

Planning and Development Services Report to  
Calgary Planning Commission  
2023 July 20

ISC: UNRESTRICTED  
CPC2023-0687  
Page 1 of 3

## Land Use Amendment in Kelvin Grove (Ward 11) at multiple properties, LOC2022-0189

---

### RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.42 hectares  $\pm$  (3.4 acres  $\pm$ ) located at 1011 Glenmore Trail SW and 1016 – 68 Avenue SW (Plan 731065, Block 31) from Commercial – Office (C-Of2.2h15) District to Direct Control (DC) District to accommodate commercial development including overnight stays for minor surgical services (Attachment 2).

### HIGHLIGHTS

- This application seeks to redesignate the subject site, which has two existing medical/office buildings, to allow for a discretionary use that will facilitate overnight stays for minor surgeries as well as opportunities for residential and additional commercial uses.
- The proposal broadens the spectrum of uses allowed on the site which is in keeping with the applicable policies of the *North Kelvin Grove Area Redevelopment Plan (ARP)* and the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? The application would increase the variety of uses within the community and allow for a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would enable additional commercial and employment opportunities that will help activate this part of Kelvin Grove and will enhance the availability of services for the community and surrounding areas.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

### DISCUSSION

This application was submitted on 2022 October 17 by IBI Group on behalf the landowner, Healthcare Properties Holdings Ltd. The initial submission included 1121 – 68 Avenue SW (an existing surface parking lot to the south), which the applicant had sought to redesignate to the Multi-Residential – Contextual Low Profile (M-C1) District within the proposed DC District. However, after Administration's review of the proposed DC District, it was determined that since there were no site-specific amendments to the M-C1 District, and no future redevelopment plans associated with the parcel, it would be appropriate to remove the site from the application and redesignate it separately within another application at a future time.

As indicated in the Applicant Submission (Attachment 3), the proposed land use district expands the commercial uses for the site as well as creates opportunities for minor health care services (surgical services, diagnostic and treatment) which may include short-term care and overnight stays within the existing buildings on-site. The applicant has indicated that there are no plans for redevelopment of the site within the foreseeable future.

Approval: **S. Lockwood** concurs with this report. Author: **J Friedman**

**Planning and Development Services Report to  
Calgary Planning Commission  
2023 July 20**

**ISC: UNRESTRICTED  
CPC2023-0687  
Page 2 of 3**

## **Land Use Amendment in Kelvin Grove (Ward 11) at multiple properties, LOC2022-0189**

---

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

### **ENGAGEMENT AND COMMUNICATION**

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

#### **Applicant-Led Outreach**

As part of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of engagement with the public/interested parties and respective community association was appropriate. In response, the applicant communicated with the Ward Councillor's Office, the local Community Association (CA) and adjacent residents (postcard mail outs) to brief them on the application. Additionally, the applicant held an open house on 2023 May 23 within the community to inform residents about the application. The Applicant Outreach Summary can be found in Attachment 4.

#### **City-Led Outreach**

In keeping with Administration's practices, this application was circulated to interested parties including the public, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received four letters of opposition from the public. The letters of opposition included the following areas of concern:

- lack of engagement by the applicant; and
- negative impact on local traffic and noise.

The application was circulated to the Chinook/Kelvin Grove/Eagle Ridge CA and no response letter was received. Administration followed up with the CA for comment but did not receive a response.

Administration has considered the relevant planning issues specific to the application and has determined the proposal to be appropriate.

### **IMPLICATIONS**

#### **Social**

The development of this site enables a more efficient use of land and infrastructure and supports surrounding uses and amenities while introducing the opportunity for additional amenities for the community and greater area.

#### **Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathway to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Planning and Development Services Report to  
Calgary Planning Commission  
2023 July 20**

**ISC: UNRESTRICTED  
CPC2023-0687  
Page 3 of 3**

**Land Use Amendment in Kelvin Grove (Ward 11) at multiple properties, LOC2022-0189**

---

**Economic**

This application would expand the commercial uses within the subject site. The inclusion of these additional uses will support the context as well as would create employment opportunities in the surrounding communities and greater area.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Proposed Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform

Approval: S. Lockwood concurs with this report. Author: J Friedman

# Background and Planning Evaluation

## Background and Site Context

The subject site is in the southwest community of Kelvin Grove, bounded by 68 Avenue SW to the south, 9 Street SW to the west and Glenmore Trail SW to the north. The site is approximately 1.42 hectares (3.46 acres) and is approximately 84 metres wide by 166 metres deep. The site is currently developed with two medical office buildings (four-storeys at the north portion of the site and two-storeys at the south portion).

The land use in the area is a mixture of low-to-medium residential and commercial districts. Directly to the east of the site is a 14-storey mixed-use development designated as Commercial Corridor 2 (C-COR2f3.0h46) District. To the west of the site is the Multi-Residential – Contextual Medium Profile (M-C2) District which contains the Trinity Lodge Retirement Residence, and to the south is the Multi-Residential – Contextual Low Profile (M-C1) District which is developed with multiple low rise apartment buildings. Also to the south are single-detached homes designated as Residential – Contextual One Dwelling (R-C1) District. Additionally, to the south is the Glenmore Manor retirement community designated as Special Purpose – Community Institution (S-CI) District.

## Community Peak Population Table

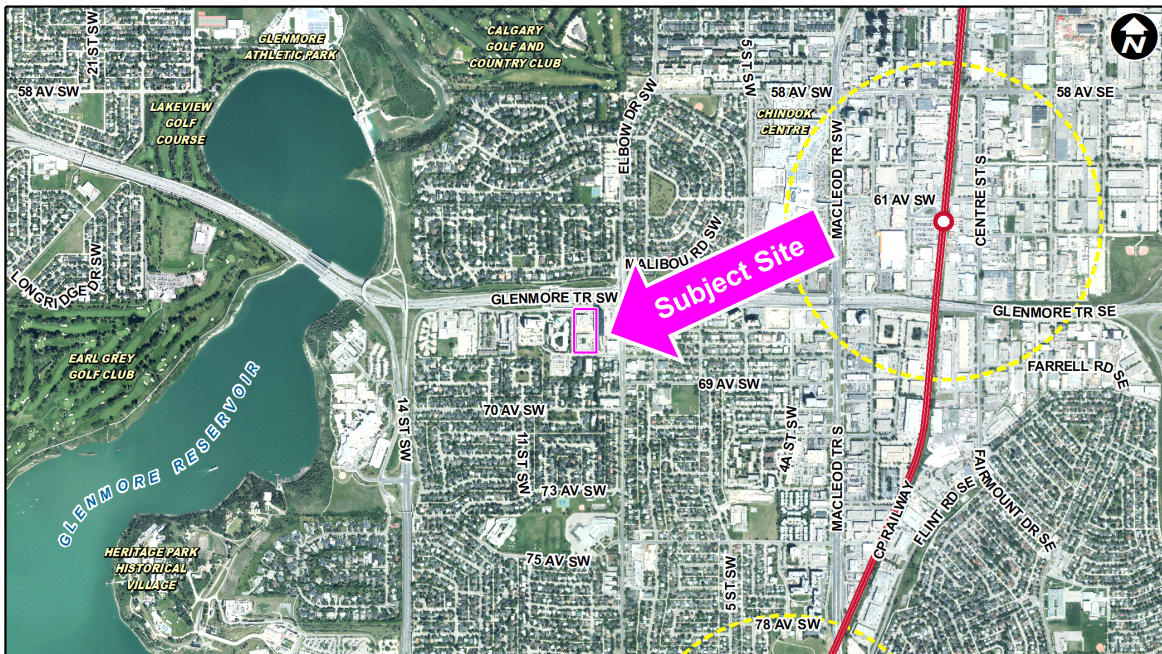
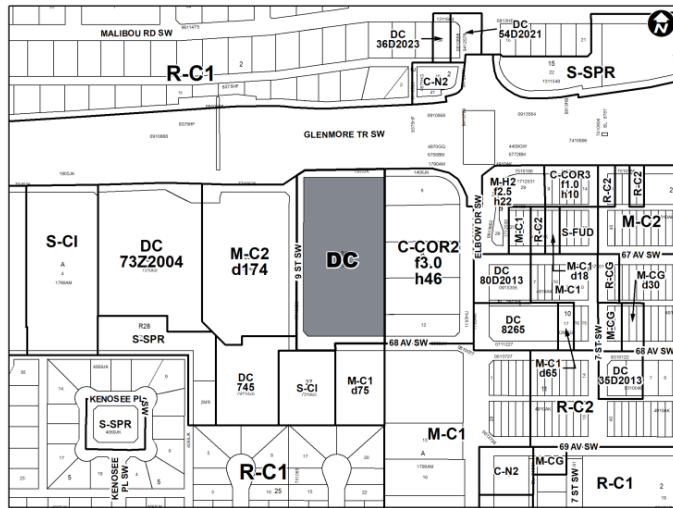
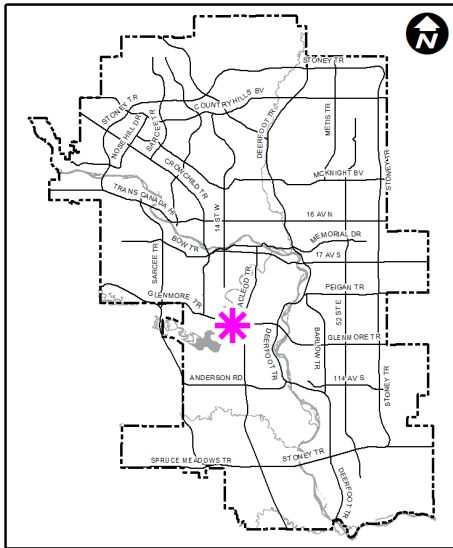
As identified below, the community of Kelvin Grove reached its peak population in 1976.

<b>Kelvin Grove</b>	
Peak Population Year	1976
Peak Population	2,433
2019 Current Population	2,305
Difference in Population (Number)	-128
Difference in Population (Percent)	-5.26%

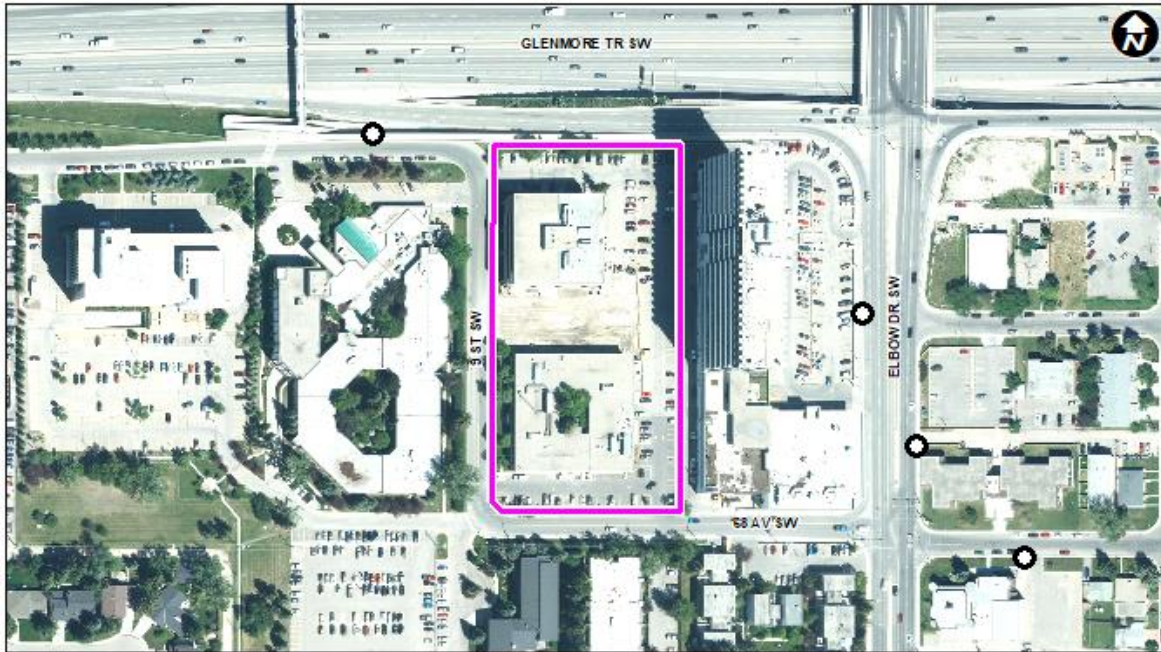
Source: *The City of Calgary 2019 Civic Census*

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

# Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Commercial – Office (C-Of2.2h15) District is intended for buildings containing a limited number of uses that support offices. The maximum floor area ratio is 2.2 (approximately 31,312 square metres) and the maximum height is 15 metres (approximately four storeys).

The proposed DC District is based on the Commercial – Corridor 2 (C-COR2) District and would allow for the additional discretionary use of Health Services – Overnight Stay. This newly defined use, which is not a listed use in the 1P2007 Land Use Bylaw, is intended to allow for human health care, minor surgeries, and short-term overnight stays. The base district of C-COR2 is a commercial designation that is intended for commercial development with opportunities for residential and office uses to be within the same building. The maximum floor area ratio within the DC is 2.8 (approximately 39,852 square metres) and the maximum height is 15 metres (approximately four storeys).

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration. The use of a DC District is required as the proposed new use of Health Services – Overnight Stay is an innovative idea, which will continue to support the existing medical service activities currently operating within the site.

The proposed DC District includes a rule that allows the Development Authority to relax Section 7 of the DC District Bylaw. Section 7 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**

While there are no immediate plans for redevelopment, if approved by Council, the rules of the proposed DC District, along with the policies of the site-specific area redevelopment plan, will continue to provide guidance to the development of the site including appropriate uses, building height and massing, landscaping, and parking.

### **Transportation**

Vehicular access to the subject parcels will remain from 9 Street SW and 68 Avenue SW. Existing Transit service is available approximately 200 metres (three-minute walk) away along Glenmore Trail SW for Route 9 (Dalhousie Station/Chinook Station) and Route 3 (Sandstone/Elbow Drive SW) along Elbow Drive SW. The Chinook LRT station is located approximately 2 kilometres east of the site (25-minute walk). The nearest existing cycling route is Elbow Drive SW on-street bikeway. On-street parking is not allowed along 9 Street SW and 68 Avenue SW.

Based on Administration's review of a Traffic Impact Assessment (TIA) submitted in support of the Land Use application, no improvements have been identified or are required.

### **Environmental Site Considerations**

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

### **Utilities and Servicing**

Public water, sanitary and storm utilities exist adjacent to the site. Servicing requirements will be determined at the time of development.

## **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.

### **Growth Plan (2022)**

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

### **Municipal Development Plan (Statutory – 2009)**

The subject parcel is located within the Established Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification within existing residential neighbourhoods to make more efficient use of existing infrastructure, public amenities and transit. Such development is

intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies, as the C-COR2 District provides for an increased intensity of development with opportunities for both residential and commercial uses.

**Calgary Climate Strategy (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#).

**North Kelvin Grove Area Redevelopment Plan (Statutory – 2012)**

The subject site is in 'Zone 1' as identified on Map 3: Potential Future Land Use Mix of [North Kelvin Grove Area Redevelopment Plan](#) (ARP) which envisions redevelopment in the form of a mix of ground floor retail with office and/or residential uses above. As such, the proposed land use amendment is in alignment with the applicable policies of the ARP as the C-COR2 District provides opportunities for mixed-use development.

**Heritage Communities Local Area Plan (Proposed)**

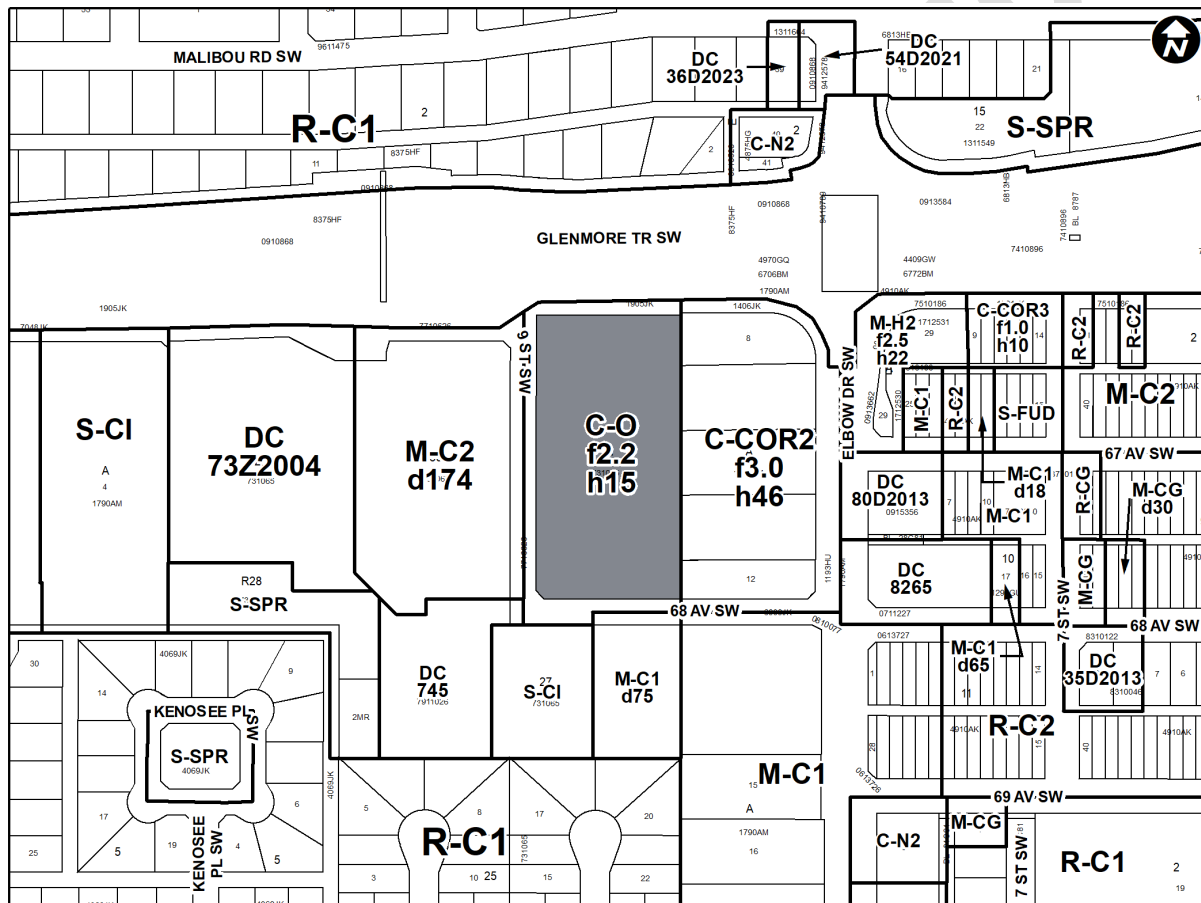
On 2023 June 20, Council gave first reading to the [Heritage Communities Local Area Plan](#), which includes Kelvin Grove and surrounding communities. The Plan was referred to the Calgary Metropolitan Region Board (CMRB) to be reviewed. If the Plan is approved by the CMRB, it will then return to Council for second and third reading. The proposed land use is in alignment with the applicable urban form category and building scale modifier in the proposed *Heritage Communities Local Area Plan*.



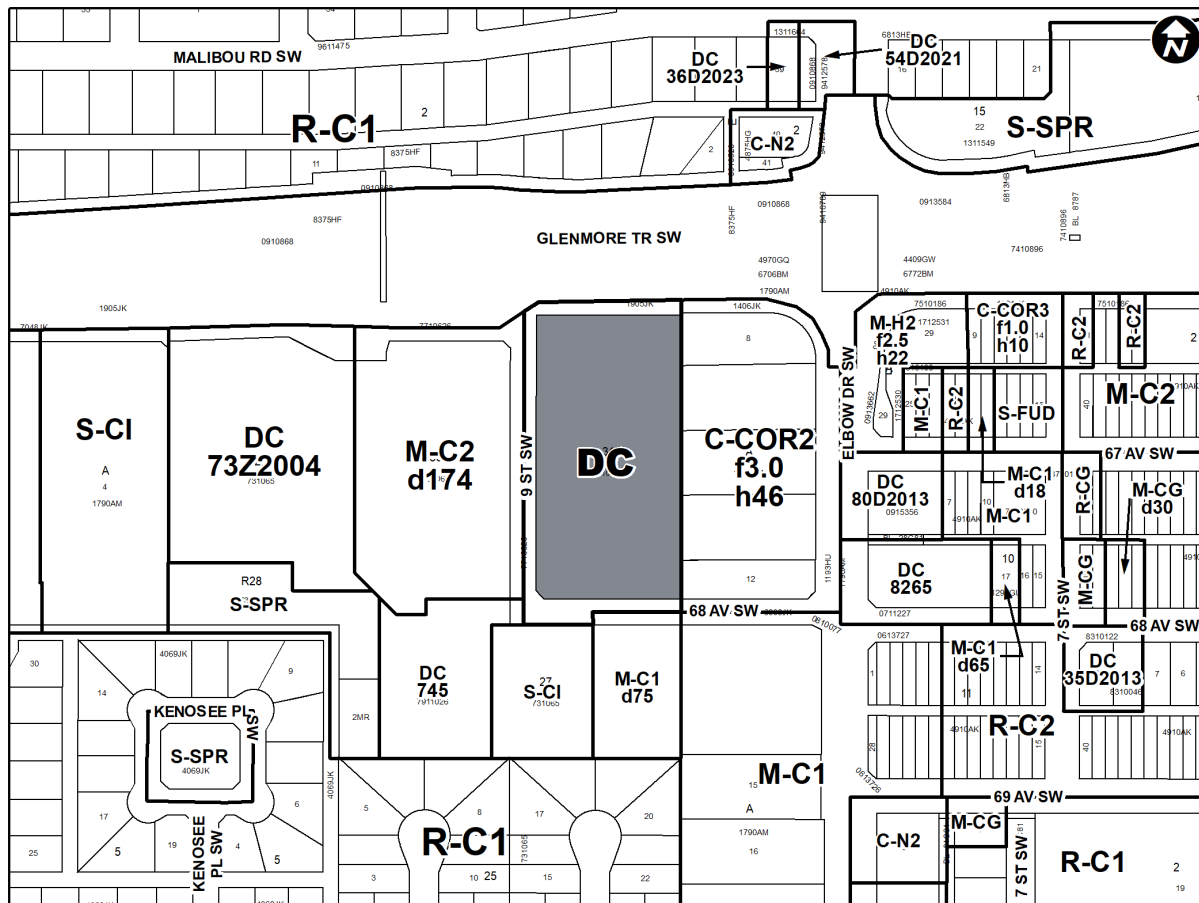
# Proposed Direct Control District

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".

## SCHEDULE A



**SCHEDULE B**



**DIRECT CONTROL DISTRICT**

**Purpose**

- 1 This Direct Control District Bylaw is intended to allow for the additional use of health services – overnight stay.

**Compliance with Bylaw 1P2007**

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District Bylaw.

**Reference to Bylaw 1P2007**

- 3 Within this Direct Control District Bylaw, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

**Defined Uses**

- 4 In this Direct Control District Bylaw:

(a) **“Health Services – Overnight Stay”** means a *use* that:

- (i) maintains and operates facilities for both inpatient and outpatient care;
- (ii) provides minor health services that may be of a preventive, diagnostic, treatment, therapeutic, or rehabilitative nature;
- (iii) may include short-term care, overnight stays and surgical services; and
- (iv) does not include long-term care.

#### **Permitted Uses**

**5** The ***permitted uses*** of the Commercial – Corridor 2 (C-COR2) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

#### **Discretionary Uses**

**6** The ***discretionary uses*** of the Commercial – Corridor 2 (C-COR2) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

- (a) **Health Services – Overnight Stay.**

#### **Bylaw 1P2007 District Rules**

**7** Unless otherwise specified, the rules of the Commercial – Corridor 2 (C-COR2) District of Bylaw 1P2007 apply in this Direct Control District.

#### **Floor Area Ratio**

**8** The maximum ***floor area ratio*** is 2.8.

#### **Building Height**

**9** The maximum ***building height*** is 15.0 metres.

#### **Relaxations**

**10** The ***Development Authority*** may relax rules contained in Section 7 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

# 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.

# Applicant Outreach Summary

## Outreach Strategy

The Applicant's team has coordinated an outreach effort and has reached out to Ward 11 Councillor (Dec. 22, 2022), the Chinook Park, Kelvin Grove, Eagle Ridge (CKE) Community Association (Nov. 24, 2022) 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.

The Applicant's team reached out to the CKE CA planning director in a continuous basis since the first introduction to the application to the CKE Board on Nov. 24, 2022. Our team informed the CKE CA planning director on the amendment to the initial submission on April 13, 2023 and then again on May 1. Our team informed them of the information open house scheduled for May 23 on May 12 and had a conversation with the CKE CA planning director on May 17. The information open house was advertised to area residents through a postcard mail out and through temporary signs placed on site the week prior to the event. Our team received multiple confirmations by phone and email about receipt of the information and confirming attendance to the open house. We will continue engagement to keep all stakeholders in the area informed of our approach.

## Stakeholders

Our team connected with the following:

- Ward 11 Councillor - Dec. 22, 2022
- Chinook Park, Kelvin Grove, Eagle Ridge (CKE) Community Association - continuously from Nov. 24, 2022 to the information open house on May 23, 2023; and
- Communication with the CKE CA planning director has continued after the open house.

## What We Heard

Summary of feedback received:

The information open house served to provide further clarification about the amendments to the initial submission. Open house attendees expressed overall understanding of the amendment and provided general comments related to transportation issues in the North Kelvin Grove area, but not specific to the site and the proposed land use amendment. Completed feedback forms by open house attendees were collected and reviewed by the Applicant's team which provided additional info on how area residents use services provided in the area.



**How Did Stakeholder Input Influence Decisions?**

Community feedback informed the applicant's decision to revise the approach to the application and remove 1121 - 68 AV SW (surface parking lot) from the application, thus focusing only on the existing medical buildings for the land use amendment to allow for overnight stays.

**How was the Loop Closed With Stakeholders?**

An information open house was hosted by the applicant's team on May 23, 2023 to inform area residents that the application had been amended based on the feedback received from the public and Administration to the initial submission. This information was also posted on site in April and directly communicated to the community association as well.