



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required) Samuel

Last name (required) Alatorre

How do you wish to attend? Remotely

If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters) N/A

What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Council

Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) Nov 14, 2023

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) Public Hearing November 14th, Planning Matters CPC2023-1068

Are you in favour or opposition of the issue? (required) In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Elbow Drive SW

Glenmore Trail SW

68 Avenue SW

9 Street SW



LOC2022-0189
Public Hearing
November 14, 2023

NorthWest Healthcare Properties Corporation

ABOUT NORTHWEST



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

CURE

CARE

HIGHER ACUITY

LOWER ACUITY



Hospitals



Ambulatory
Surgery



Ambulatory
Care



Post-Acute
Rehab



Outpatient
MOB



Life
Sciences



Aged Care



Assisted
Living



Independent
Living



ROCKYVIEW HEALTH CENTRE I & II



RILEY PARK HEALTH CENTRE



Sunpark Plaza



Sunridge Professional

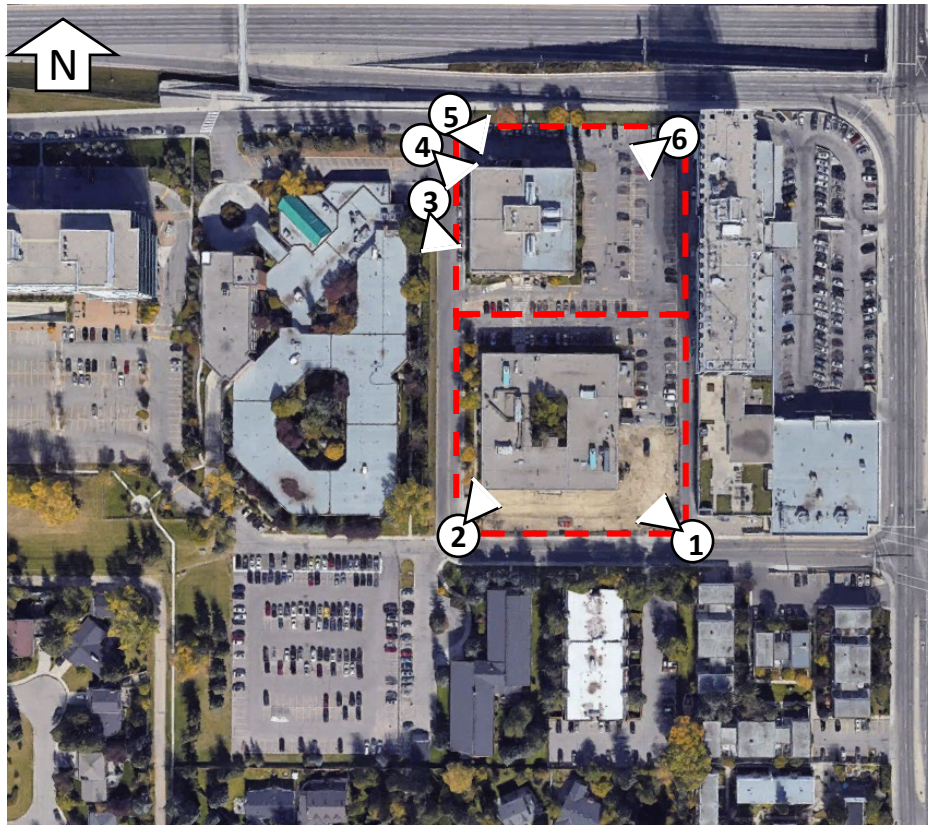


Cambrian Medical Campus



Foothills Professional

Site Context



- NWHP has owned and operated these facilities since 2007.
- Diverse set of tenants providing medical care services to the wider community.

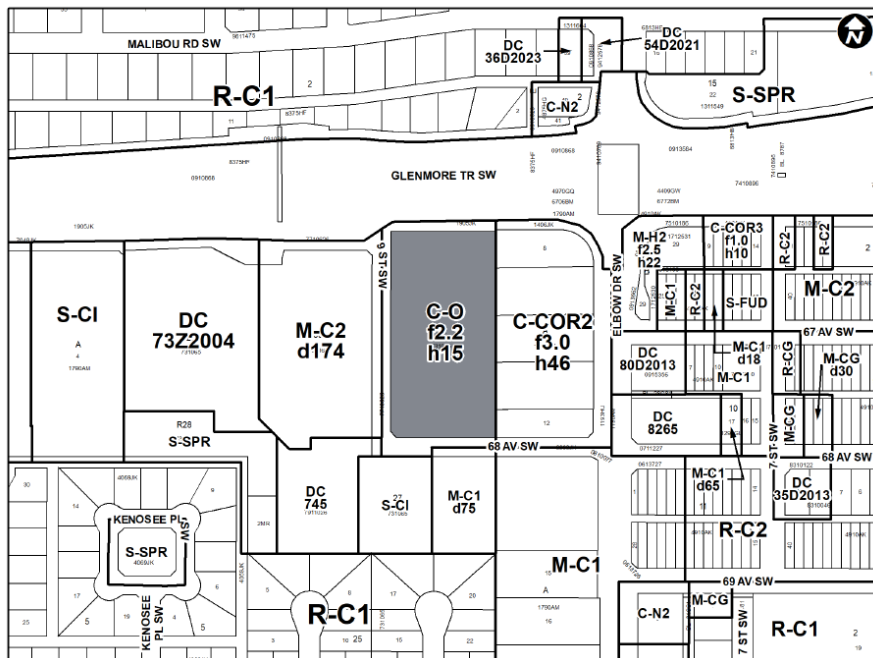
Site Address:
1011 Glenmore Trail SW

Site Area:
Building I - 0.619± ha
(1.53± ac).
Building II - 0.805 ± ha
(1.99± ac).

Community:
Kelvin Grove

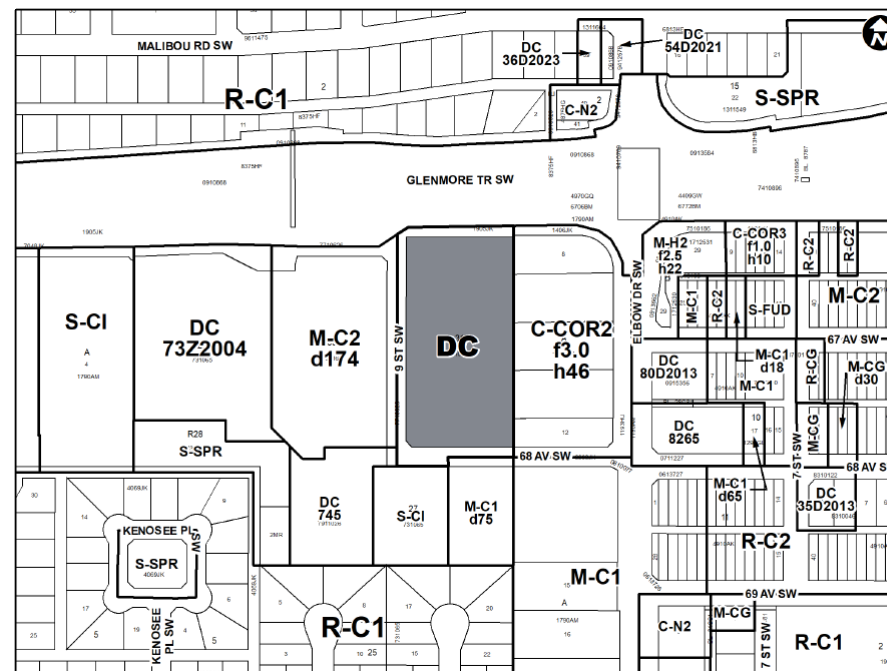
Existing and Proposed Land Use

Purpose: Meet emerging market demand for medical recovery and care after minor surgeries.



Existing Land Use

- Sites 1 & 2:
 - Commercial Office (C-O), FAR 2.2, Max. bldg. height 15m.
 - C-O uses include Health Care Service as discretionary use.



Proposed Land Use

- DC based on the standard C-O district
- Additional uses:
 - Health Services – Medical Care and Recovery
 - Health Services Laboratory – Without Clients
- DC: FAR 2.2, Max. bldg. height 15m.

Proposed Land Use

- In proposed Direct Control District Bylaw:
 - ***“Health Services – Medical Care and Recovery”*** means 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;
 - iii. allows for recovery from surgical services or other medical treatment which may include overnight stays; and
 - iv. does not include emergency, intensive or long-term care.
 - ***Health Services Laboratory – Without Clients*** is a standard land use defined within 1P2007 bylaw.

The Proposed Land Use Aligns with the Existing Policy Framework

MUNICIPAL DEVELOPMENT PLAN 2020 (Adopted 2009 updated 2020)

2.1 A Prosperous and Diverse Economy:
consolidates a node of employment lands.

2.2 Shaping a More Compact Urban Form:
woven into the existing, contiguous urban fabric of the North Kelvin Grove area, capitalizing on existing infrastructure and amenities.

2.3 Creating Great Communities:
retains an inner-city node integrated with adjacent communities.

2.7 Managing Growth and Change:
creates opportunity for the redevelopment of sites within established areas.



Heritage Communities Local Area Plan (HCLAP)

• **Properties 1 and 2 fall within the Neighbourhood Flex urban form category:**

- Range of uses in stand alone or mixed-use buildings
- Development should be oriented toward street, avoid parking between buildings and high activity street, frequent entrances and windows
- Building articulation for continuous street wall and enhanced pedestrian experience with continuous unobstructed routes

• **Properties 1 and 2 are within the High (up to 26 storeys) building scale category:**

- Use variation of building height, rooflines to reduce building bulk
- Avoid long uninterrupted building frontages
- Multiple tower development should provide appropriate tower separation to maximize exposure to natural light
- Design to mitigate impact of wind on public realm

Community Outreach

- **Continuous outreach:**
 - Chinook Park, Kelvin Grove, Eagle Ridge (CKE) Community Association
 - Continuously since Nov. 24, 2022.
 - Open house on May 23, 2023.
 - Communication with the CKE CA and area residents after the open house to keep them informed of the revised approach to the application.
 - Rockyview Health Centre I & II tenants:
 - Through information open house on May 23, 2023.
 - Ward 11 Councillor Kourtney Penner
- **Feedback received informed the application:**
 - Revise the approach and remove 1121 - 68 AV SW (surface parking lot) from the application,
 - Information open house clarified intent of amendments to the initial submission and confirmed area residents' use of services provided in the area.



We respectfully request your support for approval of this application.

THANK YOU



PUBLIC SUBMISSION FORM

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| | |
|---|---|
| First name (required) | Deb |
| Last name (required) | Esayenko |
| How do you wish to attend? | |
| Hidden - how do you wish to attend for email body | |
| If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters) | See below |
| What meeting do you wish to comment on? (If you are provid- | Council |
| Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required) | Nov 14, 2023 |
| What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .) | |
| (required - max 75 characters) | Notice of Public Hearing on Planning Matters - Land Use Designation (Zoning |
| Are you in favour or opposition of the issue? (required) | Neither |
| Comments - please refrain from providing personal information in this field (maximum 2500 characters) | <p>Hello, I'm submitting concerns on this development on behalf of the residences of 1001 68 Avenue S.W. Kelvingrove Apartments:</p> <ul style="list-style-type: none"> - Continuous speeding of vehicles (off 14th Street SW) through community on 68th avenue to Elbow Drive - Density/congestion of traffic on 68th Ave SW is noisy & troublesome - NOISE/time of day (2am-6am) from backpack blowers disregarding the residents is horrible. All hours of the day - evenings & weekends, predominately during the Fall/ Winter seasons. Commercial bylaws do not consider residential home owners. All residential buildings surrounding one-two commercial buildings <p>VERY concerned about the proposed development NOT considering these ALREADY intrusive issues as they density of people/vehicles will only increase. It's currently, UNBEARABLE!! Development is supported provided these issues have been accounted for....</p> <p>Regards, Deb</p> |