



Lisa Chong
Host

Major Developments

Riley Park Village | NorthWest HealthCare Properties



At 7.28 acres, the Riley Park Village project is the largest redevelopment site in Hillhurst, Sunnyside and the immediate area.

This will be a phased village-style medical campus located at the base of the escarpment at the northeast corner of 14 Street and 8 Avenue NW.

The former Grace Hospital site is a multi-year development project that has seen significant engagement and collaboration between the Applicant as a long-time neighbour, the City of Calgary, Hillhurst School, Agape Hospice,

St. Barnabas Church, and the community at large. Formal public consultation has included several community open houses, three City-hosted workshops in fall 2018 and ongoing public meetings with HSPC and other stakeholders.

Until recently, the proposed policy amendments have been in draft form.

This application has received unanimous approval at the Calgary Planning Commission (CPC) hearing on April 22, 2020. **Citizens can review the CPC video, proposed policy and supporting documents (CPC2021-0130) [HERE](#).**

Overview

- The existing Grace Hospital building, the smaller buildings and the vacant Sunset Lodge apartment building will be demolished, while the Agape Hospice (owned and operated by the Salvation Army) will remain on the site.
- The vision for the western portion of the site closer to 14 St NW includes a six storey (35 metres), up to 40,000m² medical office with structured and underground parking at the base of the hill *
- To implement the “village” feel and vision, green space and intergenerational residential development is planned on the eastern portion of the site. The built form can include a variety of housing types from rowhouses to midrise condo towers (up to 45 metres or 15-storeys) for a maximum of 75,000m² of residential buildable space. *
- The entire site has a Floor Area Ratio of 4.0: buildable space can be up to four times the total *area* of the site – this could take shape in a variety of ways: from shorter buildings with larger floorplates, to taller skinny towers with smaller building footprints (and thus more room for landscaping and a “park” feel), or a combination of both.

**For context, $40,000\text{m}^2 = 4.9$ Canadian Football League fields including the end zones and $75,000\text{m}^2 =$ the size of 9 CFL fields)*

At the time of writing, the Land Use and Area Redevelopment Plan (ARP) amendments are slated to go to City Council on **Monday May 31, 2021** for final decision. These parameters set the overall policy and expresses stakeholders' aspirations and objectives.

While preliminary designs for the medical building have been contemplated, no building designs and plans have been formally submitted. Each future Development Permit ("DP" or plans for each new building) requires a concept plan for the entire site to ensure that new building(s) will fit with the "Village" vision for the site.

Mobility

Mobility and traffic safety were identified as the top concern for the community. Medical uses tend to drive additional vehicular traffic. Improvements for the area will be triggered as new DPs for new proposed buildings and development phases are reviewed through the City Development Authority. Under the first phase medical office development between 100,000 sqft (or $\sim 9,290.3\text{ m}^2$ as currently) and up to 150,000 sqft ($\sim 13,935\text{ m}^2$), the developer may provide the following:

1. Left turn signal southbound on 14 St & 5 Ave
2. Temp curb extensions at the intersection of 12 St & 7 Ave
3. Temp curb extensions at the intersection of 12 St & 8 Ave
4. Wayfinding signage on 12 St
5. When warranted according to the City's warrant system for new traffic signals, signalization of the intersection on 5 Ave & 12 St

6. Aligning and removal of driveways impacted by this phase of development
7. Public realm improvements along the frontage of the first phase of development at 14 St & 8 Ave

Read Attachments 1 & 10 for the future mobility improvements as determined by the next phases of residential development, in review with the City in the CPC report.

HSPC Comments

The HSPC subcommittee team, made up of diverse, knowledgeable community members, generally supported with broader “Village” vision as a place of healing and the general themes that came out of the 2018 community workshops (see CPC Report Attachment 6).

- HSPC provided additional commentary on the overall 4.0 Floor Area Ratio and residential building heights, with a preference for shorter midrise buildings as appropriate for a “village” feel for the community;
- HSPC stressed the Hillhurst Sunnyside ARP vision for non-market housing and intergenerational living on the site;
- HSPC highlighted the important need to create an accessible connection to the SAIT/AUArts/Jubilee C-Train station as a true Transit Oriented Development. The SAIT/AUArts/Jubilee station is also the closer of the two LRT stations (the other one being Sunnyside station) and would help reduce increased mobility demands on the community as more jobs, visitors and residents are added to the area.

HSCA would like to thank community members and volunteers for their time engaging with the City and Applicant on this development in the community. The community was first engaged on the future of the Grace Hospital site from ~1999-2001, resulting in the addition of Section 9 of the current ARP and again from 2014-2021. The current vision represents a true intergenerational aspiration for the future of this important site.

Interesting Fact

This area of Hillhurst was originally a homestead with the Riley farmhouse situated near the present-day Agape Hospice. You can find a photo of the former Ezra Riley home on the [HSCA blog](#).

Next Steps

The Riley Park Village policy amendments will be presented to the May 31, 2021 Public Hearing of Council. Members of the public may follow along and view the live video at agendaminutes.calgary.ca on the day of the Hearing. While community engagement has been completed on the file, citizens can send letters or register to make a 5-minute presentation for Council's consideration between May 13 to May 25 before noon, by making a [Public Submission](#).

Lisa Chong for Bob, Decker, Eliot, Mark, Peter, Tara & HSPC