

Applicant's Submission

May 1, 2019

Dear Members of the Calgary Planning Commission,

On behalf of our client The Brenda Strafford Foundation (BSF) we at MTA are submitting this Land Use Amendment application for the purpose of requesting minor modifications to the existing C-COR2 h12f2.0 designation. This request is to allow for the development of a proposed Seniors Care Facility called Clifton House which will be situated on the south side of 8th Avenue SE in the community of Forest Lawn. This new facility will be located across the street from their existing Clifton Manor Facility.

The existing Clifton Manor Facility, formally known as the Forest Grove Care Centre, has been a pillar in the community of Forest Lawn since it began operations in 1971. Over the past nearly 50 years, Clifton Manor has been one of the largest and busiest continuing care facilities in the city, servicing the residents of Forest Lawn as well as acting as a sorting facility for Alberta Health Services. The life cycle of Clifton Manor is nearing its end as it is in desperate need of facility upgrades and renovations just to keep operational, however it would not be a long-term solution. Hence, why BSF has acquired the site for the proposed Clifton House Seniors Care development. This project is vital BSF to ensure they can continue to provide care to the current Clifton Manor residents as well as for the aging population of Forest Lawn and City of Calgary well into the future.

A brief insight into our team's approach was that we want to create a facility that expresses a sense of community and home for the residents and staff. In our research of the context and history of Forest Lawn we came to understand that in its infancy Forest Lawn was known as Forest Village and was comprised of seven hamlets. From this we developed the building to allow for each floor to house two neighborhood wings. Thus, paying homage to the hamlets of the past. Each are served by a central service core that links the two neighborhoods. Each neighborhoods surrounds a open air courtyard. Due to the number of residents we are looking at a creative way to provide outdoor space as our footprint for the built program requires using most of the ground level site extents. This also allows residents with mobility issues to have access to outdoor space without having to travel via elevator to the ground floor. In addition, this provides a level of security and ease of operation for the care staff.

In order to ensure we can achieve the goals for this project while looking to improve on the traditional care model, we kindly request the following land use modifications to the project parcel. The current parcel site is zoned as land use C-COR2 (h12 f2.0) and we would request a change to the existing modifiers to C-COR2 (h15 f2.5). We have been engaging in continual contact with representative of the Planning Department to ensure they have been kept current of the project and its related development. To date we have had two Pre-Application reviews. Since our most recent review and comments received on March 27, 2019 we have reduced our overall project Gross Floor Area and extent of our fourth floor. As discussed during the Pre-Application meeting (PE2018-02289) with our CPAG team, our rationale for the increase in height and density is to ensure that we are able to provide a development that has the capacity to provide all the supporting services as well as ensuring some flexibility to allow for adaptations in how care is administered in the future.

The desire of the additional height modifier will ensure that the development will have ample floor to floor heights, which will allow for appropriate glazing heights, maximizing sunlight penetration into the residential room and all common spaces from the exterior and internal open-air courtyards. As the nature of these developments are quite complex, ceiling heights are always a consideration with the amount of height required to appropriately incorporate all the mechanical, structural, and electrical requirements per floor. The increase of height will allow for building services to be properly coordinated while providing comfortable ceiling heights and maximizing glazing spans which would take advantage of the green spaces view to the east, city views to the south, partial mountain view to the west and provide increased sunlight penetration into the floor plates. Contextually the proposed modified height of 15.0m would align with the permitted heights of the Clifton Manor land use of MC-1 14.0m and to the East Calgary Health Centre 12.0m, however 3D scans do show that a completed built height of 13.39m.

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The request for additional density up to 2.5 FAR from the current 2.0 FAR is in order to ensure that the development can fully support all the programmatic requirements of a Seniors Continuing Care Facility. These facilities require an enormous amount of support for their residents, which includes commercial kitchen, storage, serveries, amenity and activity spaces, laundry facilities, nurses' stations, medication rooms, tub rooms, etc. Due to the nature of the parcel location, there is only 1 street edge, along 47th Street SE, in which the developments support spaces to be serviced from, however it is this edge that is the most desirable for the residents as it is adjacent to vast green spaces to view and engage with. We also see this as our community front door and do not want it interrupted by large vehicle circulation which is not pleasant or safe for those with limited mobility. We also have taken into consideration the surrounding school lands and the student traffic that occurs along this street. In order to address our waste and loading requirements we have internalized a loading access on the west side of our site with direct access off of 8th Avenue SE. All scheduled deliveries at the existing Clifton Manor occur outside of normal and peak traffic periods. The same approach would be applied to Clifton House to minimize disruption to vehicle traffic along this main street.

In order to both capture these views and maximize the sunlight while containing our support services off 47th Street SE, some creative planning, such as the open-air courtyards, is required which would create some unique conditions in the floor plans, creating excess FAR. As we are developing, the additional FAR will allow us to ensure we are able to provide all the necessary support spaces and appropriate access, egress, and distribution of services through the resident wings without compromising the comfort, health, and quality of life of the residents. As previously noted this allows us to maximize their ability to experience the park space views and access to sunlight. The additional Height and FAR would also allow for flexibility in the architecture, providing unique design expressions related to open spaces, opening up the site to provide a development that would be engaging and celebrated by the community. We have also worked to effectively keep the extents of our project within the required setbacks therefore ensuring there is a buffer between pedestrians, the building and the adjacent roadway. This in our minds provides for a better urban feel and expression.

As BSF will be looking to decant residents from the aging Clifton Manor into the proposed Clifton House some program spaces will be located along the 8th Avenue SE façade at ground level. It is anticipated that an Adult Day Program that serves both residents and members of the community will be located within the program space immediately facing 8th Avenue SE. The intent is once the Clifton Manor site is redeveloped in the future this program would relocate to its new home and allow for this to become a future commercial/retail space.

The ground floor would be mainly consisting of amenity, administrative and support spaces for the development, which would include a sacred space to support the spiritual and religious needs of the multi-cultural resident population as well as the adult day program, who is for adults over the age of 18 who may have physical and/or memory challenges or are living with a chronic illness. Individuals living in the community have access to the Adult Day Programs, which are designed to alleviate loneliness and isolation while promoting a healthy active lifestyle. This program component plays a key role in allowing people to remain living in the community as long as possible by optimizing their level of physical, spiritual, social, and emotional function.

In summary, we would request the change in the C-COR2 land use modifiers from C-COR(h12 f2.0) to C-COR2(h15 f2.5). Our client, BSF, have conducted informal engagement with the surrounding community stakeholders and residents who are in support of the new development of Clifton House and understand the legacy of care by The Brenda Strafford Foundation in the community of Forest Lawn. We will be conducting stakeholder engagement with community as part of our Development Application process.

I would like to conclude by thanking the Calgary Planning Commission for your time and consideration in review of our application.

Kind regards,

