



Grace Hospital Land Use Redesignation Project Phase two engagement: visioning workshops

**Stakeholder Report Back: What we heard
Students - November 15 & 16 2017**

Project overview

Northwest Healthcare Properties and their partner, The Salvation Army has made an application to change the land use on the Grace Hospital Site located on the corner of 8 Avenue and 14 Street NW. Northwest Healthcare Properties has also purchased land north of the site which means there is a larger area for redevelopment.

Uses for the site can be medical clinics, service businesses, health administrative offices and local retail uses.

Engagement plan

An engagement plan has been made to make sure that all people who want to learn about and share their thoughts about the Grace Hospital project have a chance. Students that go to Hillhurst School, across the street from the site, were able to play the board game and share their thoughts about the redevelopment and learn about The City of Calgary's planning process. More information about the project can be found at calgary.ca/gracehospital.

The developer has conducted their own engagement and more information can be found on their website gracehospitalredevelopmentsite.com/

What we did

Visioning workshop

The Grace Hospital is directly across the street from the Hillhurst School. Because it is so close to where students go everyday, it was a good idea to ask students what they thought about the redevelopment. The board game was a good way for students to learn about The City of Calgary and the planning process. Students were able to learn about the tradeoffs that are sometimes needed when putting new buildings on a city block.

The board game helped students to talk about their ideas for developing the land because they were able to move pieces around and think about what it might mean if a certain type of building was in one place or another. The board game helped students talk about different things:

- layout of the site;
- connections to nearby building;
- connections to nearby parks and public spaces;
- connections for cars, pedestrians and cyclists;
- the best locations for taller buildings;

- buildings and services that may be missing such: as public gathering spaces, affordable housing, seniors housing, grocery store, office, residential, retail, etc.) within the site, in relation to existing adjacent developments and to one another;
- parking lots or underground parking.

The workshops began with a presentation by the City of Calgary's Planning and Engagement staff.

The presentation also included a real time survey to get students thinking about the community and the Grace Hospital site now and in the future.

A facilitator recorded the highlights of the table conversations and the game board design. That information follows.

We had 6 groups of 8 – 10 participants at who collaborated together to create their community plans. At the end of four sessions, we had 24 community based concept plans developed.

To review a copy of the presentations that were delivered at the workshops, please visit calgary.ca/gracehospital.

How is public input used?

Public input is an important part in developing a recommendation to Calgary Planning Commission. There are also three other factors that are equally considered:

1. Market viability: to understand what is economically realistic for the area.
2. Professional expertise: to understand best practices and to know what's technically possible.
3. City of Calgary policy: to understand what rules exist or may need to change, and to understand concepts in relation to other City of Calgary policies.

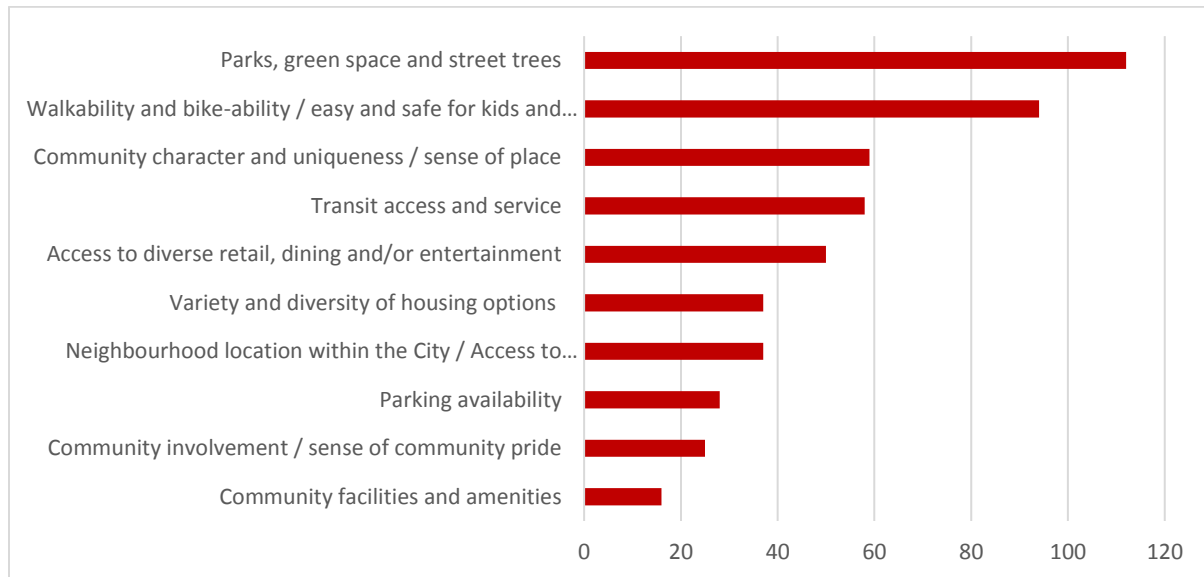
The community input that we have received through phase one and phase two of engagement will be used to inform our first review of the plan as we make recommendations back to the Applicant. All phases of engagement will be part of the recommendation to Calgary Planning Commission and Council.

What we heard

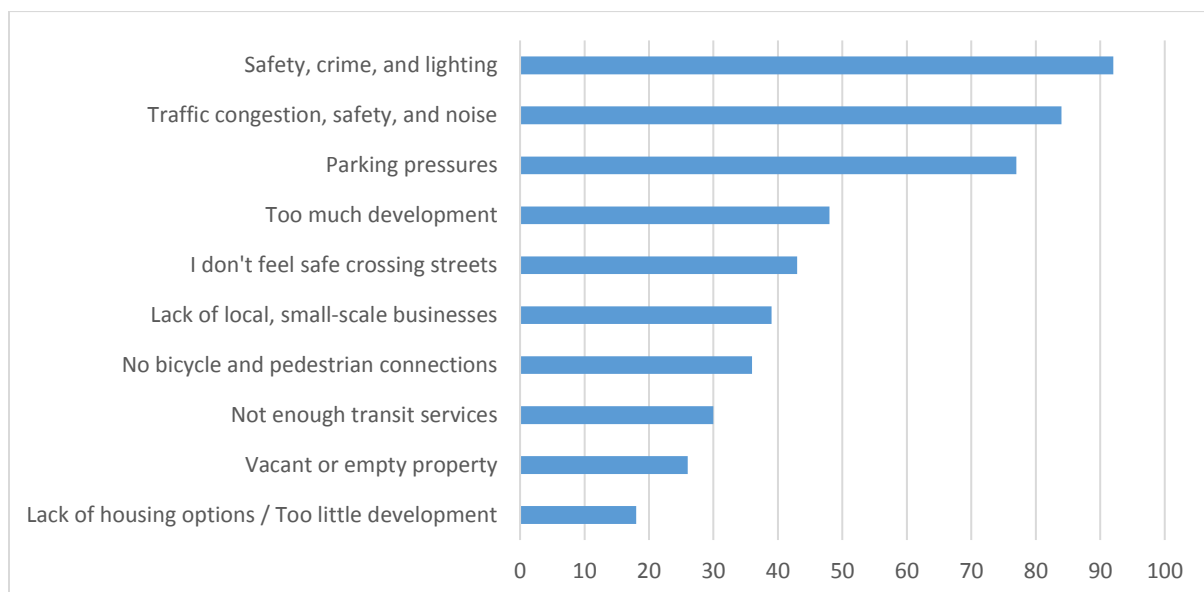
Student survey

For the student workshops we asked students to think about their school and community and respond to questions about what they like and don't like, now and in the future. The results are on the following pages.

Question 1: Think of the Grace Hospital site and the surrounding Hillhurst Sunnyside community as it is today. What are the top three things you most value about the area today? What is working? (select up to 3)



Question 2: Think of the Grace Hospital site and the surrounding Hillhurst Sunnyside community as it is today. What are your top three concerns with the area today? What is not working? (select up to 3)



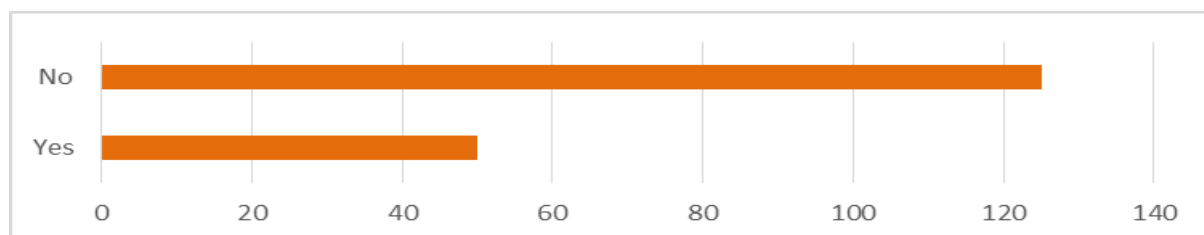
Question 3: Think of the Grace Hospital site and the surrounding Hillhurst Sunnyside community as it changes / redevelops in the future. What are your top three hopes or aspirations for the future of the area? What do you most want to see happen? (select up to 3)



Question 4: Think of the Grace Hospital site and the surrounding Hillhurst Sunnyside community as it changes / redevelops in the future. What are your top three concerns for the future of the area? What do you not want to see happen? (select up to 3)



Question 5: Do you live in Hillhurst Sunnyside?



Visioning workshop

Student concept plans

The following development concepts were created at each table at the student workshops. Four workshop sessions were held with 175 over two days.

Concepts are shown below with a summary of the key consideration of their site design.



General Themes

As part of the conversation about what was important to consider on the site, some of the highlights are noted in the themes below.

Noise:

- There should be attention to keeping the site quiet for those that are in the Hospice
- Hospice should be closer to the park
- Skatepark should not be near the Hospice

Accessibility/Connections:

- Shops and services should be easy to get to, close to the main roads
- Plus 15 between the buildings
- Walk-ability within the site
- Road that connects to SAIT
- Pathways and bikeways through middle of site

Parking:

- Parking for people going to the medical buildings and visiting at the Hospice
- Minimal cars on site
- Parkade near 14th Street

Safety/Crosswalks:

- Enhanced crosswalks, lights and plus 15 crosswalks
- Diagonal cross walks so we can cross quickly
- Safe walking 12 Street to 14 Street

Green Space:

- Riley Park is close by
- Seniors need sunlight and green space
- Courtyard area
- Tall towers leave more room for green space
- Roof top parks

Height:

- Maximum 8-9 storeys
- Maximum 12 storeys

Workshop 1 Table 1



- Bike storage by skate park and farmers market
- Stairs as path leading up hill to get to SAIT and LRT
- NY style of shops/office/apartment
- Is it smart to put a daycare next to a roadway? Maybe we could put up a fence?
- Consideration of parking for people visiting the area

- Parking will be an attraction
- How many daycares are needed?
- We need parking by seniors housing
- Noise pollution to hospital if parking too close
- We should have courtyards in the middle
- Usually people that go into a hospice don't go out
- Put skate park by school so kids are active
- Maybe we should have a medical office near skate park for injured kids?
- Too noisy to put an apartment on corner
- So many visitors if there's a skate park so will need a farmer's market, restaurant and shops
- Hospice should not be next to dog park
- 3 offices is too industrial
- Need lights to turn into area
- Do we honestly need 2 parking lots?
- The crosswalks on 14th Street should go over road (bridge)

Workshop 1 Table 2



- Make all parking raised and attached to the buildings (like colours building in beltline)
- Add a new road somewhere

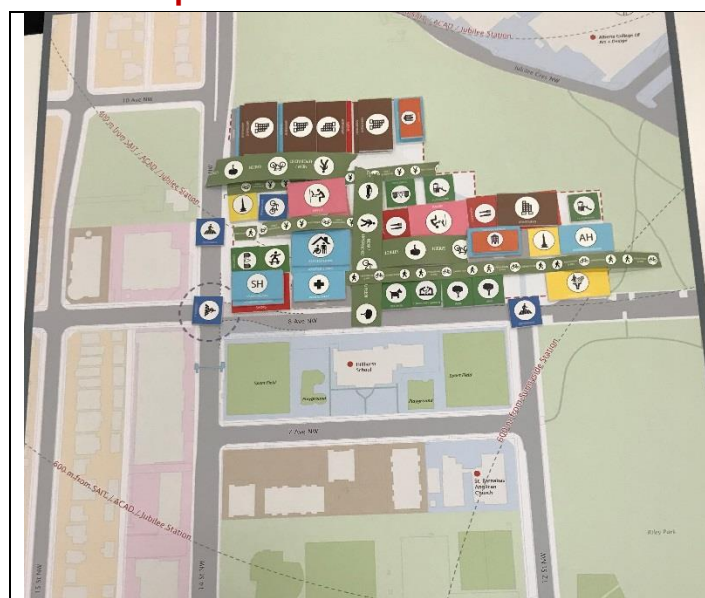
- Should have close hospital
- Seniors need to be close to the park
- Skatepark in Riley or in school yard
- This should be 4x the size allotted
- We need parking for the big building
- Already have parks
- Affordable housing near hospice so people can stay
- Overhead crosswalks for safety and traffic flow!
- Restaurants to eat if visiting
- Courtyards between apartments so you have something to look at
- Additional school across 7 ave!!
- Don't want to change our school
- Large with all grades
- Pedestrian connections all along 14 street
- Preference to green & playground over parking
- Need to keep dogs away from skatepark to keep them safe
- Widen 8ave
- Lower the speed on 14th street so its safer
- Apartments should only be 8 story
- Layer medical but lower hospice for accessibility

Workshop 1 Table 3



- Higher residential would be best suited on the south side of the site and higher stories, with some community gardens on the rooftops
- Medical services and assisted living buildings would be best clustered on the north side of the site where it is quieter
- Office space and some shopping buildings would be best on the west side near 14th street
- Shopping / restaurant / and convenience stores would be best on the east side of the site
- Nice streets, pathways, and common areas with lots of landscaping
- Special attention to safe pedestrian crossing

Workshop 1 Table 4



- Want more valuable things – shops, bakery, etc.
- Not too much residential density 1 or 2 - buildings residential
- Not too much height
- Green space across from school
- Keep noise down
- Not too much retail
- Road into site into parking garage, then walk.
- Density at the back – high rise
- Safe crosswalks

Workshop 1 Table 5



- Enhance the crosswalks for safety
- Office space against the hill
- Apartments and shops along 8 Ave and near Riley Park
- Plaza's and green spaces in the middle
- Medical services and hospice along 14 Street
- Walking and pedestrian connections inside the site

Workshop 1 Table 6



-Think of the whole site as 2 sites with the same setup for each half

- 13 storey as tallest on NE corner and lower apartments 4-8 storeys
- Keep tall apartments together but a bit of a spread
- Seniors housing on ground floor for accessibility
- Dog park should be available because lots of seniors
- Farmers market is important because people need groceries and in a walkable distance
- Good for all to be in walking distance
- No additional dog park because Riley Park is close by
- Can we build a plus 15?
- Don't need a dog park or skate park – not very many people will use it.

Workshop 2 Table 1



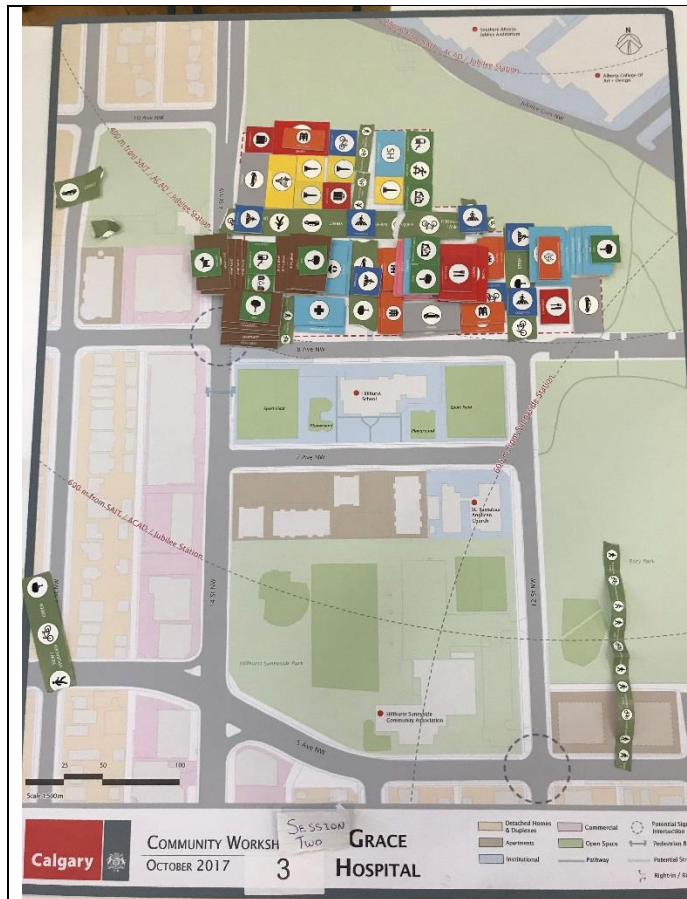
- Enhanced crosswalks on 14 St and 8 Ave
- Apartments at the back of the site near the hill
- Lots of connection pathways for pedestrians and cars
- New road at the top of 14 St
- Shops near the park
- Affordable housing near the park
- More green space is also important
- Apartment with childcare close to school
- Apartments close to the back of the site near the hill

Workshop 2 Table 2



- Diagonal cross walks so we can cross quickly
- Teachers housing on top of the school
- Joined buildings
 - Like +15's but taller (level 9-12 connected)
- Medical near the north end of the lot
- Using tops of buildings for gardens & playgroud
- Buildings need to look cool
- More parking at the school
- Shops need to be near roadways
- Like Market Mall!
- Elevate 5 ave at 8 street so there doesn't need to be lights

Workshop 2 Table 3



- Higher story condo's work best at the south west corner of the site, with rooftop gardens so residents can enjoy the view
- Seniors housing would be good on the north side in the middle where it is quieter
- It would be good to have some stores and housing on the north west corner, along with public art
- It would be good to have medical and daycare near the residential buildings
- Having townhomes in the middle and south side would be good along with some shops and restaurants
- Having safe pedestrian crossing all over and around the site was important
- Having roof top gardens would be good so lots of people can enjoy the view
- Assisted living, and hospice would be best on the east side so they can enjoy the park views

Workshop 2 Table 4



- Tallest tower – less room for residential more space for other uses and green space and parks
- Shops in tower for short walks
- Access for condos/access for townhouses/access for hospital
- Courtyard along the park
- 12St safe walking / 14 St safe walking
- Parking restrictions
- 14 Street warning lights
- Over pass for bikes

Workshop 2 Table 5



- Lots of crosswalks for kids to get to school and park
- Mixed use apartments and retail across from the school and on 14th St.
- Affordable Housing and seniors housing across from school
- Townhouses behind large apartments
- Lots of green space, parks and playground on south east side of the site
- Office and medical use at the back of site
- Shops at the bottom of the hill

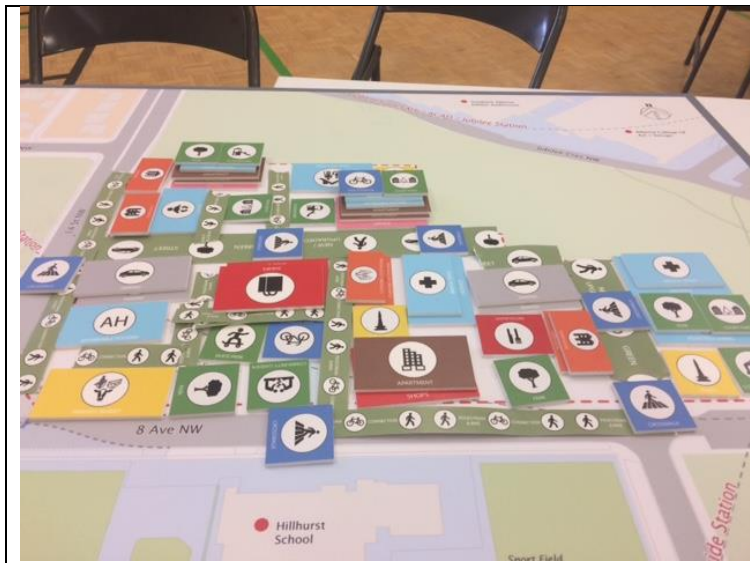
Workshop 2 Table 6



- Mix offices and shop and apartments
- Homes and shops are good at ground level

- Can there be art at crosswalks or over crosswalks
- Lots of green space and living space and work areas
- Medical areas help many people – close to all corners
- Easy to get to with roads and sidewalks
- Bike storage near skatepark and school
- Lots of public art and green space
- Building for services for older people with a park on top for old people.
- People in apartments together so they can live together and get to shops easily
- Maximum 9 storeys of building
- Public art graffiti wall to make a parking lot nicer
- Also a crosswalk from the school to the bike storage and path to the skatepark

Workshop 3 Table 1



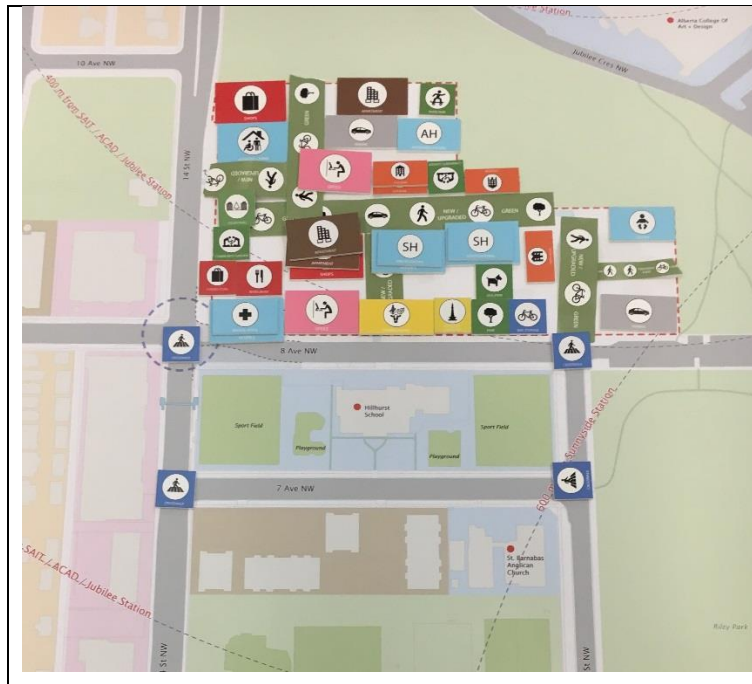
- Lots of pedestrian connections, walking and cycling paths
- Small apartment and shops across from the school
- Mixed use apartments, medical at north part of the site, with parks on top
- Lots of plaza's throughout the site
- Two parkades on the site for people using the medical buildings
- Skatepark and bike storage next to each other
- Restaurant
- Public art
- Affordable housing on 14th Street

Workshop 3 Table 2



- Town houses should be around a courtyard so that there is a central area
- Shops near the roads
 - Offices above the shops
- Bathroom at Riley Park
- Multi layered / mixed use buildings so they are interesting to look at
- Apartments around a plaza
- Community garden on hill to help clean up garbage in the area
- Overhead crosswalks or below grade crosswalks to keep kids safe and not make traffic stop
- Need access to green space from all living areas
- Bury parking and use the space above it
- Make a pedestrian way to SAIT
- Public are in Plazas

Workshop 3 Table 3



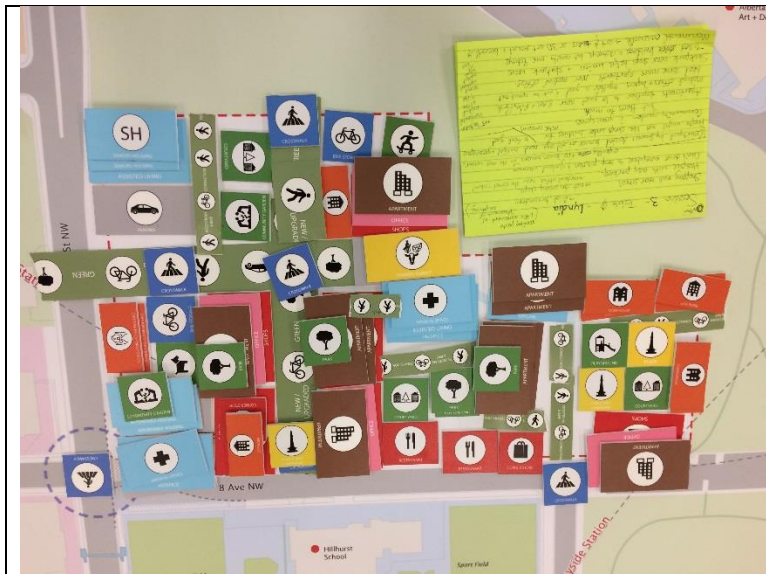
- A variety of options along 14th street including shops, food store/restaurant, assisted living and medical offices, and courtyard/garden space would be good
- Residential buildings in the north and middle was the best options
- Affordable housing and assisted living facilities beside the residential buildings would be good
- Office space in the middle and on the south side would be good
- Townhouses mixed in to the whole area would be good
- Wanted to have safe pedestrian crossing locations
- Could not decide what would be best on the east side of the site
- It is good to have nice landscaping throughout the area like at Riley Park

Workshop 3 Table 5



- Hospice on East side of site
- Seniors housing on east side
- Enhanced crosswalks near 8th and 12th
- Dog park near apartments
- Some shops near hospice
- Restaurants in/near apartments
- Community garden with park space
- Some public art near hospice near hillside
- One road access off of 8th Ave.
- Pathway/bikeway through middle of the site running east-west
- Minimal cars on site

Workshop 3 Table 6



-Need some more apartments near medical offices
 Skatepark near shops helps business and skate park users
 Tallest buildings 12 storeys but mostly maximum 9 storeys
 Monumental crosswalk – art and towers or 3D art around and beneath

- Shopping mall near school
- Hospice with easy parking
- Not too many shops
- Roof top parks (little agreement of placement of anything)
- Can't drive everywhere – to stop pollution and global warming
- Courtyard by seniors and assisted living because at old age you need sunlight and green space to feel good.
- People might not like shops under buildings for noise concerns
- Community gardens and green spaces – but there's too much.
- Apartments together to be quiet near 8 Ave & Riley Park
- Medical offices and hospices together is good and not too spread out
- Plus 15 between medical office and the second apartment north of school off 8 Ave

Workshop 4 Table 1



- Large apartments beside the hill
- Crosswalk onto 14th street and 8th Ave
- Parking on 8th Ave
- Live/work on 8th Ave
- One road access
- Pedestrian/bike within the site
- Shopping area along 14th
- Greenspace mixed on periphery and internal
- Bike storage beside parks/courtyards

Workshop 4 Table 2



- Affordable housing on the bottom and topped by apartment
- Playground/park and plaza layered building

- Skateboard park next to park is kid friendly
- Beside roads walkway & pathway
- Huge courtyard building – do you need to put it all together?
- Daycare next to the office
- Community garden roof top
- Public art in a park
- 2 offices then 2 apartments doesn't make much sense
- Put a roadway through the school, then moved it

Workshop 4 Table 3



- Cross walks on 8th ave & 14th street
- Bike parking on 14th street
- Cross walk on 14th street & 10 ave
- Walkway behind SAIT/LRT
- Street from 8ave to apartment buildings
- Parkade near 14 street

Workshop 4 Table 4



- Hospital/Medical
- Closer to green space but also further away so the traffic is not too noisy
- Also closer to 8ave & 14 street NW for accessibility
- Plaza for the hospice for scenery
- Apartment / daycare near hospice so families can visit their relatives easier
- Dog park by plaza for more accessibility and multi purpose
- Meat market for community + apartment/hospice
- No dog park by playground dog & children might not mix
- Crosswalk as places where pedestrians are more likely to walk
- Restaurants & shops for people in the apartments
- Pedestrian / bike lane to get to SAIT easier

Workshop 4 Table 5



- Healing places all in one place
- Seniors housing next to the hospice
- Community garden by seniors
- Community garden by courtyard
- Community garden to support restaurants
- Pathway up the hill
- 2 twelve story apartments
- Streets as laid out were respected
- Disagreement over hospice and assisted living
- Playground by apartments
- Skate park

Workshop 4 Table 6



- Crosswalk across from school
- A road that stretches all the way across the site
- Hospice by green space
- Apartment by the farmers market
- Parkade on edge of 14th Street
- Live/work near medical offices
- Apartments close to where they work

What are the next steps?

Feedback from stakeholders provides Administration and City Council with valuable, local knowledge of the community and the proposed development area that may be used to shape the land use application.

We will be returning to the community later this year to share the results of the workshop including the preferred concept, what we heard and how we have used this to make recommendations to the Applicant. We will also share a revised version of the proposed plan and inform you of the next steps in the application review process.

To stay up-to-date on next steps for this project, we encourage you to sign-up for project specific communications on The City's project page (calgary.ca/gracehospital).

Once Administration is ready to make their recommendation for the application, all input gathered through all phases of engagement will also be used in reports provided to Calgary Planning Commission and City Council.

calgary.ca/gracehospital

