

Calgary



Grace Hospital Workshop



IBI GROUP

Grace Hospital Workshop

October 28, 2017

Purpose & Introductions

City of Calgary



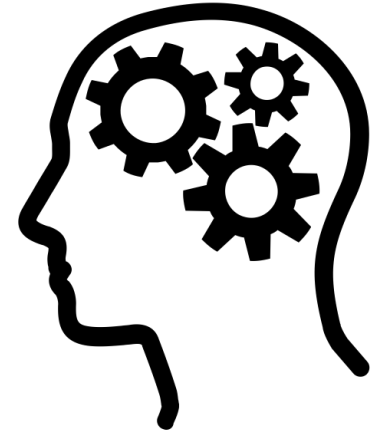
Why Are We Here?

- **Listen** to stakeholders and **learn** about your values, aspirations, and concerns.
- **Participate** in a game board **exercise** so that you can create your own **community-driven concept plans** for the Grace Hospital site.



What Are We Doing?

- **City of Calgary** – Gather community input through the workshop board game.
- **Community members** – Express values, aspirations, concerns, and other preferences through the workshop.
- **Developer** – Listen to and understand the community's preferences, and provide information.



Ground Rules

- Respectful dialogue
- Equal input
- Different perspectives



Agenda for this Morning



9:00 – 9:10 Purpose and Introductions (City of Calgary & HSCA)

9:10 – 9:20 Northwest Healthcare Proposal (Terry Schmitt – NWHP)

9:20 – 9:35 Hillhurst Sunnyside Context (Gary Andrishak – IBI)

9:35 – 9:45 Survey Results (Andrew Browne – IBI)

9:45 – 9:55 Board Game Intro (Andrew Browne – IBI)

9:55 – 11:25 Exercise: Board Game (All)

11:25 – 11:40 Table Report Back & Evaluation (City of Calgary)

11:40 – 11:45 Next Steps & Thanks (City of Calgary)



Grace Land-Use Redesignation

- Hillhurst Sunnyside ARP being reviewed because of an application by the landowner (Northwest Healthcare Properties) and their partner (The Salvation Army) to amend the land use district and the ARP
- City bylaw provides for:
 - **Owners may apply** to change land use designation
 - The **City must process** the application and make a recommendation to Planning Commission

Hillhurst Sunnyside ARP

Area Redevelopment Plan provides **policy direction:**

- Direct Control District based on 2P80 PS District (old land use bylaw)
- **Uses:** Medical Clinics, Service business, Health administration offices and local oriented support commercial uses
- Boundary has changed – site is now larger



Hillhurst Sunnyside ARP

- 6165 m² (66,500 ft²) floor area (DC)
- Allows **5 storeys** (12 m height at eaveline)
- Residential densities (4 storeys/12 m height at eaveline)
 - **286 units** (affordable and assisted living included)
- **Traffic** expansion limited by current uses – access from 8th Avenue
- Retention of **trees** and **parking**
- **Pedestrian safety**

What Happens Next?

- June 29 Open house
- **October 26/28 Workshops**
- Review of workshop products and amendment of application
- Amendment of application (if appropriate)
- Presentation of amended application to community
- Presentation to Calgary Planning Commission
- Presentation to City Council



WE
ARE
HERE

Hillhurst Sunnyside Community Association

Hillhurst Sunnyside C.A.

- HSCA introduction
- Application status
- Purpose of workshop/best practices
- Key areas for feedback
 - Traffic/density (e.g. size of development, keeping streets safe)
 - Built form (e.g. height, site design)
 - Uses on site (e.g. medical, affordable housing, etc.)
 - Offsite improvements and connections
- Next steps



Email Contacts

City of Calgary's
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And send copies to:

Hillhurst Sunnyside
Community Association

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Community Planning Coordinator
lisa.c@hsca.ca

Ward 7 Councillor
Druh Farrell's Office

Dale Calkins
Community & Communications
Liaison
caward7@calgary.ca



Riley Park Village

Terry Schmitt – Northwest Healthcare



Northwest Healthcare Properties

- Your **neighbour** in the community since 2004.
- 141 properties worldwide. **Largest** non-government owner and manager of healthcare properties **in Canada.**
- **Long term** investment strategy.

International Platform

Canada / Brazil / Germany / Australia & NZ



Canada Portfolio



RILEY PARK HEALTH CENTRE

The Salvation Army

- Over **100 years in this community.**
- Agapé Hospice, est. 1992, has provided compassionate care for some **5000 residents and their loved ones.**
- A **leader in palliative care** services in Calgary and an integral part of the continuum of health care.





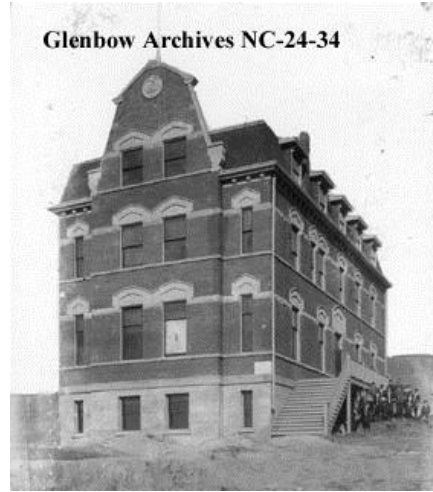
Past to Present

- The provision of **healthcare services** on the project site has a **longstanding history** in the community.
- The **existing buildings** were built between 1911 and 1966 have evolved with the community. However they have become **functionally obsolete** and are reaching the point that they are **no longer economically viable** to operate.
- **Growing demand** for state-of-the-art **medical** and **healthcare services** cannot be accommodated in the existing facilities.



Past to Present: 1924 to 1964

1924



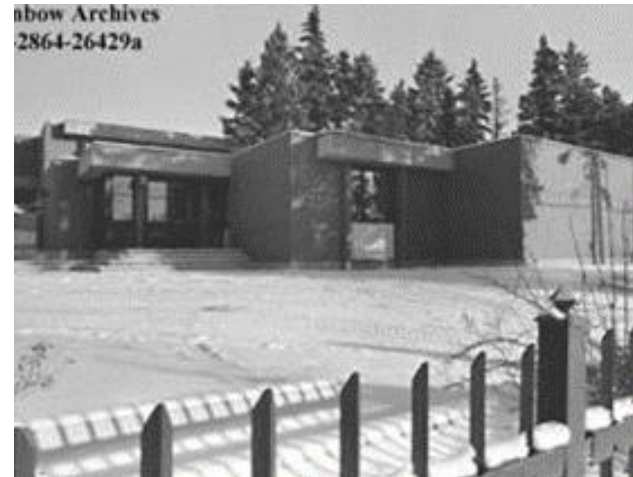
1954



1960



1964

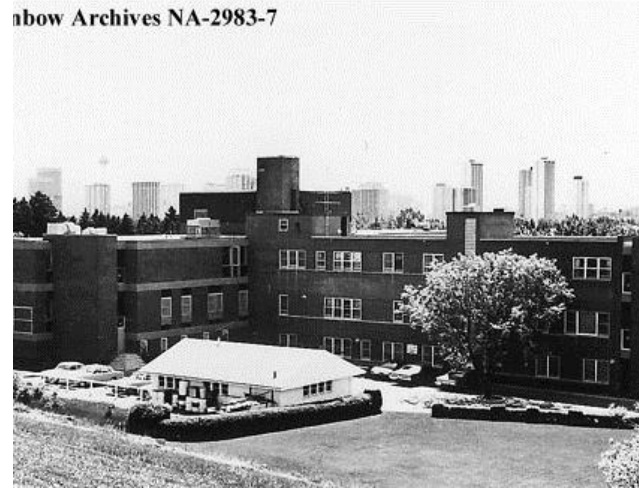


Past to Present: 1966 to Today

1966



abow Archives NA-2983-7



1971

1992



Today



Opportunities for the Community



Comprehensively planned site offering variety of housing for different needs and income groups, enhanced facilities for healthcare services and employment opportunities.

Pedestrian-oriented frontage on 8 Ave., Potential to connect to 10th St.

Signalized intersection at 5 Ave. and 12 St. for improved safety.

Ease transition from commercial and institutional areas north of the site.

Convenient connectivity to LRT, ACAD, SAIT.

Enhanced western edge of Riley Park, with improved access.

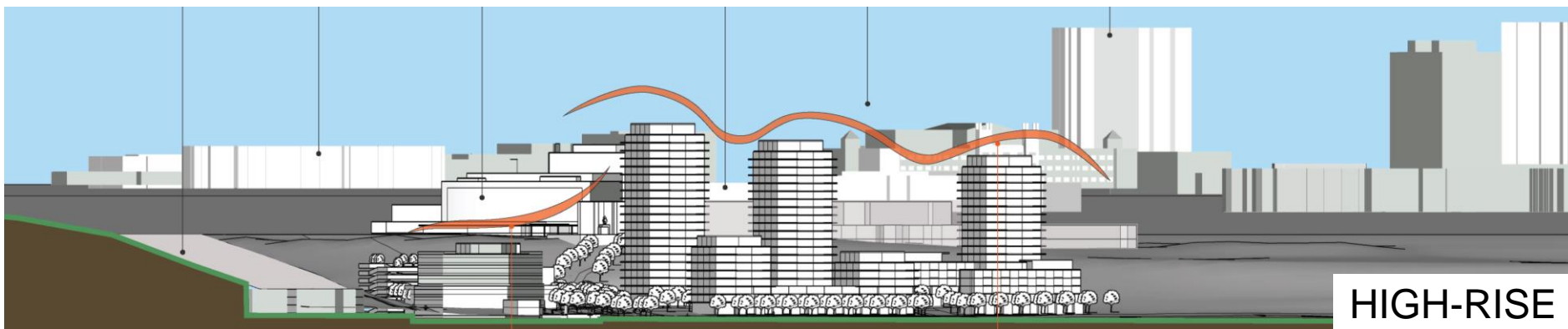
Complete Street design of 12 St. Safer pedestrian access to Riley Park

Vision: A Village within the Community



Proposal

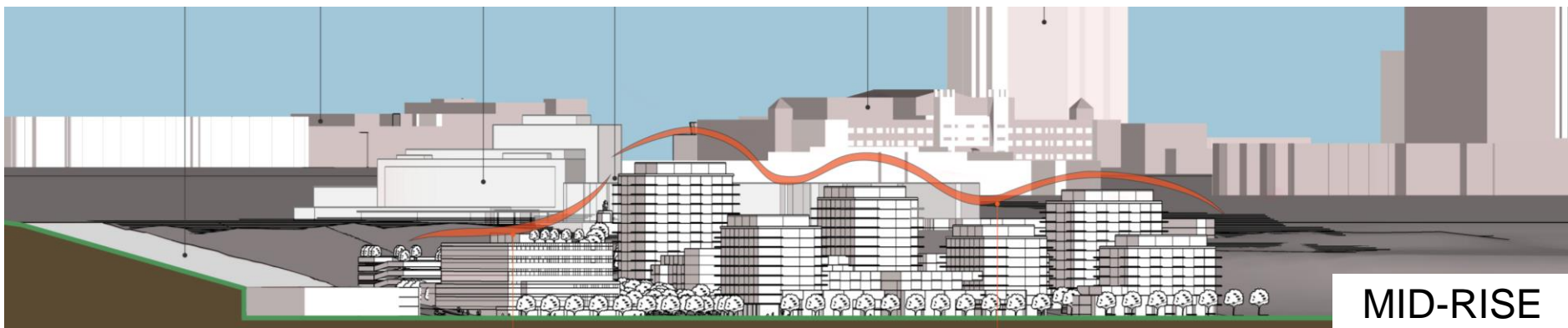
- A **mixed use health care** campus and **multi-residential** development: a village within the community.
- **Medical Office:** 13,935 m² (150,000 ft²)
- **Retail:** 743 m² (8,000 ft²)
- **Housing:** up to 800 units, including: **market** housing for families, **affordable** and **seniors'** housing, and improved facilities for Agape **Hospice.**



HIGH-RISE

Proposal

- **Lower building heights** closer to 14 Street to **preserve views** from Jubilee Auditorium, **higher** building heights closer to Riley Park and **backing onto the hill.**
- **Maximum** building heights:
 - **30 m** (100 ft) within 30 m of the western property line; and
 - **70 m** (230 ft) for other areas on the site.



Hillhurst Sunnyside Context

Gary Andrishak – IBI Group

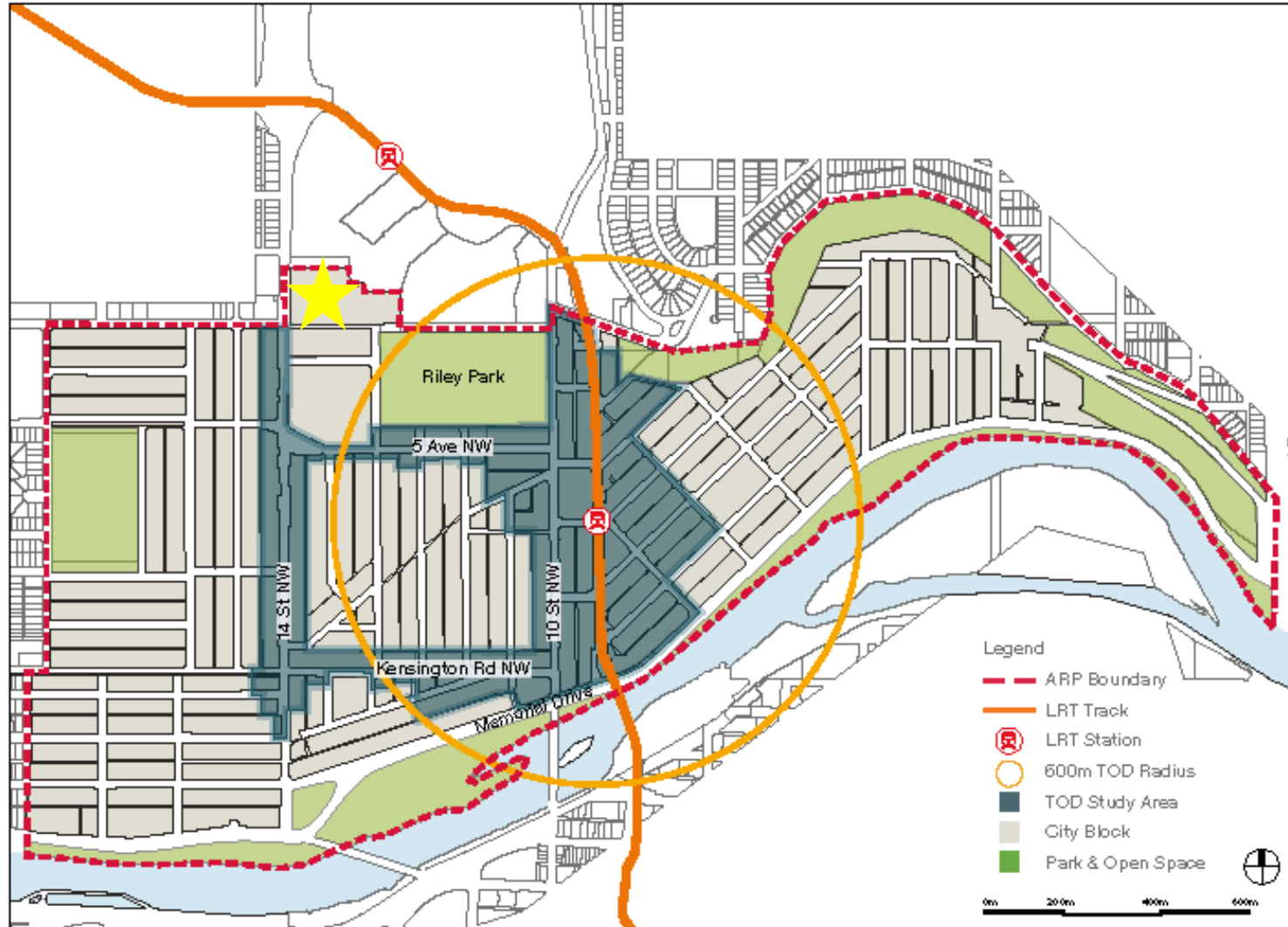


Hillhurst Sunnyside

- Hillhurst Sunnyside **resident** (1977–1985)
- Led **LRT** integration through Hillhurst Sunnyside (1982–1986)
- Led Hillhurst Sunnyside **ARP** as model for infill TOD in Calgary (2008)
- TOD Lead for **Green Line** LRT (2014–ongoing)

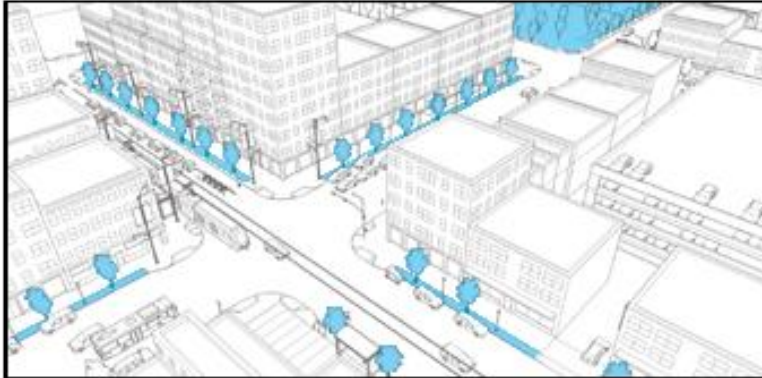


Hillhurst Sunnyside ARP

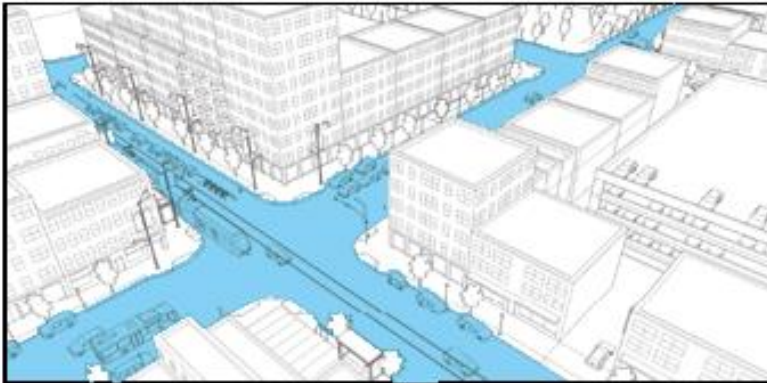




Urban Design Principles

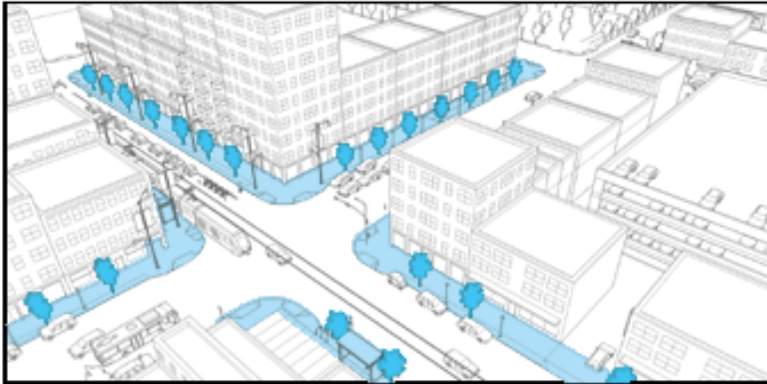


Enhance and expand greenways and open spaces

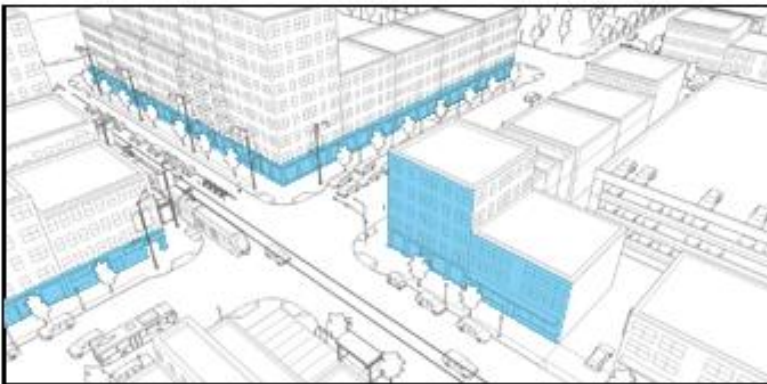


Connect the street grid and make first / last mile connections

Urban Design Principles

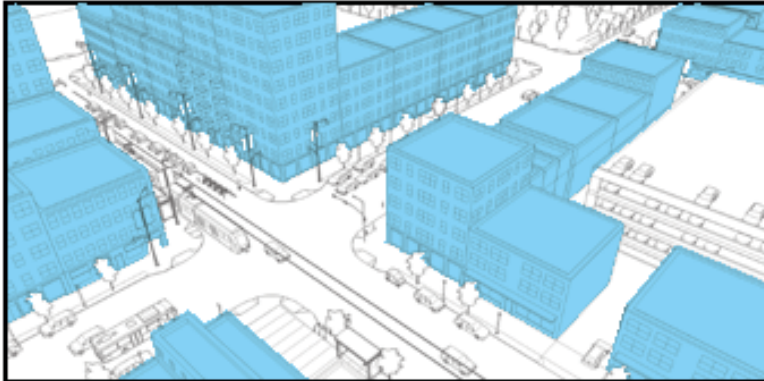


Create pedestrian-friendly streets that encourage active transportation for all users



Provide street-facing retail and built form

Urban Design Principles



Encourage compact, flexible, mixed-use development with a diversity of uses

**“First life, then spaces, then buildings
– the other way around never works.”**

- Jan Gehl, Danish Urbanist



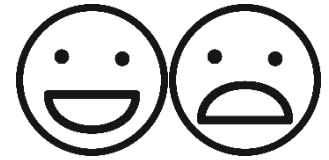
Video: Hillhurst Sunnyside



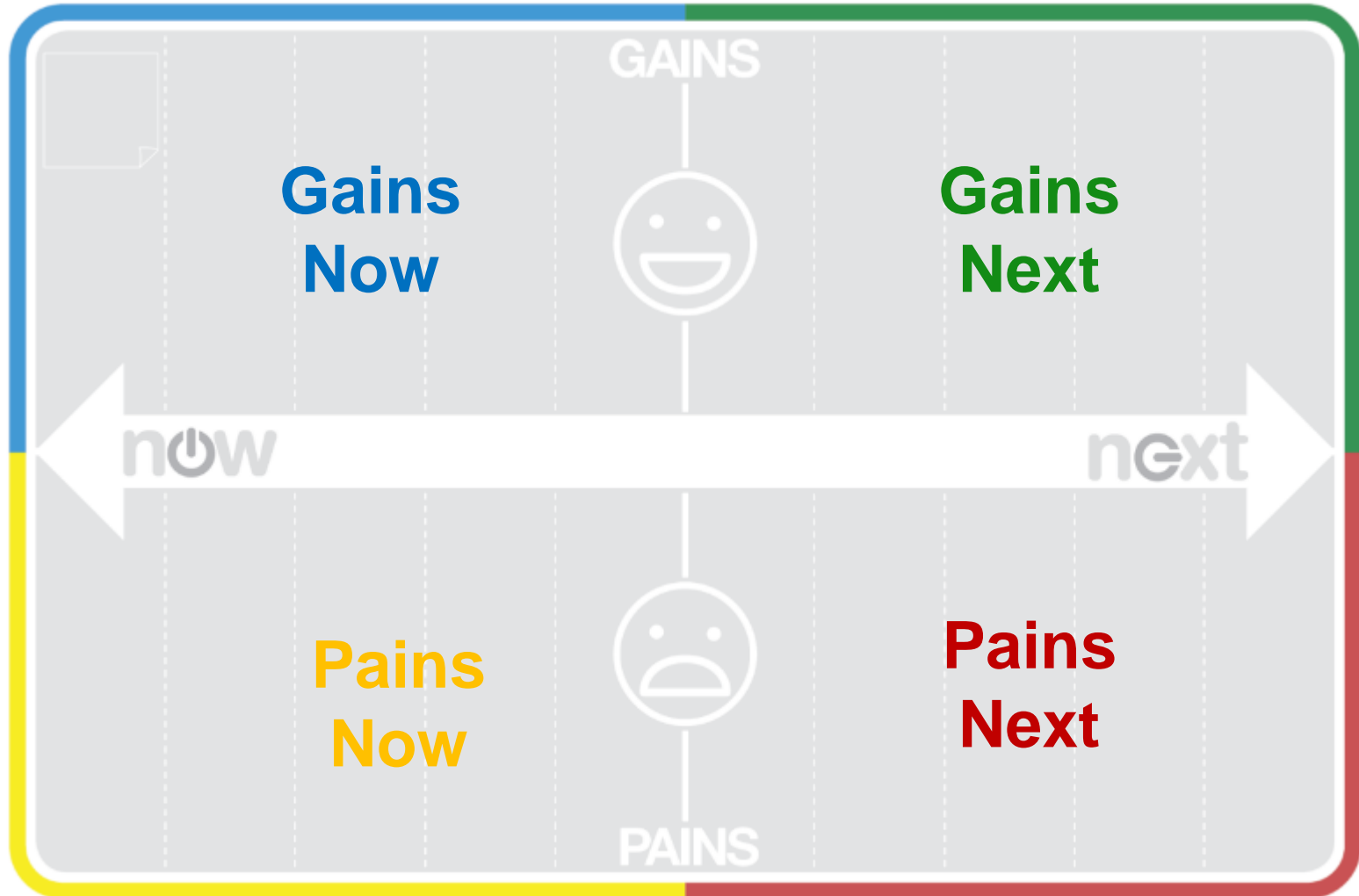
Survey Results

Andrew Browne – IBI Group





Survey: Gains & Pains





Survey Participation

75

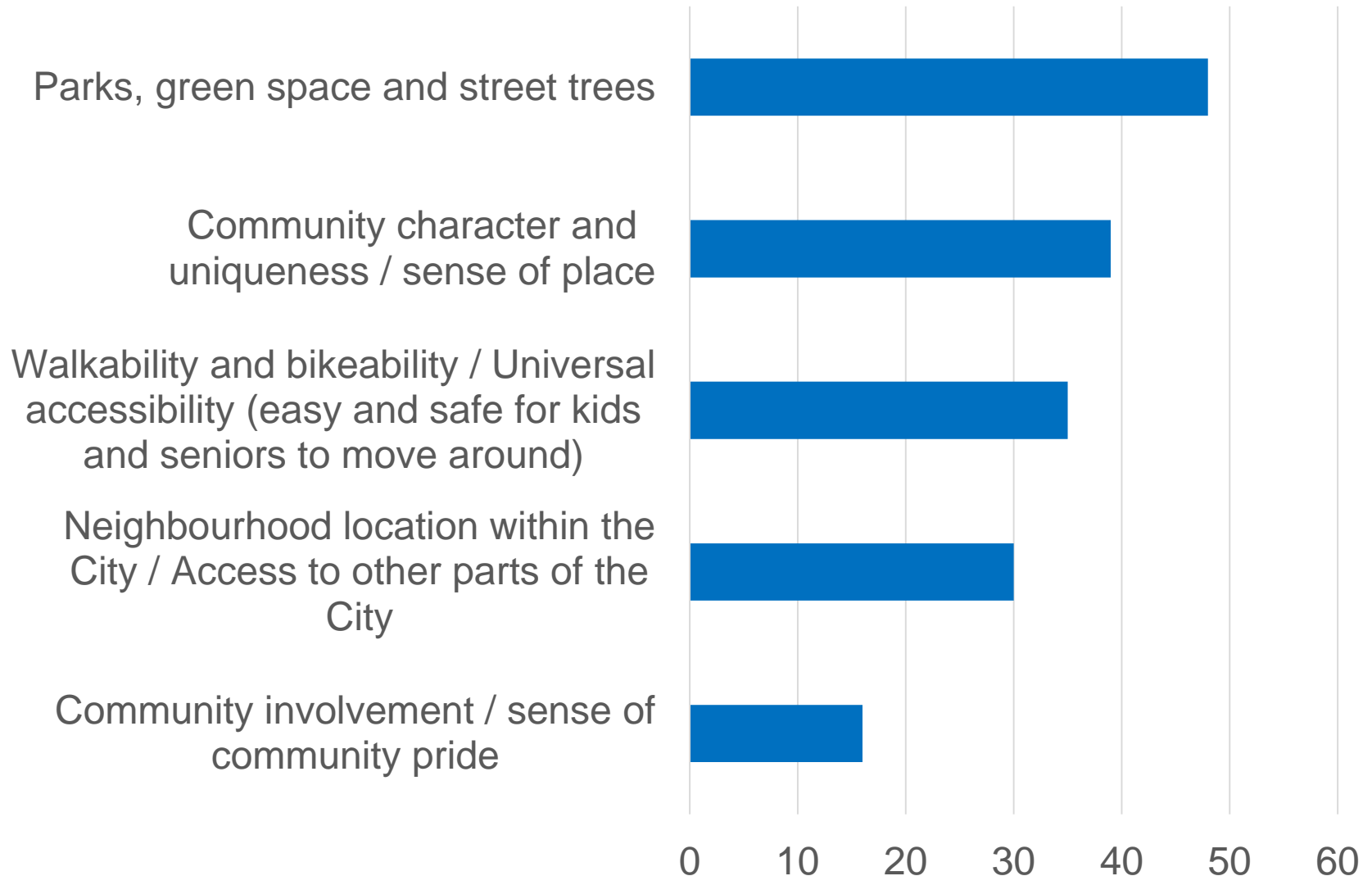
responses

90%

described
themselves as
residents

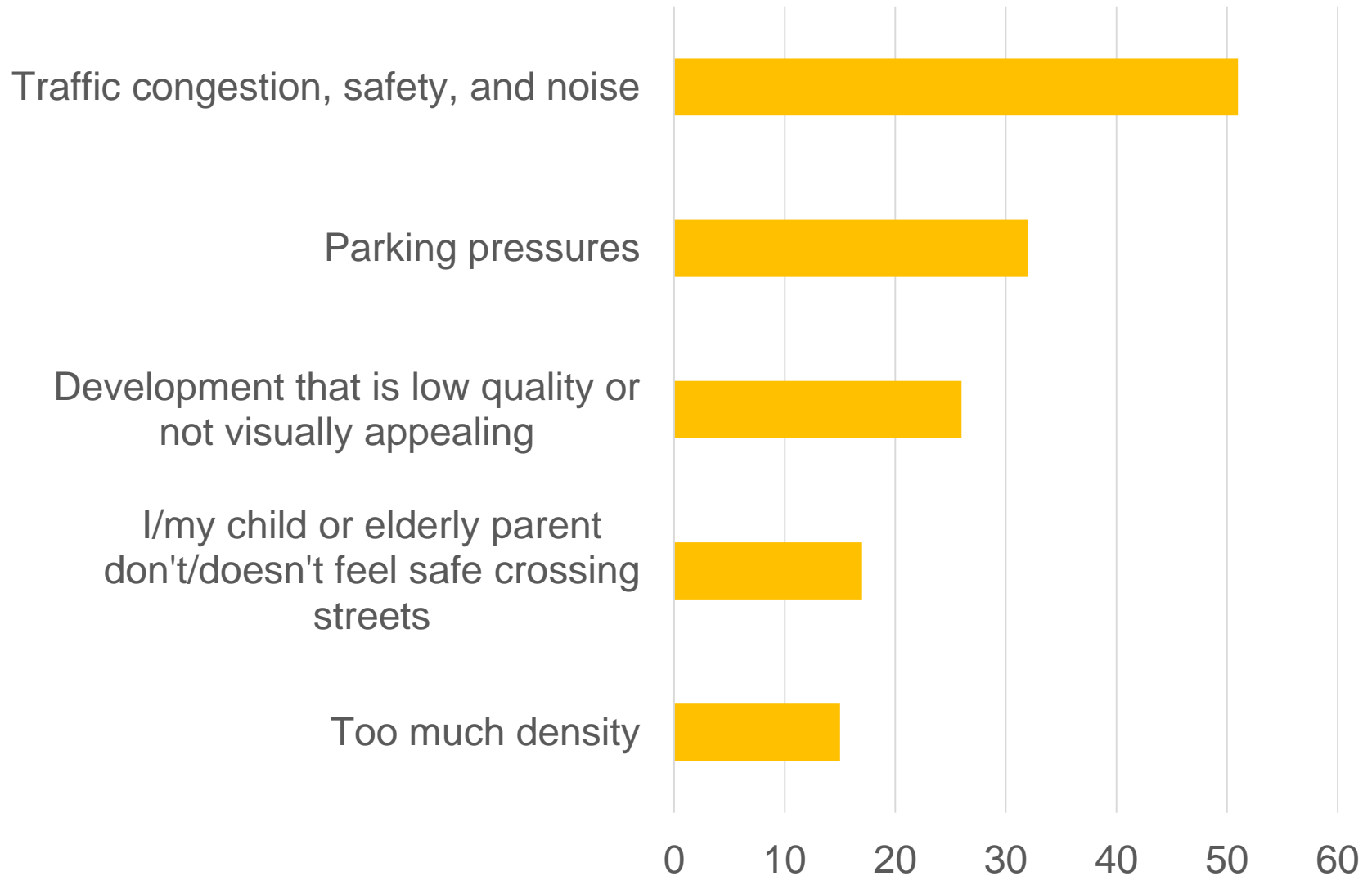


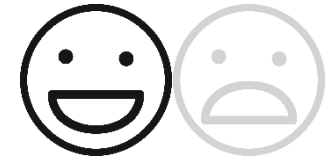
Gains Now





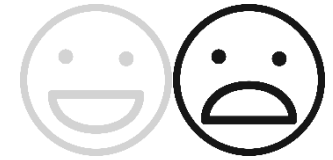
Pains Now



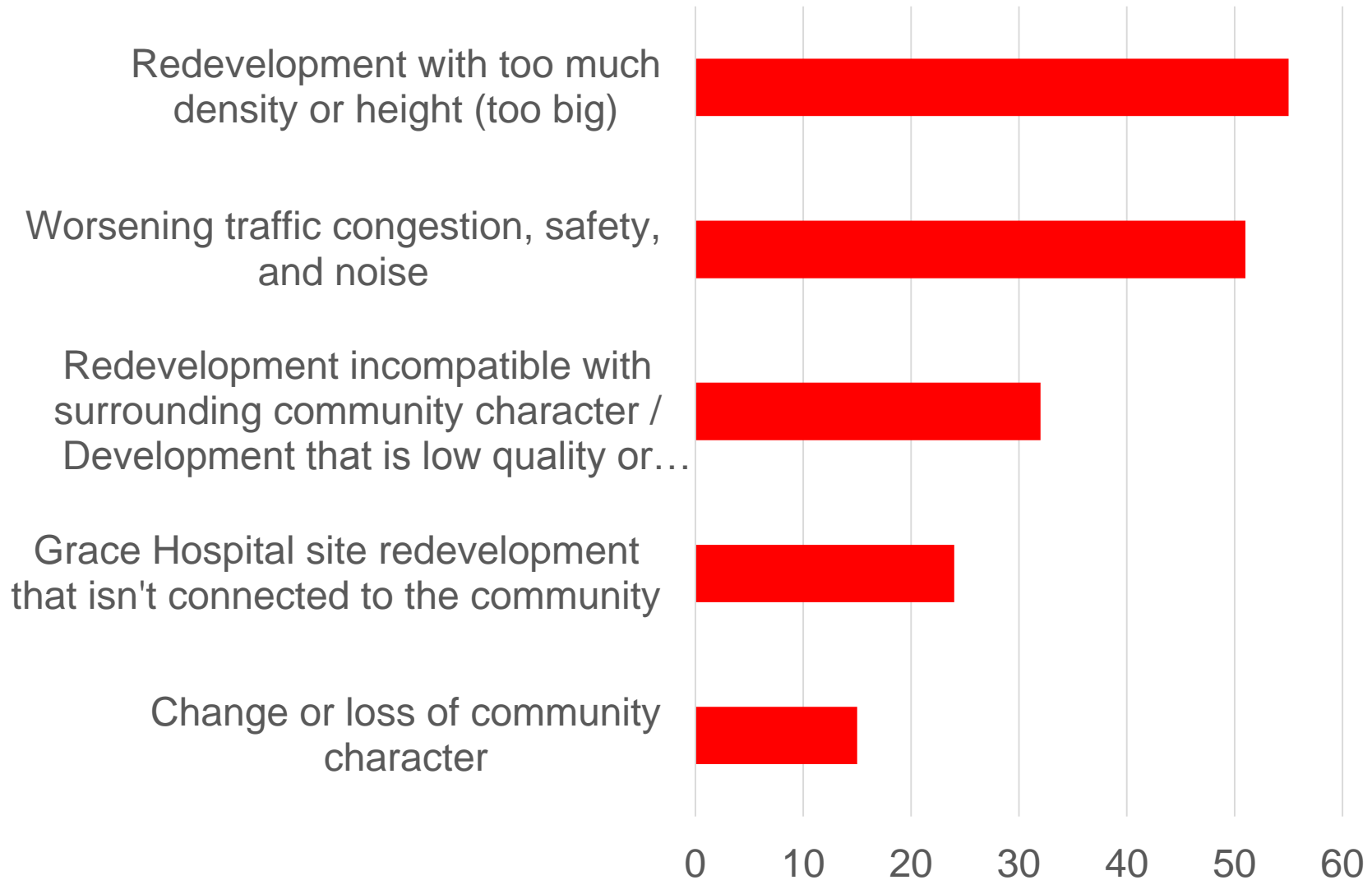


Gains Next





Pains Next





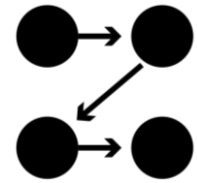
Other Comments

- Importance of ARP
- Walkability and bikeability are not the same and should not be grouped together as a choice
- Why did the order of responses change?
- Honour “village in the city” character
- Hopeful that decisions have not yet been made
- Reiteration of concerns re: traffic volume and pedestrian safety – in particular, schoolchildren
- Pressures on 12th Street
- Reiteration of concerns re: height and density

Today's Workshop

Andrew Browne – IBI Group





What We're Up To!

Issues



Ideas



Concepts



Surveys

Calgary 

Oakridge Crossing - Redevelopment of the Oakridge Co-op

About This Survey

This survey is directed to stakeholders that would be impacted by the **redevelopment of the Oakridge Co-op** in Southwest Calgary.

We want to understand your **values, aspirations, and concerns** regarding the Oakridge Co-op site and its urban context. The insights gained in this survey will be presented and inform the **workshops** to be conducted on May 17, where resident participants will help to produce their own concepts for the site.

Please ensure you complete this survey by **4:00 PM on Thursday, May 11th**. It should take only **5 minutes** to complete.

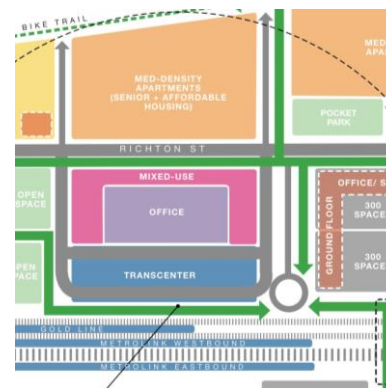
You can leave and come back to the survey anytime you want and catch up later; just make sure to press the 'at the bottom of each page to ensure your responses have been saved. For any questions, contact **Emma Mu**, the City of Calgary (Emma.MacIsaac@calgary.ca).



Board Game

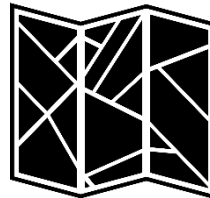


Concept Framework





Inputs into a Recommended Concept

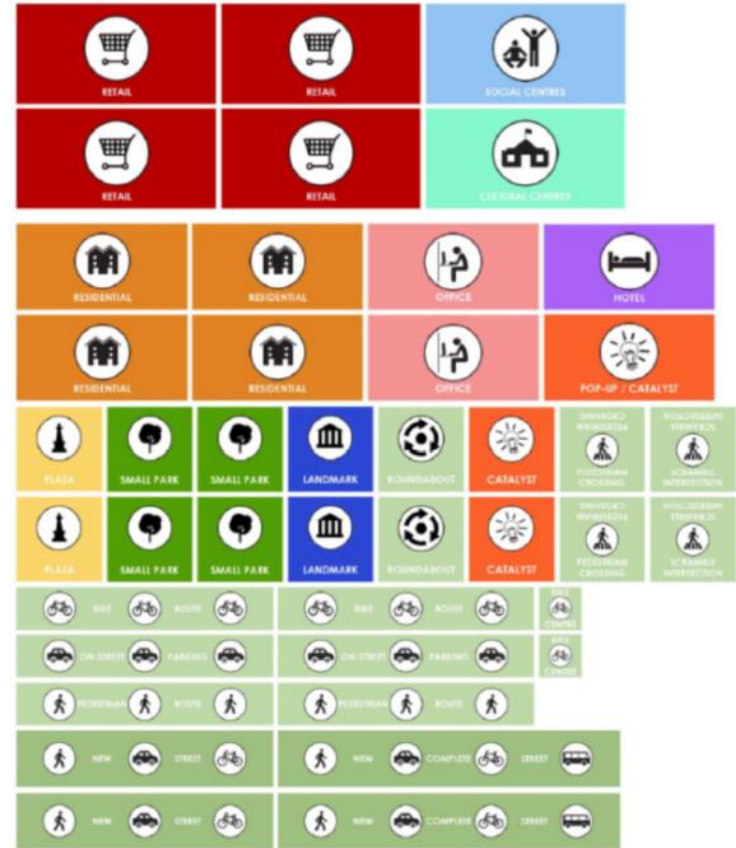


**Recommendation to
City Staff**

Board Game



Game Board



Playing Pieces

Game Board



Playing Pieces

T



BAG 1

Transportation
Connections

O



BAG 2

Open Space
Placemaking

D



BAG 3

Development
Buildings

Think About “The Whole”

T

+

O

+

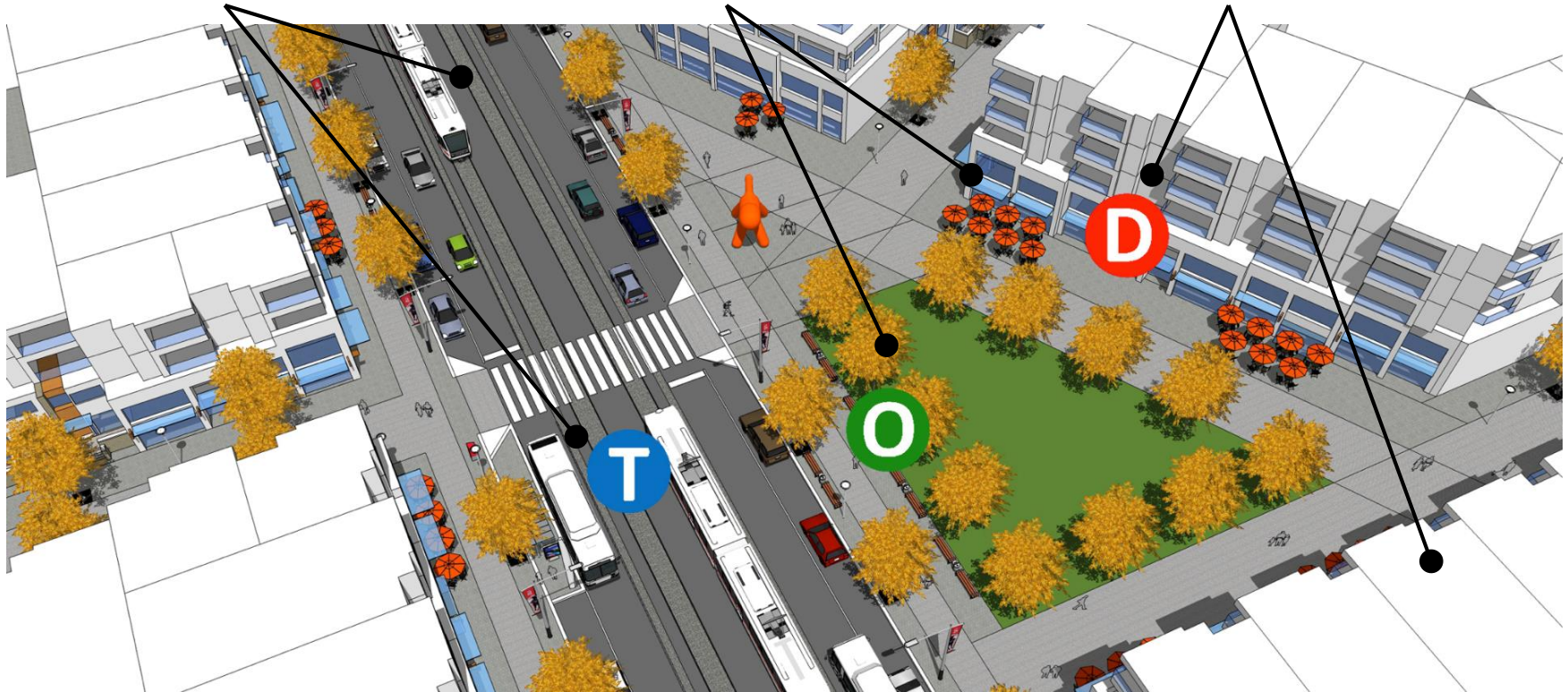
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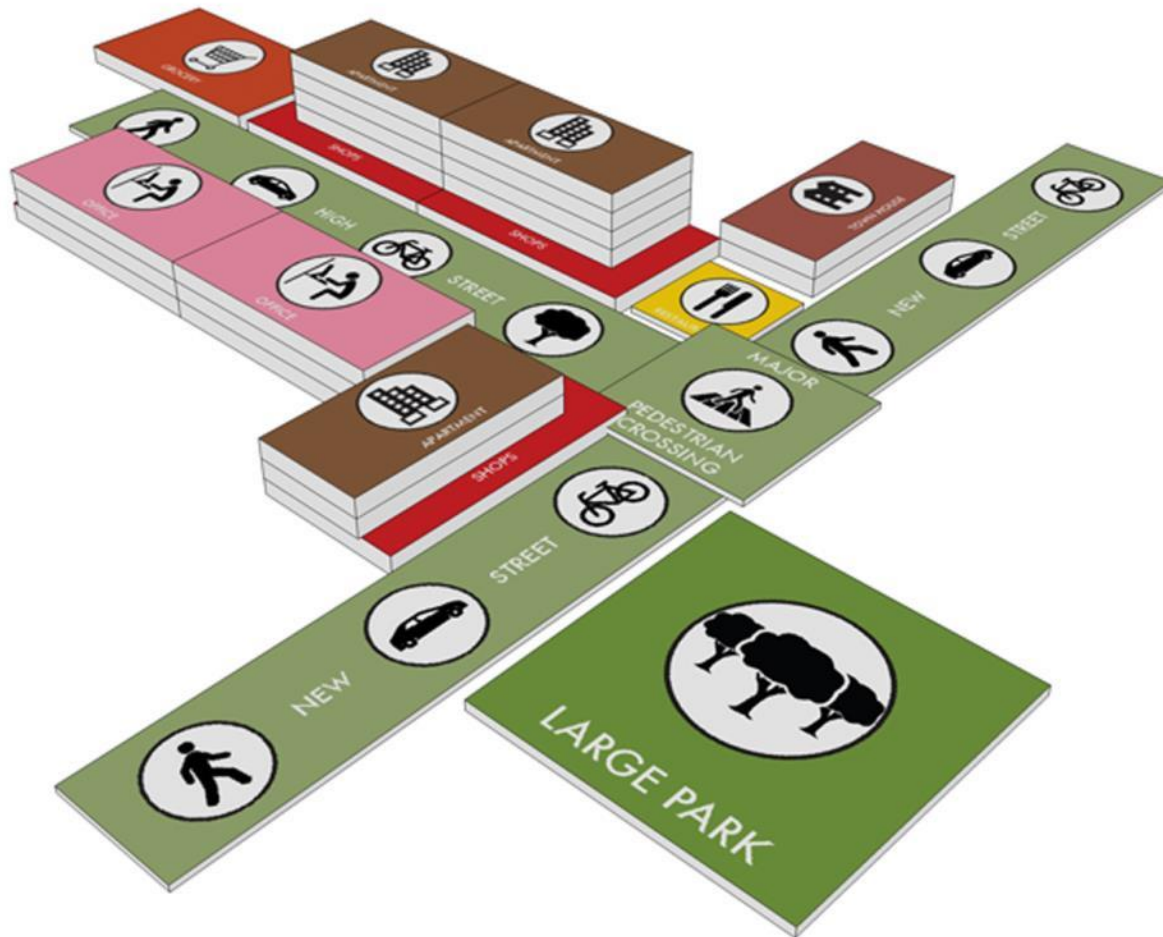
Transportation

Open Space

Development



Use of Playing Pieces



The Essentials

Medical Office



Hospice

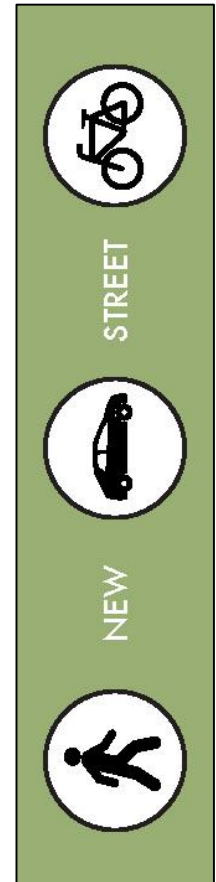


Assisted Living



Transportation

New / Upgraded Green Street



Pedestrian Connection



Enhanced Crosswalk



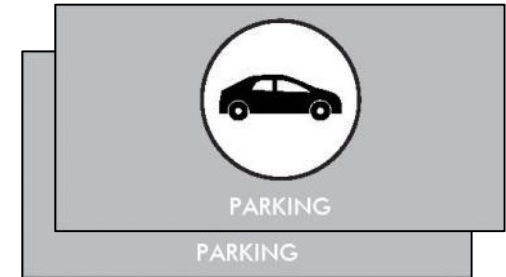
Secure Bike Storage



Parking



Parking Structure



Open Space

“Urban” Open Space

Plaza – Summer



Plaza – Winter



Public Art / Landmark



Outdoor Seasonal Market



“Green” Open Space

Courtyard



Park



Playground



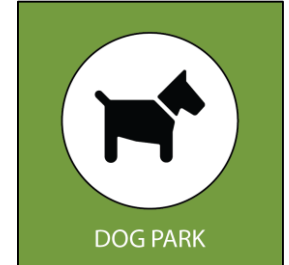
Skate Park



Community Garden



Dog Park



Development

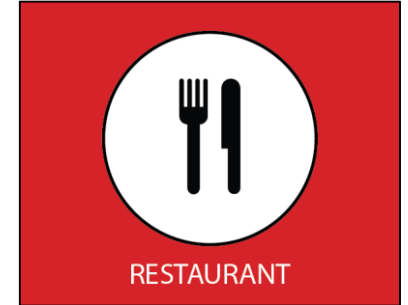
Shops



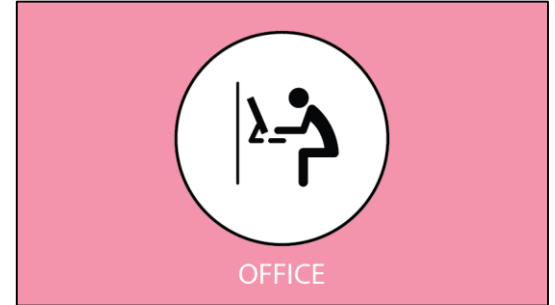
Corner Store



Restaurant



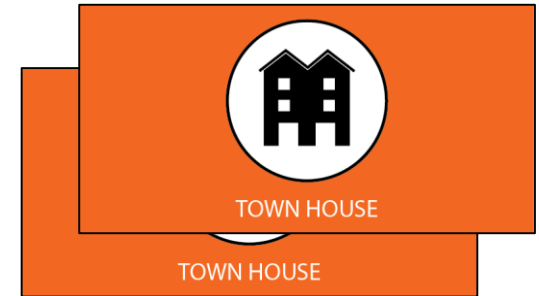
Office



Town Houses



Stacked Town Houses



Co-Housing / Co-Op Housing



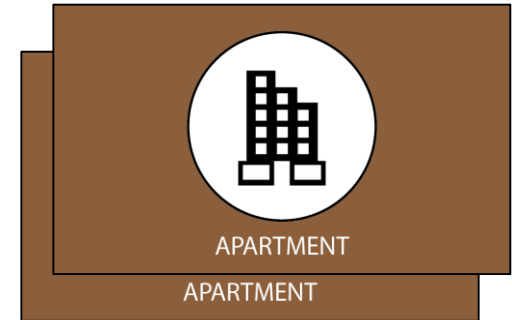
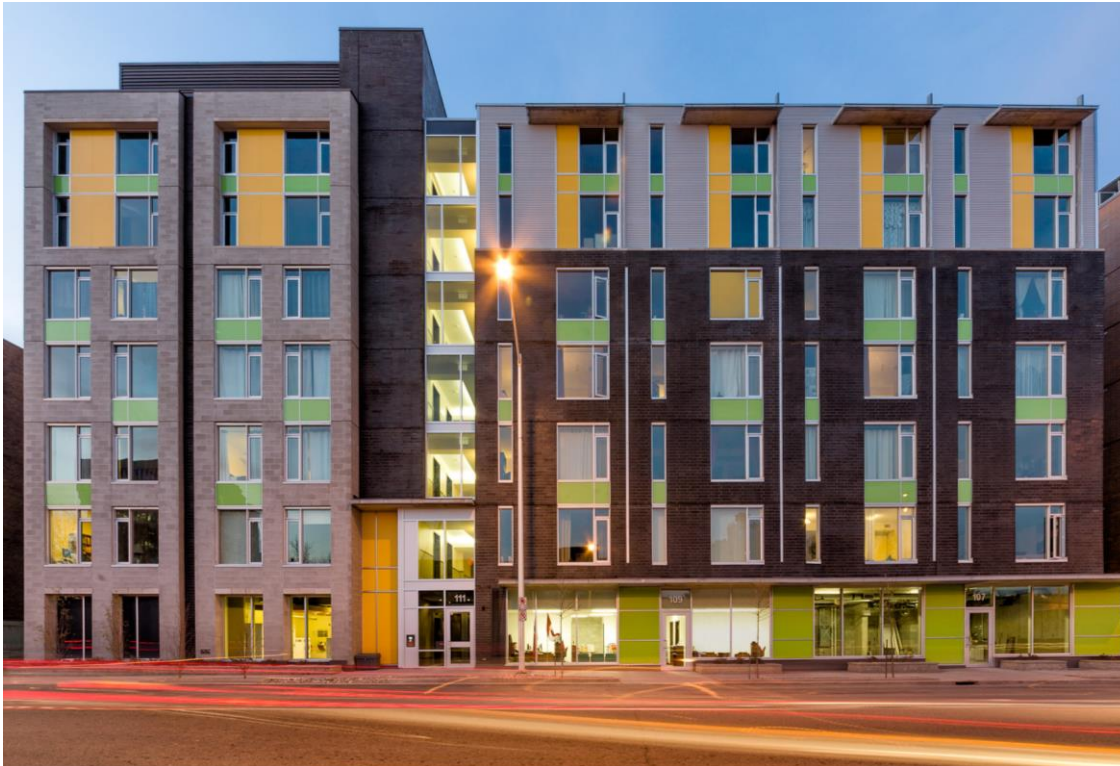
Live-Work



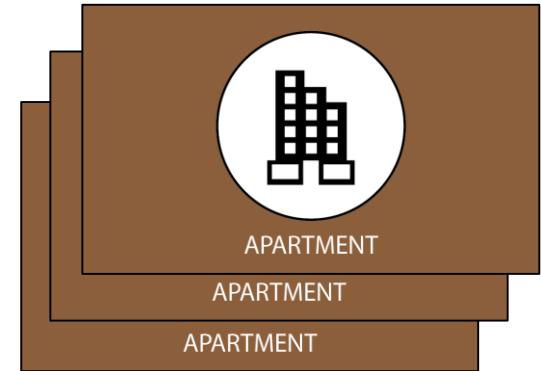
Apartment – 4 Storeys



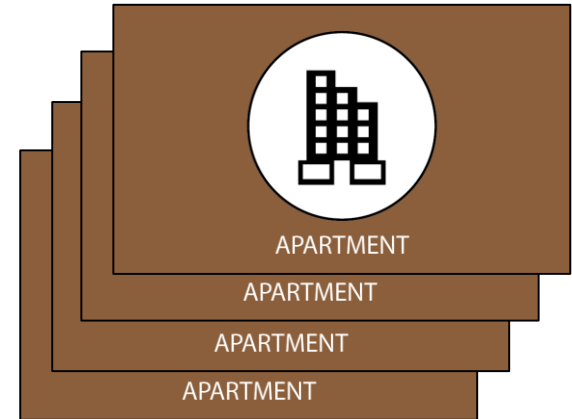
Apartment – 8 Storeys



Apartment – 12 Storeys



Apartment – 16, 20, 24 Storeys



+



+



Mixed Use



Affordable Housing



Seniors Housing



Daycare



Game Board



Board Game



Let's get started!

Table Report Back

City of Calgary



Table Report Back & Evaluations

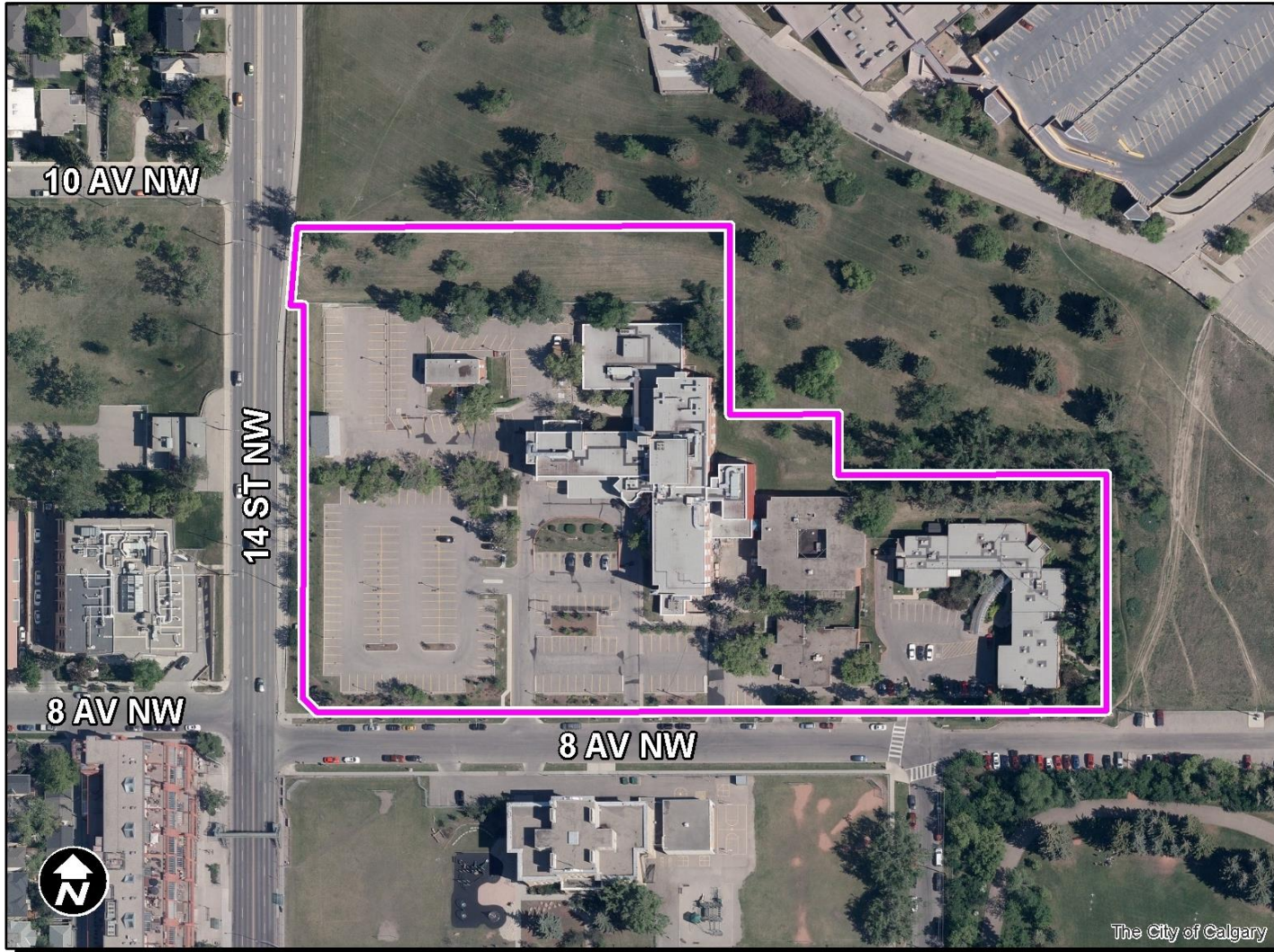
- **3 things** you learned or want to highlight
- **Tidy** up **un-played tiles**
- **Careful!** Don't bump your board!
- Please fill out an **evaluation**

Next Steps & Thanks

City of Calgary



Grace Land-Use Redesignation





Grace Land-Use Redesignation

