

Welcome

Why are we here and how can you get involved?

This open house is intended to share information about the land use and area redevelopment plan amendment application for the Grace Hospital Site.

You will find display boards that provide an overview of the key components of the application, and how The City reviews an application like this.

At this session you can:

- Learn how The City will review this application.
- Share your feedback.
- Ask questions to City of Calgary staff.

These display boards can be found online at :

calgary.ca/gracehospital



Application review process



Developer-led engagement:

September 15, 2015



Application submission – land use amendment and development permit:

May 30, 2017



Circulation of application to public, City departments and other stakeholders:

May 30, 2017



Applicant submits response to City comments (a revised application)



City staff provide comments to applicant, based on staff review and results of public engagement



City-led public engagement (open house and online survey):

June 29 - July 29, 2017



City-led public engagement – public reviews and provides feedback



City prepares recommendation on the application



Calgary Planning Commission (CPC)



Council Public Hearing

The planning process



Municipal Development Plan vol. 1 and Calgary Transportation Plan

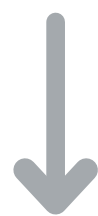
Adopted by City Council in 2009.

Contains policy that will shape how Calgary develops over the next 30 to 60 years. Based on imagineCALGARY and PlanIt Calgary, these plans provide guidance for long-term growth to create a more compact and sustainable city.



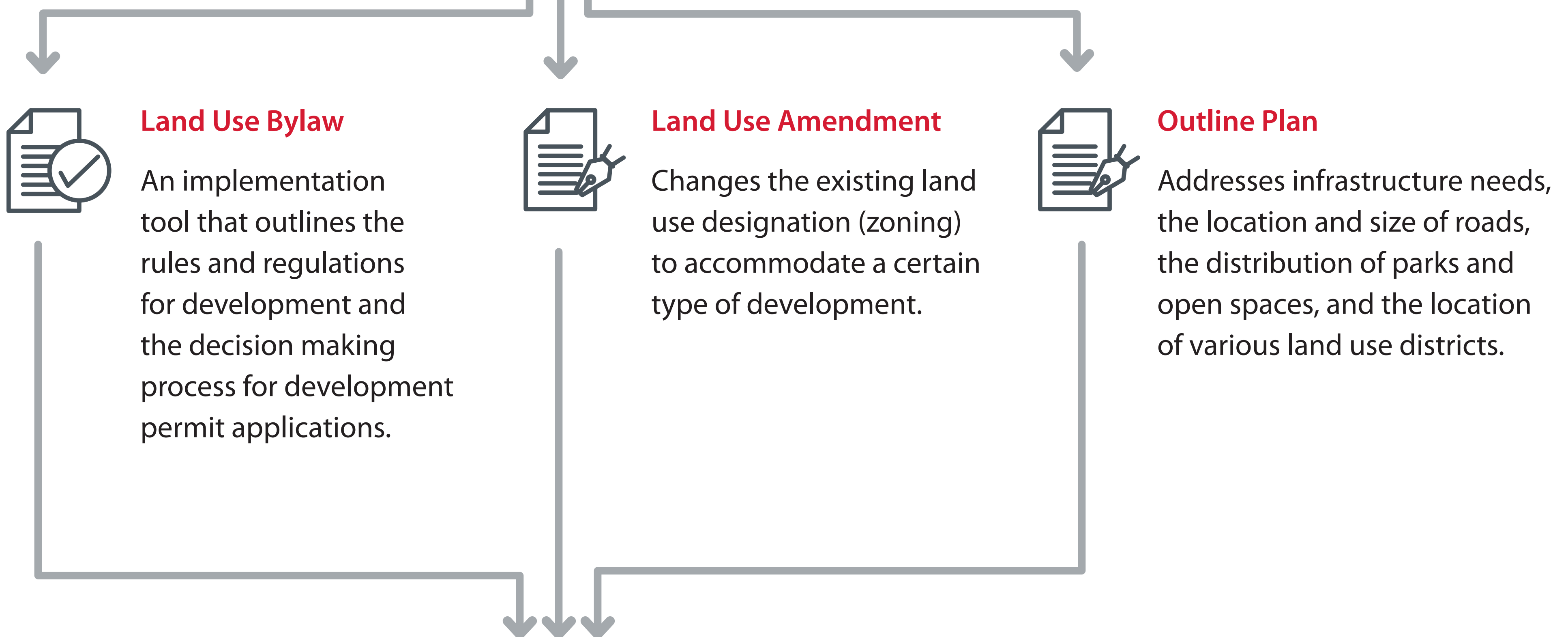
Municipal Development Plan vol. 2 The Developed Areas Guidebook

A planning document that sets out land use frameworks and common policies to guide growth and change in established neighbourhoods.



Area Redevelopment Plan (ARP)

An ARP is a statutory policy that provides rules and guidance for how a defined area should develop over time. While the MDP applies to the whole city, an ARP provides a greater level of detail to a specific community or group of neighbouring communities.



Land Use Bylaw

An implementation tool that outlines the rules and regulations for development and the decision making process for development permit applications.



Land Use Amendment

Changes the existing land use designation (zoning) to accommodate a certain type of development.



Outline Plan

Addresses infrastructure needs, the location and size of roads, the distribution of parks and open spaces, and the location of various land use districts.



Development Permit



Development Construction

Municipal Development Plan (MDP)

The MDP was built on seven interrelated goals to manage the way the city grows and changes over 30-60 years.



Prosperous economy

Planning for the long-term sustainability of the local economy ensures that current and future generations are resilient and adaptable to economic cycles and unanticipated changes.



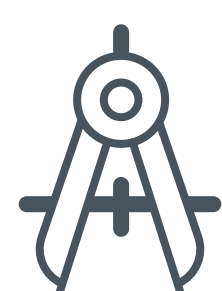
Compact city

A dispersed population creates some social, economic and environmental challenges. In a more compact city, balancing growth between new and developed areas builds vibrant, thriving communities. A compact city has complete communities that provide a broad range of housing choices and services. It also supports high-quality transit and transportation choices to get around.



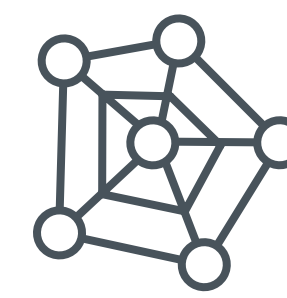
Great communities

Great communities are adaptable to the needs of current and future residents. They provide a variety of housing options and services so that people can live, work and play within their own neighbourhood.



Good urban design

Good urban design happens through collaboration between various disciplines, creating great public places. The MDP encourages design to be considered city-wide.



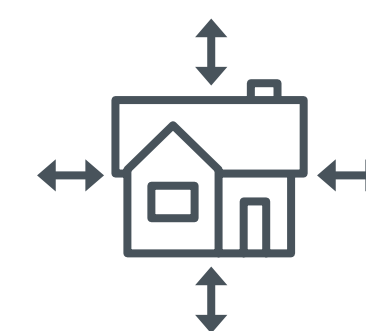
Connecting the city

The design of the transportation system has a significant impact on how a city grows and how people get around. The MDP encourages options such as walking, cycling and transit to create a transportation system that provides more choice for Calgarians. This means prioritizing investment to improve transit networks, streets that have facilities for cycling and walking, and better transportation connectivity.



Greening the city

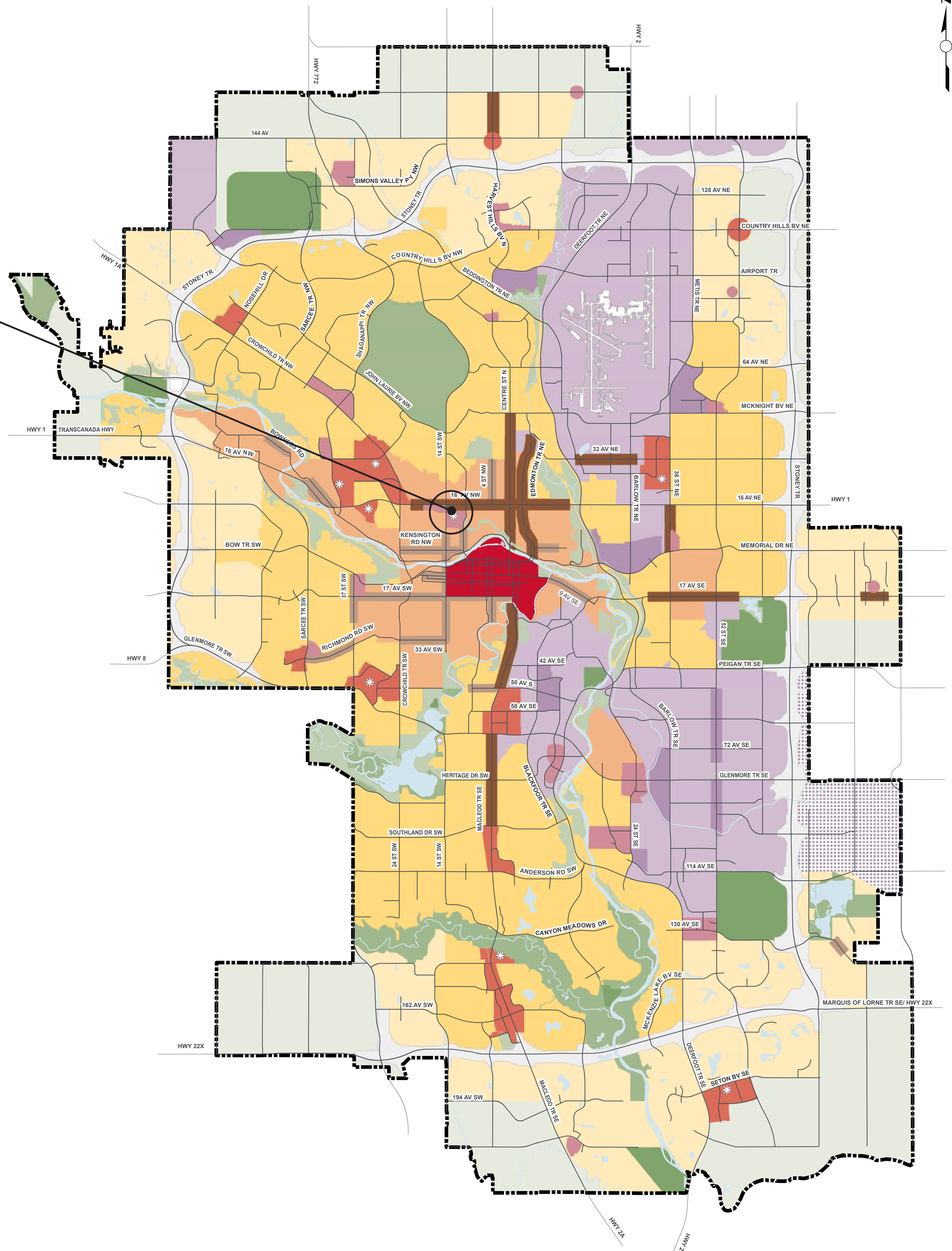
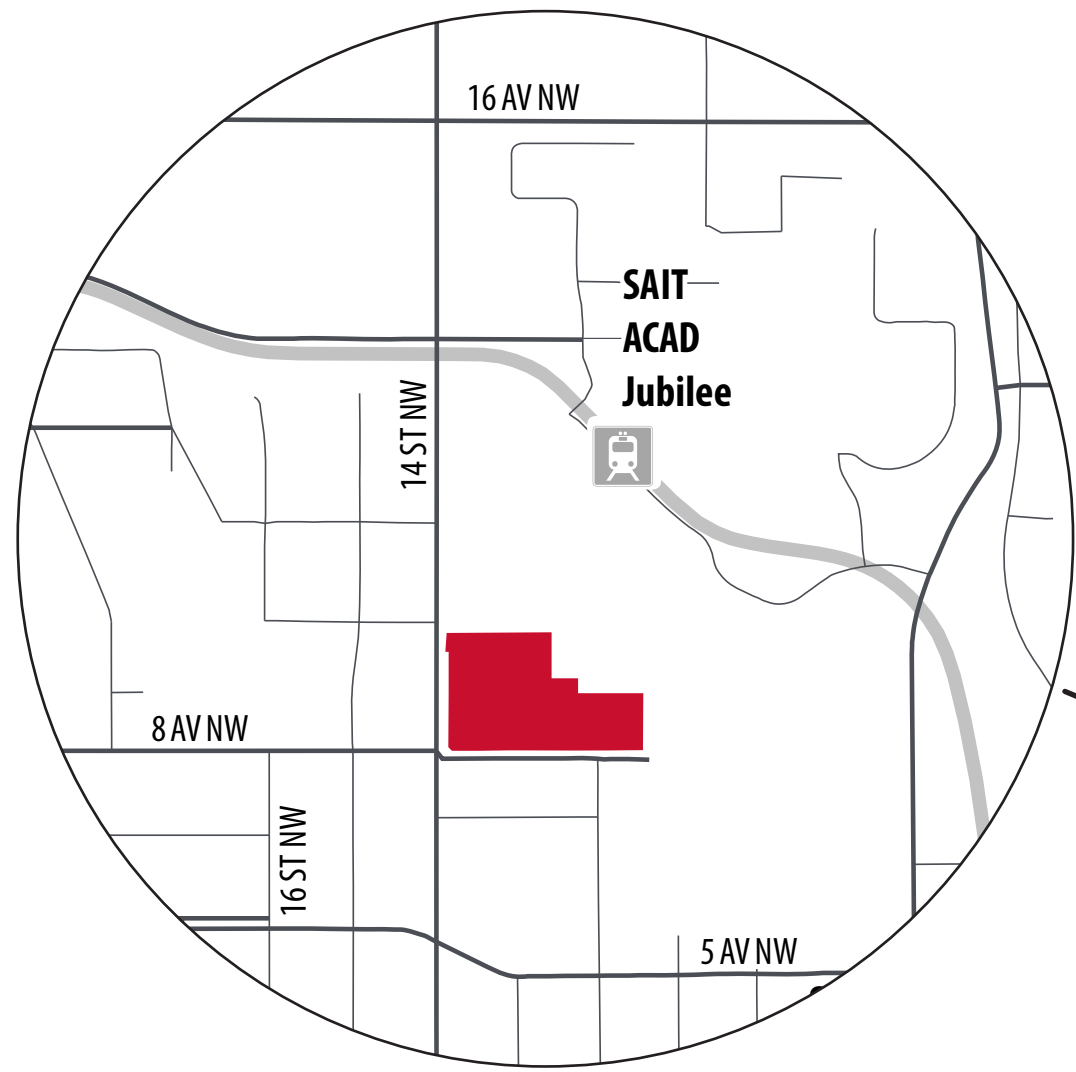
Protecting environmentally sensitive areas and promoting renewable energy sources, energy efficiency, low-impact designs for stormwater management, green buildings, cycling and walking all work together to make Calgary more environmentally friendly.



Managing growth and change

Founded on the principles of sustainable development and guided by a philosophy of fiscal responsibility and managed growth, these goals will stimulate growth and change across the city as a whole over the next 60 years.

Grace Hospital land use redesignation



Urban Structure

(By Land Use Typology)

Activity Centres

- Centre City
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Residential

- Developed*
- Inner City
- Established
- Developing*
- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

Industrial

- Standard Industrial
- Industrial - Employee Intensive
- Industrial Greenfield

Other

- Major Public Open Space
- Public Utility
- Major Institutions
- Transportation/Utility Corridor
- City Limits

What is an area redevelopment plan?

An ARP is a statutory policy that provides rules and guidance for how a defined area should develop over time. While the MDP applies to the whole city, an ARP provides a greater level of detail to a specific community or group of neighbouring communities. An ARP outlines:

- Where certain size and types of buildings should be located.
- Where amenity spaces and other public infrastructure should be located.
- How the land can be used and what can be built on the land (commercial, residential, retail, etc.)
- Improvements to infrastructure that are needed to accommodate changes.

Hillhurst Sunnyside ARP

Current policy for the Grace Hospital site was added to the ARP in 1999 and states that development on the site should:

- be designed in context with the surroundings in terms of massing, scale and finishing materials;
- have a building height of 3 to 5 storeys and shall not interrupt the horizon line as viewed from the Robert the Bruce hilltop monument on the Jubilee site;
- contribute to an attractive pedestrian environment through landscaping and design of front and side yards.

Where do you live?

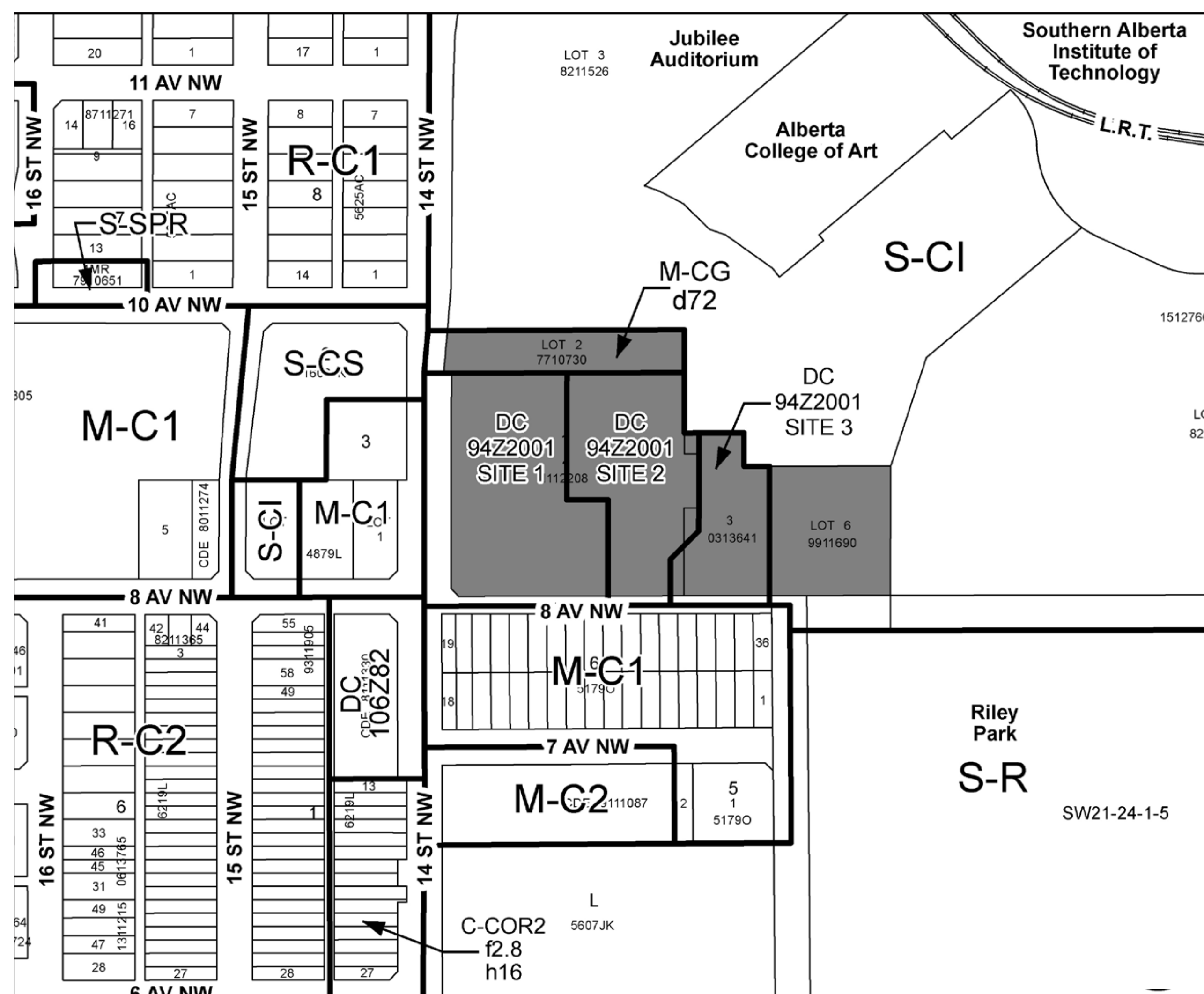
Please put a dot on the map where you reside.



Zoning information

Current Land Use Districts: M-CGd72, S-CI, and Direct Control District

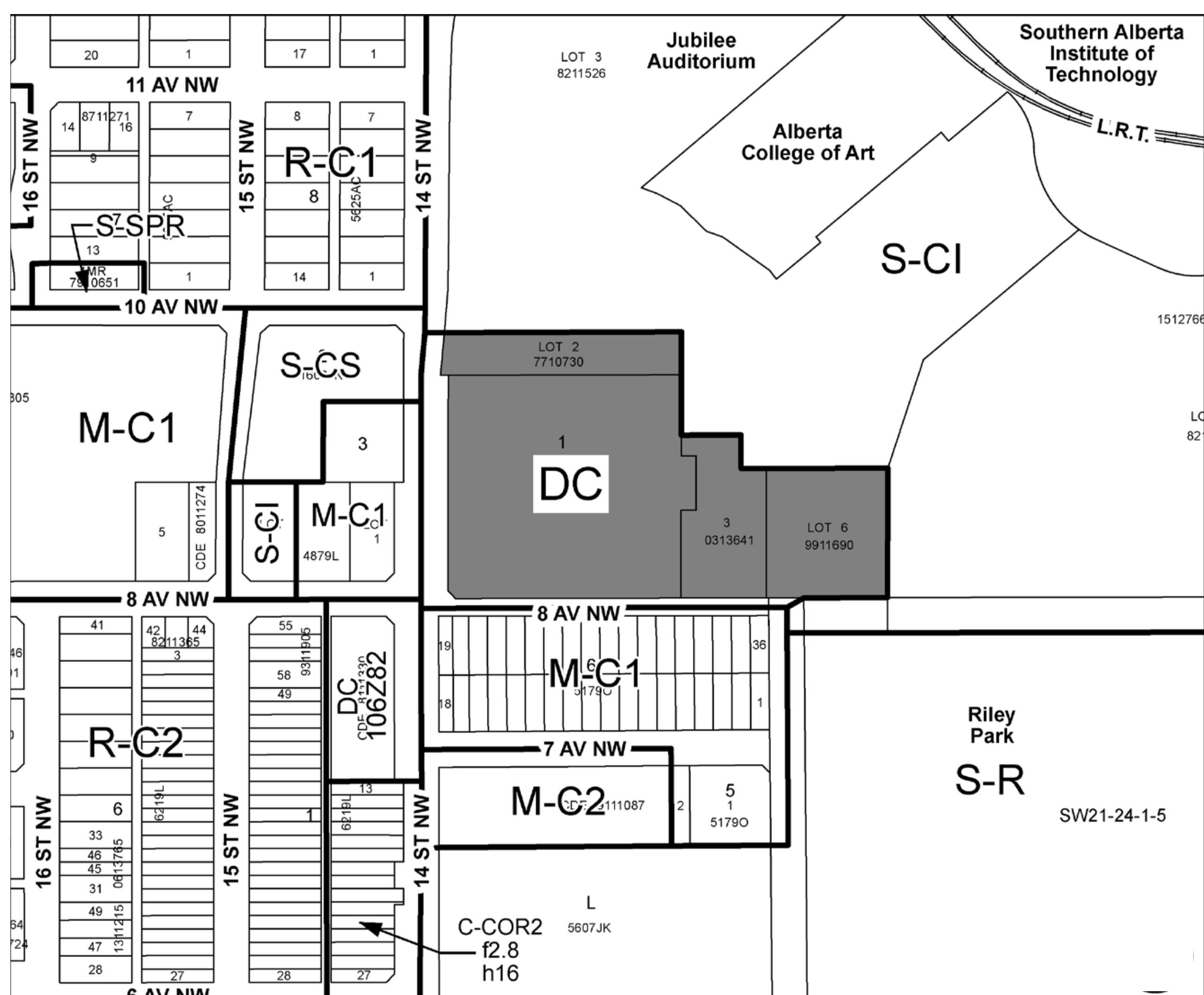
- Allows for:
 - Large commercial developments.
 - Buildings that are slightly higher than nearby residential areas.
 - Opportunities for commercial uses to be combined with office and residential uses in the development.
- Uses include: convenience food store, fitness centre, financial institution, medical clinic, office, gas bar, drive-through, supermarket and restaurant neighbourhood.
- The maximum height requirement is 16.0 metres or 4-5 storeys.



Zoning information

Proposed Land Use District: Direct Control District (DC) based on C-COR 2 and M-H3

- Provides specific regulation unavailable in other land use districts.
- The proposed Direct Control District on the west portion of the site will include medical offices (13935 m2 including 743 m2 of supporting retail)
- The proposed Direct District on the east side of the site (Site 2) will be based upon M-H3 (primarily residential) as the base District, however the following additional uses will be applicable to the subject site:
 - Retail garden centre; and
 - Food kiosk.
- The maximum height along the western boundary is 30 meters (approximately 10 storeys); the rest of the site proposes a maximum height of 70 meters (18-20 storeys).



This isn't the final decision

City staff will:

- review the proposal based on technical feasibility, City policies, stakeholder feedback and landowner rights, and provide feedback to the applicant;
- ensure that the public has an opportunity to provide input;
- negotiate changes to the proposal with the applicant, based upon The City's review of the proposal and feedback from the public;
- prepare the bylaws and reports that would need to be approved in order for development to proceed. These bylaws and reports inform City Council and the Calgary Planning Commission of everything that would need to happen if they approve the application.

Question

The images below outline possible development types that may be appropriate for the Grace Hospital site. Your responses will help City staff understand your view about development here.

Using a post-it note, please tell us which types of development you prefer and why.



IMAGE A

• Apartment



IMAGE B

• Apartment

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Question

What amenities or services would you like to see?

Please use a post-it note to share your thoughts.

Question

What concerns you the most about this application and why?

Please use a post-it note to share your thoughts.

Question

What other suggestions do you have?

Please use a post-it note to share your thoughts.

What's next and how to stay involved?

- Visit calgary.ca/gracehospital for regular updates and engagement opportunities
- Contact the City Planner who is managing this file
Neil MacDonald, Senior Planner
403 268-5687
neil.macdonald@calgary.ca

Thank you for attending