

Applicant's Submission

11 January 2019

The land use re-designation application is required to pursue a comprehensive campus of care with evidence-based design and programming, futuristic planning to meet changing needs, flexibility and collaboration in delivering services in partnership with Alberta Health, Alberta Health Services and community agencies.

The seniors living continuum of care development will include long-term care, assisted living, independent living, market apartments, commercial and office uses within 3 phases of development. The 4120 Centre Street parcel will be potentially subdivided into 2 parcels. A land use amendment is proposed to accommodate the following districts:

Phase 1 - 116 & 124 41st Avenue NE: M-H1 f4.0h26.0

Phase 2 - 4120 Centre Street NE parcel 1: M-H2 f4.5h38.0 (along 41st Avenue NE)

Phase 3 - 4120 Centre Street NE parcel 2: MU-2 f5.0h40.0 (along Centre Street N)

The proposed M-H1 district proposes a mix of assisted living, specialized dementia care and long-term care beds. The project will be seeking funding from the Province of Alberta through the forthcoming Building the Community of Care RFP that is scheduled to be issued by Alberta Health Services in the Fall of 2018. A primary reason that a more detailed design is not provided with this Land Use Re-designation application is the requirements of this RFP are currently unknown. However, Wing Kei aims to use this Land Use Re-designation application to strengthen their request for funding by illustrating their property as shovel-ready land.

The existing West Campus building of the Centre Street Church will remain operational for a minimum of 3 more years and significant vehicle parking is required for this occupancy. As such, we are proposing to oversupply parking in Phase 1 of this development to compensate for the loss of surface parking during the development of both Phase 1 and Phase 2. Slope-adaptive design will allow for an underground parking access of 1st Street NE and be naturally concealed by the slope of the site without major excavation. The site is also constrained by a utility right-of-way to the south, which provides an opportunity for significant outdoor amenity space and view corridor through the site. While underground connections will not be possible between phases due to this right-of-way, +15 connections will be explored to maintain connectivity between all future buildings.

The proposed M-H2 district will be a continuation of phase 1 and will provide housing options for approximately 150-200 seniors who can live independently while being part of a broader care community. The building will be physically connected to phase 1 and residents will have the option to use the meal and services provided in continuing care building. If Alberta Health or AHS are in need of more continuing care beds, this site could potentially be converted to build additional continuing care beds in addition to seniors housing and a market study will be completed prior to the design of this component.

This phase will also incorporate slope-adaptive design to provide additional underground parking to service the requirements of the entire development. An interior road will also be investigated to connect the cul-de-sac with 41st Ave NE to provide greater vehicle accessibility to the site, as the access at Centre Street N will likely become right-in, right-out due to site-generated traffic. The applicant team will engage Transportation to successfully locate this connection as required.

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The medium to high density development will support transit-oriented design principles and will contain an amenity-rich program for both residents of the development at for members of the community.

The proposed MU-2 district contains the existing West Campus building of the Centre Street Church. Upon completion of Phases 1 & 2, phase 3 will focus on replacing the existing church with 2 levels of commercial, retail and office uses, and medium to high density market residential dwelling units above. The MDP identifies this site as an Urban Main Street and the future design will support relevant City policies and explore the following concepts:

1. Integrate a plaza and transit exchange at 40th Ave N & Centre Street N
2. Provide vibrant pedestrian interface
3. Support a broad range of employment through commercial, retail and office uses
4. Accommodate a diverse range of the population
5. Increase accessibility and connectivity between phases/buildings and connection to transit
6. Include medium to high density mixed-use development to support transit-oriented design principles
7. Create for view corridors and increased green space
8. Integrate a true village concept that is a vibrant and meaningful addition to the community

The proposed development also aims to align with with 2016 Summary Report for the Green Line LRT Transit Oriented Design Workshop. Specifically, the development will address the following items indicated in the document:

Values:

1. Green space, including the former golf course area
2. Mature Trees
3. Family-friendly community character

Aspirations:

1. More green space
2. Local, small businesses
3. Improved walkability

Concerns:

1. Lack of sufficient green space
2. Lack of local, small businesses
3. Walkability, cycling connectivity, and congestion