIVED  
INFOUNCL CHAIR  
JUL 05 2022  
8:110  
CPC2022-0507  
District Presentation  
CITY CLERK'S DEPARTMENT

LOC2021-0207

Public Hearing

July 5, 2022



Cambrian Medical Campus



# NorthWest Healthcare Properties Corporation

ABOUT NORTHWEST

17.6 Million sq ft  
OF SPACE UNDER MANAGEMENT

224 Properties  
WORLDWIDE

102 Hospitals  
WORLDWIDE

20+ Years  
OF HEALTHCARE REAL ESTATE  
OWNERSHIP, MANAGEMENT  
& DEVELOPMENT



NorthWest focuses on the **CURE** side of Healthcare Real Estate

CURE

HIGHER ACUITY

CARE

LOWER ACUITY



Hospitals



Ambulatory  
Surgery



Ambulatory  
Care



Post-Acute  
Rehab



Outpatient  
MOB



Life  
Sciences



Aged Care



Assisted  
Living



Independent  
Living



CAMBRIAN MEDICAL CAMPUS – DP2021-8238



RILEY PARK HEALTH CENTRE



Sunpark Plaza



Sunridge Professional



Rockyview Professional

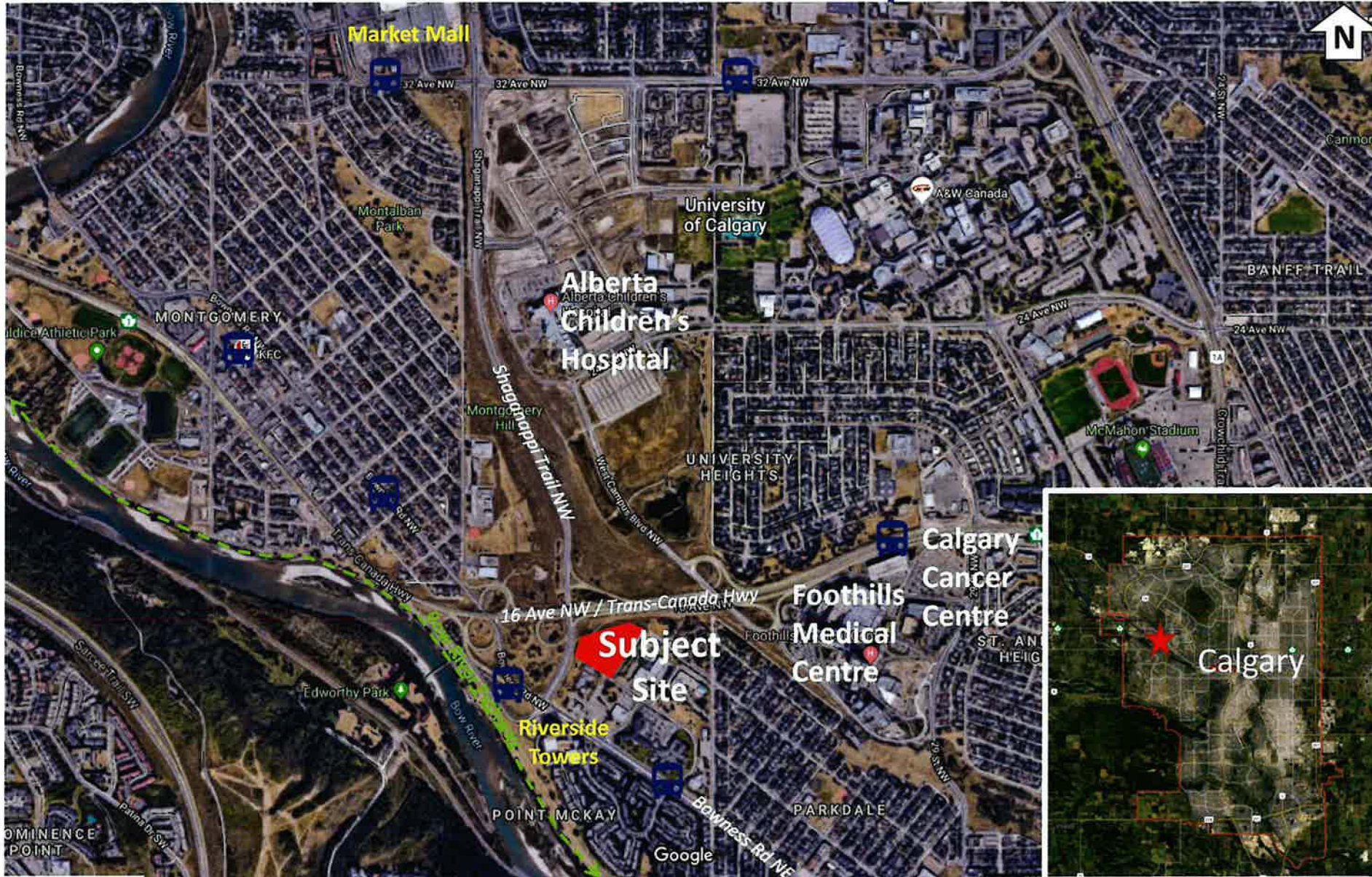


Foothills Professional

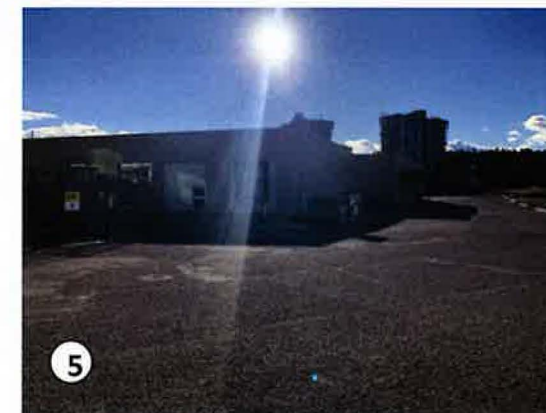
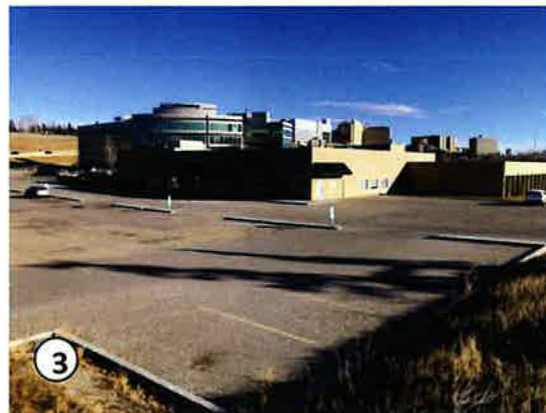


Cambrian Medical Campus

# Location and Context: Parkdale Community



# Site Context



Site Address:  
4040 Bowness Road NW

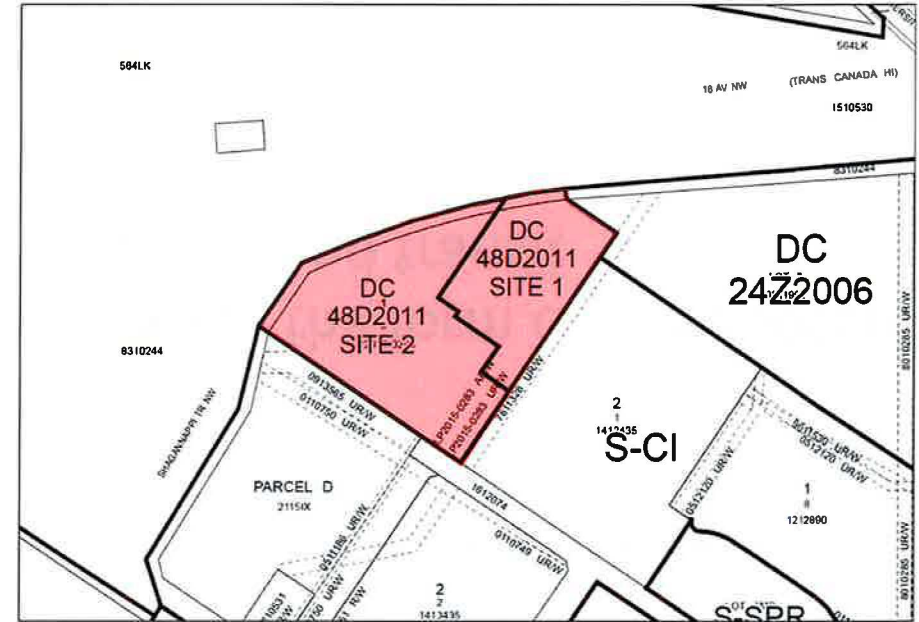
Site Area:  
2.23ha  
(5.58ac)

Community:  
Parkdale

Ward 7

# Existing Land Use

- **Older 32Z2004**
  - Included “Special Care Facility” under LUB 2P80 that allowed for overnight stays for medical care.
- **Existing Direct Control Bylaw D482011**
  - Based on Commercial Office (C-O) district under 1P2007.
  - Identifies two sites:
    - Site 1 of 0.81ha (2.0 acres)
    - Site 2 of 1.45ha (3.58 acres)
  - Intent of the DC bylaw is to accommodate a mixed use development providing commercial, residential, research and development and medical uses.
  - Site 1: 1.43 FAR and 16.1m maximum building height.
  - Site 2: 2.32 FAR and 36.0m maximum building height.
  - **Under 1P2007: “Health Care Service” does not allow for overnight stays for medical care.**



Permitted and Discretionary uses in Commercial-Office (C-O) District in Bylaw 1P2007), with addition of:

Permitted Uses

- Home Based Childcare – Class 1
- Home Occupation – Class 1

Discretionary Uses

- Assisted Living
- Dwelling Units
- Health Services Laboratory – with Clients
- Health Services Laboratory – without Clients
- Home Occupation – Class 2
- Hotel
- Postal Distributions Centre
- Residential Care
- Restaurant: Licensed - Medium
- Specialized Industrial

And excluding:

- Conference and Event Facility
- Special Function Tent – Recreational
- Drinking Establishment - Medium

# Proposed Land Use Amendment

- Retain DC Designation based on C-O District to provide a more flexible land use framework to support redevelopment of a large institutional site in an established area.
- Consolidate two sites into one site.
- Combine overall site density to 2.5 FAR and 36m maximum building height.
- Include “Hospital” as a discretionary use to allow for overnight stays for medical care.
- Redevelopment to provide a range of healthcare services in the form of a proposed healthcare campus in proximity to existing neighbourhoods and transit connections.

# Community Outreach

- **The Applicant's team has coordinated an outreach effort reaching out to the Parkdale Community Association and adjacent stakeholders to brief them on the intent of the land use amendment application and kept them informed of the application submission and review process.**
  - Parkdale Community Association: March 3, 2020; Oct. 13, 17, 2021; Nov. 9, 2021, June 9, 2022.
  - South Shaganappi Strategic Planning Group: Feb. 2020, March 5, 2020; December 1, 2021.
  - Office of the Chief Medical Examiner, Government of Alberta: Nov. 2021.
  - Alberta Infrastructure, Government of Alberta: June 2022.
- **What we have heard:**

The CA has expressed general agreement with the proposed development concept and the inclusion of ancillary retail and commercial space accessible to the public. Discussion points included anticipated traffic and parking, accommodation of active mobility modes (i.e. bicycle parking facilities), building height, sustainable design targets and overall built form, which our team has satisfactorily addressed.

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



NorthWest Healthcare Properties Corporation (NWHP) has fostered an informed and positive conversation with the Parkdale community, the South Shaganappi Strategic Planning Group and City Administration about the benefits that can be realized through a feasible development approach for the subject site.

We respectfully request your support for approval of this application.

# THANK YOU