

# Applicant Submission

2023 September 05

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);
- 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 and to align to the long-term aspirations of the existing policy framework given by the North Kelvin Grove Area Redevelopment Plan.

The existing land use on sites I and II is based on the standard land use district Commercial Office (C-O f2.2 h15). "Hospital" is the only defined use in the City of Calgary's land use bylaw 1P2007 that allows for outpatient and inpatient medical 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 on the subject sites. Given the above, a Direct Control (DC) approach is required to retain existing entitlements for the existing facilities, allow for overnight stays and conform to the existing policy framework.

The term Hospital implies a larger scale of facility and operations than what is required or suitable for the site's context. Therefore the proposed amendment is for a DC based on the same Commercial Office (C-O) district and include a site-specific use defined as "*Health Services – Medical Recovery*", to mean a use that i) maintains and operates facilities for both inpatient and outpatient medical care; ii) provides health services that may be of a preventive, diagnostic, treatment, therapeutic or rehabilitative nature; and iii) allows for recovery from surgical services or other medical treatment which may include overnight stays; and iv) does not include emergency, intensive care, and long-term care.

The C-O district is intended to retain current entitlements on site (f2.2 h15) and allows for continued health care operations in the existing facilities with the added service for medical recovery as needed.