

# Applicant Submission

June 12, 2023

On behalf of NorthWest Healthcare Properties Corporation (NWHP) IBI Group hereby submits a land use amendment application for the lands located at the addresses indicated below. The subject site is located in the community of Kelvin Grove (Council Ward 11) and is comprised of two properties for a combined total area of 1.42± hectares (3.52± acres):

- Property 1 - 1011 Glenmore Trail SW: The 0.619± hectare (1.53± acre) site has a 6,393sm (68,815sf), four storey existing building on site (Rockyview Health Centre Building 1); and
- Property 2 - 1016 68 Ave SW: The 0.805 ± hectares (1.99± acre) site has 4,962sm (53,416 sf) two-story building on site (Rockyview Health Centre Building 2).

The land use amendment application is intended to allow NWHP to respond to emerging market demand for overnight stays at medical office facilities. The existing land use on sites I and II is based on the standard land use district Commercial Office (C-O f2.2 h15). The City of Calgary's land use bylaw 1P2007 "Hospital" use is the only defined use that allows for overnight stays for outpatient and inpatient recovery from surgical services performed for medical care. The "Health Care Service" use only allows for outpatient care. "Hospital" is a discretionary use within the Special Purpose Community Institution (S-CI) district, which does not include "Health Care Service", the core set of services provided by NWHP's tenants at existing buildings on the subject sites. Given the above, a Direct Control (DC) approach is required to retain existing entitlements for the existing facilities and allow for overnight stays.

Therefore the proposed amendment is for a DC based on the Commercial-Corridor 2 (C-COR 2) district and include a site-specific use defined as "**Health Services - Overnight Stay**", to mean a use that maintains and operates facilities for both inpatient and outpatient care; provides minor health services that may be of a preventive, diagnostic, treatment, therapeutic, or rehabilitative nature; and may include short-term care, overnight stays and surgical services.

The land use amendment intended aligns with the policy framework outlined by the North Kelvin Grove Area Redevelopment Plan and with the draft policy framework under consideration for the Heritage Communities Local Area Plan.