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19.01.02

RE:

January 14, 2019 Combined Meeting of Council
Applicant Submission for LOC 2017-0275 - Silvera at Glamorgan

City Clerk's Office
The City of Calgary
313 7 Ave SE,
Calgary, AB T2G 0J1

APPLICATION SUBMISSION PACKAGE CONTENTS:

1. Frequently Asked Questions
2. What We Heard Summary



SILVERA AT GLAMORGAN FREQUENTLY ASKED QUESTIONS

1. SILVERA FOR SENIORS

Who is Silvera?

Silvera for Seniors is a not-for-profit organization that provides secure, affordable housing with a continuum of support services to seniors in Calgary.

Where else does Silvera operate?

Silvera has more than 50 years of experience providing affordable housing for seniors in 25 communities in all four quadrants of Calgary. The facilities offer supported living including memory care, as well as self-contained apartments. Rental rates are based on income.

Who is funding this project?

A portion of the funding will come from the Resolve Campaign and additional funding will be provided by the Province of Alberta. In addition, partnerships with private developers are being explored.

2. MASTERPLAN AND VISION

What is Silvera proposing for this site?

The Silvera Board approved a new Master Plan for the site east of the existing Westview community. Silvera would like to develop the vacant lands as a residential community that provides seniors' housing and services, as well as multi-generational housing.

What is the Master Plan Vision?

The vision is to create a vibrant campus connected to the community. Seniors' housing will be on the west portion connected to Westview and multi-generational housing is proposed for the eastern portion of the site. There will also be amenities that support senior residents as well as residents of the new units and those living in the broader community.

How does the plan take advantage of the grade?

The site has a grade change of approximately 15 meters from the highest point (NE) to the lowest point (SW). This plan proposes to integrate the buildings into the grade. This concept also includes walkways designed to reduce the need to walk up and down the hill to connect the senior's buildings.

3. LAND USE

What is the proposed land use district?

It is proposed that the land be designated a Direct Control (DC) district. Direct Control districts are used in unique scenarios when there isn't an existing land use district in the Land Use Bylaw that allows for the development vision of the site. The proposed DC is based on Multi-Residential High Density Low Rise (M-H1) in the Land Use Bylaw.

Why a Direct Control District?

The Direct Control District addresses issues caused by the significant grade change of approximately 15 meters from the northeast corner to the southwest corner of the site. The District will limit building height based on where it is on the site:

- maximum building height will be 26 meters.
- building height adjacent to existing low-density and multi-residential housing will be transitioned from 16 or 20 meters based on location.

The requested DC zoning will permit community access to commercial and retail uses, allowing the local residents to access services offered to Silvera seniors. It also specifies a 3-meter setback along lanes and adjacent residential properties, reducing shadows and enhancing privacy.

4. BUILDING HEIGHT, SHADOWING AND VIEWS

How high are the buildings going to be?

The allowable maximum building heights are based on adjacency to single family homes and where the buildings are located on the hill. The maximum building height will be 26m, with a transition area that limits height adjacent to the single-family homes and townhouses north of the site.

How will the shadows affect my property?

The project team completed a shadow study illustrating the potential shadowing by the buildings allowed by the proposed land use. A transition zone that mandates a lower building height on the northern portion of the site limits shadowing of neighbouring backyards or homes between 10 a.m. and 4 p.m. on September 21st, June 21st and March 21st (the dates required by the City of Calgary).

5. SERVICES AND AMENITIES

Why does the Direct Control District include commercial uses?

Silvera currently offers services that are restricted to Silvera residents. By including commercial uses, Silvera at Glamorgan can offer these services to neighbouring community members.

What type of commercial services will be offered?

Silvera already offers commercial services to their residents that may include wellness and recreational programming, tuck shop, coffee shop, bistro, community meeting and performance space, hair salon, education facilities, and medical clinics.

6. TIMELINE

How long does the land use re-designation process take?

The anticipated date of construction is unknown to the project team at this time.

7. DENSITY & HOUSING

What type of housing is proposed?

Silvera at Glamorgan intends to develop supported living, as well as self-contained apartments and multi-generational housing.

SILVERA AT GLAMORGAN FREQUENTLY ASKED QUESTIONS

8. PARKING

Where is parking located?

Parking allocation, location and access will be finalized at the development permit stage. The intent is to locate most parking underground. A small allocation of surface-level parking will be provided for the retail/commercial component and for visitors.

The total number of parking stalls will be determined at the detailed design stage. The total number of parking stalls will be determined through the development permit stage.

Are you asking for any relaxations in parking?

It is standard for relaxations to be requested for seniors' and affordable housing as car ownership is low. The commercial services are intended for local residents and neighbours reducing the numbers of visitors arriving by car.

9. TRANSPORTATION

Have you considered the negative impact extra traffic will have on the neighbourhood?

As part of the application process, a Transportation Engineering firm completed a Transportation Impact Study. These studies rely on City of Calgary metrics and data.

A large portion of the new residents are seniors and have a very low car ownership and vehicular use rate. The transportation impact study applied very conservative assumptions (assuming many more cars than is likely) and found minimal impact on the surrounding neighbourhood.

Will 45 St. SW be closed at Glenmore Trail?

Ring Road construction will close 45 St. SW at Glenmore Trail SW. This closure will change traffic patterns in the neighbourhood. The transportation impact study included these anticipated changes in traffic patterns within the findings of the study.

Will there be transit to the site?

While Calgary Transit hasn't committed to extending services to the site, Silvera is continuing discussions to bring transit to the site. The Silvera at Glamorgan Masterplan includes bus zones and 50 Ave SW is designed to accommodate bus service.

10. INFRASTRUCTURE (PAST/PRESENT/FUTURE)

Can the existing infrastructure handle the new development?

Much of the infrastructure serving this site (sanitary, storm, and water lines) was upgraded in 2017 when 50 Ave SW was constructed.

The City of Calgary requires a series of pre-development studies that determine the impact future development on the greater infrastructure network and whether upgrades will be required. The studies follow City metrics and are reviewed by City engineers. Silvera completed all the requested studies and no further upgrades are required.

The City also requires an offsite levy from developers to offset the costs of future upgrades to infrastructure as the city builds out.

Will this development cause run off?

All stormwater runoff will be managed onsite with all new buildings including a stormwater capture systems that slowly releases captured water into a stormwater pond.

11. GREENSPACE

What will happen to the trees on site?

The site was heavily impacted by the September 2014 snowstorm and Silvera completed a tree assessment prior to removal of damaged trees. Redevelopment of the site will require significant tree removal. Silvera intends to incorporate landscaping that is attractive, functional and accessible for those with mobility constraints.

Will you be incorporating any park space?

The Master Plan envisions a connected and cohesive site that is walkable for all members of the community and provides ample greenspace. Both publicly accessible and private outdoor space will be provided for residents and community members. A network of internal and external pathways and corridors will run throughout the site and connect to buildings and the neighbourhood, while minimizing the steep grade for those with mobility constraints. A full landscape plan will be prepared at the development permit phase.

What will happen to the wildlife?

A construction management plan will be required at the development permit phase. This plan will include timing construction around bird nesting times and completing a thorough wildlife check.

12. FUTURE ENGAGEMENT

The project team will continue to notify the community about the progress of our application through our engagement website www.silveraglamorgan.com.

Silvera
FOR SENIORS



SILVERA AT GLAMORGAN

WHAT WE HEARD

LOC2017-0275
March 2018

SILVERA AT GLAMORGAN

WHAT WE HEARD

LOC2017-0275

This document provides an overview of engagement for the Silvera at Glamorgan Masterplan Area from 2015 onwards, and provides a summary of feedback and project team response to what was heard during the period of engagement from 2017-2018 that was specifically focused towards the Land Use Redesignation Application.

PREPARED BY

Silvera for Seniors

PROJECT TEAM

CivicWorks Planning + Design
S2 Architecture
Veritas Development Solutions
Colliers Project Leaders
Clark Builders
Watt Consultants

PROJECT CONTACT INFORMATION

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PROJECT WEBSITE

silveraglamorgan.com

Silvera
FOR SENIORS

CIVICWORKS
PLANNING + DESIGN

WATT
CONSULTING GROUP

S2
ARCHITECTURE

VERITAS


Colliers
INTERNATIONAL

CLARK
BUILDERS


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WE ARE ENGAGING IN A NUMBER OF WAYS




Fliers and Public Notices




Public Meetings




Community Newsletter



Project Website



Community Association Meeting



Dedicated Phone Line



ENGAGEMENT TIMELINE

2015	2016	2017
 <p>Meeting with Glamorgan Community Association Board of Directors <i>January</i></p>	 <p>Redevelopment Workshop at Glamorgan Community Centre <i>June</i></p>	 <p>Community Association Board of Directors Meeting <i>June</i></p>
 <p>Public Information Session at Glamorgan Community Centre <i>March</i></p>	 <p>Meeting with Glamorgan Community Association Board of Directors <i>October</i></p>	 <p>Community Meeting at Glamorgan Community Centre <i>September</i></p>
 <p>Redevelopment Workshop at Glamorgan Community Centre <i>June</i></p>		

Master Plan Vision

FEEDBACK SUMMARY

Community Meeting: September 13, 2017
Glamorgan Community Hall

65 Hand Delivered Notices



34 Attendees
17 Feedback Forms
(13 with written comments)
11 Sticky Note Comments
1 Online Inquiry

How did you hear about the meeting?



8 Notice in Mailbox



7 Newsletter



2 Friend

FEEDBACK FORM RESPONSES

I understand the vision for the redevelopment of the Silvera at Glamorgan site: **12** Yes **5** No

I understand why the proposed land use is being requested: **8** Yes **9** No

The proposed land use is designating certain areas for higher buildings and other for lower buildings, I understand why this is being done: **10** Yes **6** No

Are you a resident of Glamorgan? If no, what interest you about this site? **15** Yes **2** No

"My brother lives in Bob Ward, we need to review living arrangements"
"Used to live at Elbow Valley site"

AMENITIES

Silvera for Seniors will open some services to local residents, please indicate which of these services you might use.

Bistro/ Cafe	5 Yes 9 No	Senior Wellness Centre	8 Yes 7 No
Pharmacy	5 Yes 7 No	Hair Salon/ Barber	3 Yes 8 No
Tuck Shop	3 Yes 8 No		

If there are other services you would use, what are they?

- ATM
- Entertainment
- Local Pub
- Yoga
- Group Programming
- Lawn Bowling

"No - have established group of businesses within the district that already meet my needs"
"What is a Tuck Shop"

WHAT WE HEARD



Amenities

"I like the idea of housing services available to Glamorgan residents- another way to facilitate seniors remaining in their homes"



Traffic & Circulation

"Bike friendly development is important to me"
"Traffic" **



Noise & Privacy

"keep the expected increased traffic, noise & disruption situated away from a very quiet neighbourhood." **



Building Location

"...situate the Silvera housing portion at the back of the property" **
"sun loss on laneway"



Green Space

"...A park like area is of benefit to all" **



Property Value

"impact on property values" **



Unit Types/ New Residents

"What is the common age and are the suites subsidized?"
"creation of multi-generational, market housing. This is not in keeping with the original concept." **



Density

"Great use of space. Good for density - school population - all age mix"
"This is a small parcel of land and to have 1500 - 2000 people living in these accommodations is horrendous."
"Density is too high"



Building Height

"We would rather fewer buildings - built higher - if some of the beautiful grounds and mature trees could be spared" **
"Previous meetings said 4 stories-now it could be up to 8 stories?"

**comments derived from a single feedback form

PROJECT TEAM RESPONSE



Density

The application's Direct Control District is based on Multi-Residential High Density Low Rise District (M-H1) which allows for multi-residential development with a range of built forms. The proposed density supports the redevelopment vision for a long term comprehensive campus style development that will support a range of senior housing and multi-generational housing options. The site is well situated on the southerly edge of the Glamorgan community, which provides a buffer between a high-volume transportation corridor (Glenmore Trail SW) and existing residential development. Future long-term development will largely be determined by grant funding and housing demands.



Building Height

The proposed building height allows for Silvera for Seniors to construct buildings that can accommodate the specific programming needed to provide seniors care, while also addressing the significant grade change occurring on site. To ensure a sensitive transition between new development and existing residential development, the Direct Control District includes height restrictions and an additional 3m rear yard building setback along the northern property line to reduce shadow impacts and privacy on adjacent properties. These conditions, along with the existing laneway, form an ample buffer between the existing residents and the proposed development.



Amenities

The proposed Direct Control District incorporates neighbourhood scale commercial amenities to be enjoyed by both residents and community members. Community members shared feedback on services they would use. Responses included: entertainment, food and beverage, and recreational opportunities like yoga and lawn bowling. The proposed Direct Control land use district allows for these uses at the discretionary level and the proposed development considers them as future tenant opportunities.



Traffic & Circulation

A Traffic Impact Assessment (TIA) was undertaken by transportation engineers at Watt Consulting Group, completed to City of Calgary regulations and standards.

A large portion of new residents will be seniors, a group generally associated with very low car ownership and vehicular use rate. The transportation impact study applied conservative assumptions (assuming many more cars than is likely) and found minimal impact on the surrounding neighbourhood. As the site develops there may come a point where the number of new vehicles would trigger an upgrade to the intersection at 45 St and 46 Ave SW.

Additionally, ring road construction will close 45 St SW at Glenmore Trail SW. This closure will change traffic patterns in the neighbourhood and has been included in the findings of the TIA.

The Master Plan area is designed to accommodate future transit connections.



Noise & Privacy

Construction noise will be managed through a Construction Management Plan at the Building Permit stage. The project team is committed to reducing negative impacts of construction on adjacent neighbours. It is anticipated that following construction the future site development itself will assist in the reduction of noise from Glenmore Trail SW by acting as a sound barrier for the existing neighbourhood.

Privacy and overlooking concerns are in part mitigated through proposed height restrictions and rear yard building setback. The generous width of the adjacent laneway, coupled with height restrictions and rear yard building setback have been applied to the site to reduce overlooking to the rear yards of adjacent properties.



**Building
Location**

Building locations shared with the community are currently conceptual in nature and will be finalized at the development permit stage. Internal roads are designed to be positioned away from the northern property. Buildings with greater height will be strategically located adjacent to Glenmore Trail SW.



**Green
Space**

A Landscape Plan providing a program for open space will be submitted to the City of Calgary for review at the Development Permit stage. The Landscape Plan will meet the regulations for landscaping as outlined in the Land Use Bylaw. Silvera is committed to incorporating a connective pathway system to enhance pedestrian connectivity and circulation and provide accessible green space for residents of all ranges of mobility.



**Property
Value**

While property value is not a planning consideration, Silvera and the project team are committed to a comprehensive high quality redevelopment vision for the site. The redevelopment vision ensures a sensitive transition to neighbouring residential properties through building height restrictions, building setbacks and the provision of local neighbourhood level amenities. Future development increases affordable housing opportunities for a growing seniors population, diversifies available housing in the Glamorgan community and provides the opportunity for residents to age in place within the neighbourhood. For these reasons, the project team anticipates an overall positive outcome for the Glamorgan community.



**Unit Types/
New
Residents**

The redevelopment vision allows for a range of housing opportunities, such as affordable senior's housing, rent-geared-to-income housing and multi-generational housing.

Proposed future unit types are currently conceptual in nature and will be finalized at the development permit stage.



APPENDIX A

ENGAGEMENT MATERIALS

FIGURE 1.0 Online Engagement Portal www.silveraglamorgan.com

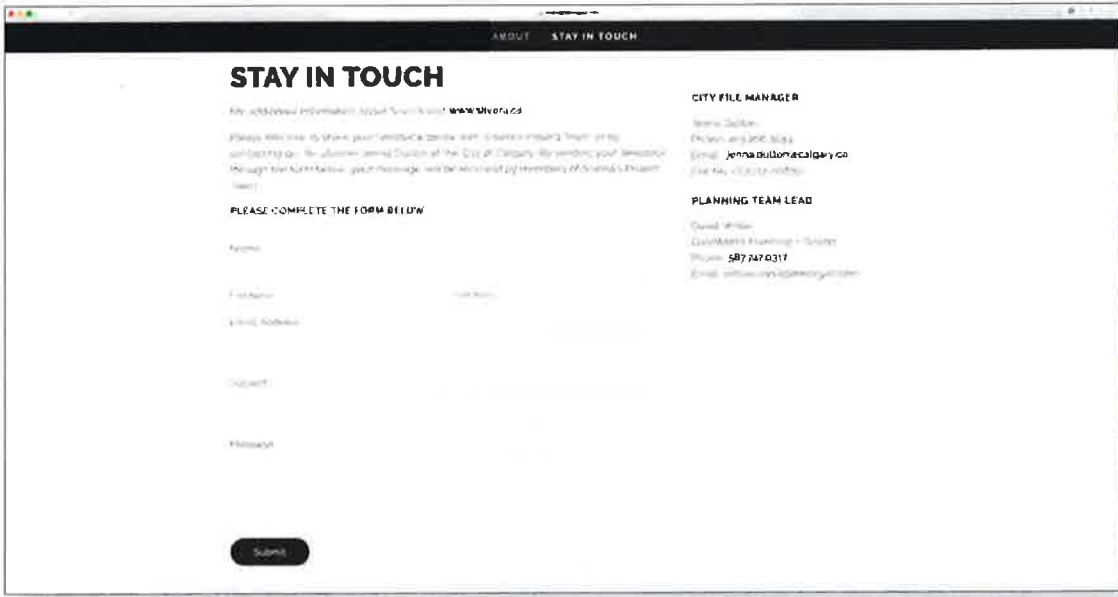
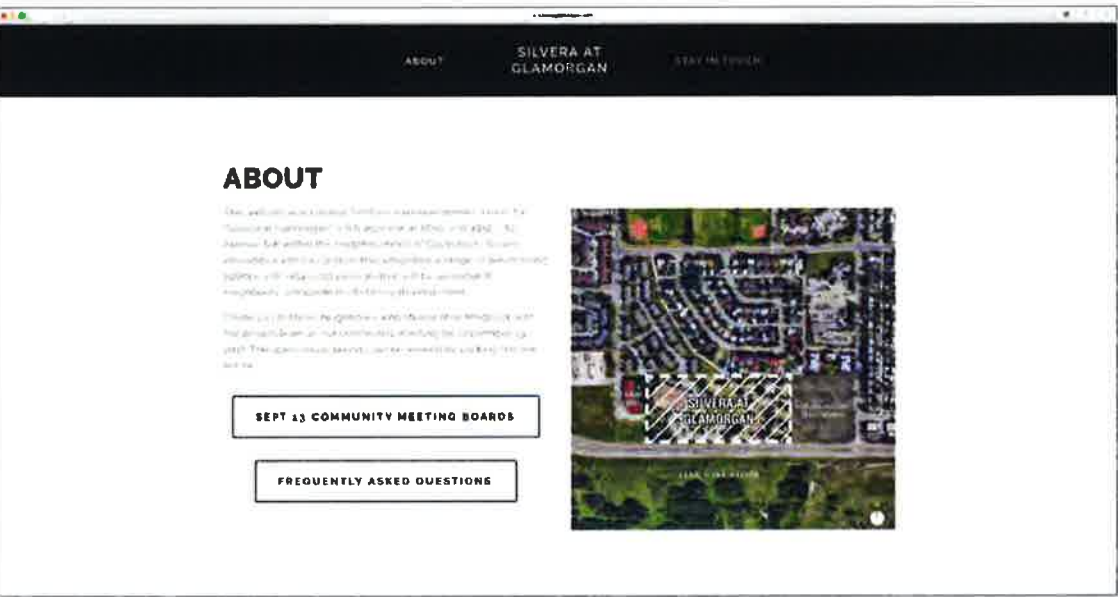


FIGURE 1.2 Newsletter Advertorials (March 2015 - February 2018)

Horizon Housing Society

Glamorgan Project Update

Horizon Housing Society continues to make steady progress on its 10-unit development, located at 502545 Street S.W. A groundbreaking celebration with community members, government and Horizon Housing's partners was held on April 27 and full-scale construction has commenced on the site in accordance with project timelines. Footings for the buildings and parkade walls are beginning to take shape. The project, formerly known as Elbow Valley Lands, has been re-named for the duration of construction to the "Glamorgan Project".

To view the development permit and drawings, please visit www.horizon-housing.ab.ca and direct questions to info@horizonhousing.ab.ca.

Update from Silvera for Seniors


Silvera for Seniors is moving forward to develop its site east of the current Westview community. In July, we shared the news that our Board of Directors approved a Master Plan concept for the site. We also noted that the City of Calgary suggested we would need a land use amendment to support our goals.

Our goals include integrating the development with the Glamorgan community, welcoming our neighbours to create commercial services and facilities, and locating the height and density along the Glenmore Trail property line. The focus on linking buildings and services with connected pathways and green space, and locating density on the south portion of the site will create a welcoming campus like environment. We will be requesting a Direct Control land use designation that specifies the location of density, height and uses.


The input of the Glamorgan community helped shape the vision of a multi-phased development that will provide housing for seniors in independent and supportive living units as well as provide multi-generational market housing. You will have an opportunity to review our progress at a meeting at the Glamorgan Community Association hall on September 13th. Details of that meeting will be announced in September. We are excited to share information about our inclusive community that on full build out will include a diversity of housing and services for both seniors and non seniors.

We remain committed to being a good neighbour and an involved member of the Glamorgan community.

Always Welcoming New Clients to our Veterinary Practice!



403-246-1274
Glamorgan Shopping Centre
www.glamorgananimalclinic.com



AUGUST 2017 | Call 403-263-3044 for advertising opportunities

Silvera FOR SENIORS

Silvera at Glamorgan

Silvera for Seniors hopes you all had a good holiday season and we wish you a happy new year. We are excited to be moving forward with our project in Glamorgan and look forward to working with everyone in the community in 2018.

As we indicated previously, the formal request for a land use amendment was submitted to The City of Calgary in late September. As of the end of 2017, the amendment application was under review by City Administration. Silvera will continue to update the community association as the application moves forward.

Information on the current status of the application is available at www.silveraglamorgan.com. If you have any questions please send an email to enq@silveraglamorgan.com.

Focus on Glamorgan

February 2018 edition

FIGURE 1.3 Community Engagement Invitations

Invitation to Glamorgan Residents

Please attend a community information session about the future of the Silvera for Seniors land.

March 16, 2015 - 7 to 8:30 p.m.
Glamorgan Community Association
4207 41 Ave. SW, Calgary

You are invited to attend a community presentation about the redevelopment of the lands at 45 St. SW and Glenmore Trail.

Silvera for Seniors and Horizon Housing Society are partners in this project. They look forward to sharing their vision and an overview of how they would like to develop the site. With your input and feedback they aim to create a neighbourhood for families, singles and seniors that benefits and enhances your community.

For more information, please go to www.silvera.ca.

Questions and comments can be sent to contact@silvera.ca.

SILVERA AT GLAMORGAN

Silvera FOR SENIORS

COMMUNITY INFORMATION MEETING

September 13, 2017
5:30 to 7:30 p.m.

Glamorgan Community Association
4207 41 Avenue S.W.

You are invited to the community information meeting on September 13th to review our land use application for the remaining lands adjacent to Glenmore Trail and Sarcee Trail SW (5050 & 4850 50 Ave. SW).

You helped shape the vision of the future development that will provide housing for seniors in independent and supportive living units as well as provide multi-generational market housing. We look forward to sharing our progress and application details with you.

Information is available on our website at www.silvera.ca or at www.silveraglamorgan.com.

FIGURE 1.4 Community Open House (September 13, 2017)



SUN SHADOW STUDY

LAND USE AMENDMENT COMMUNITY UPDATE
via Glamorgan newsletter & www.silveraglamorgan.com website

JANUARY 2018

2018 is promising to be an exciting year for Silvera for Seniors and we look forward to working with Glamorgan Community Association and our neighbours as we move forward to implement our vision for our site.

During the latter part of 2017 we were in consultation with City of Calgary Administration regarding our land use amendment application. Those discussions led to an update of our land use amendment application.

The updated proposed Direct Control land use district (zone) will follow a comprehensive set of policies for the whole property rather than the initially proposed three sets of policies. It will maintain the original intent of neighbourhood transition with policy statements that require a sensitive transition along to the northern edge of the property by limiting building height to reduce privacy concerns and shadow impacts on the adjacent residential area.

These changes do not affect the Master Plan Concept design and both the proposed unit count and maximum allowable building height (26m) remain the same as previously presented at the community information meeting in September 2017.

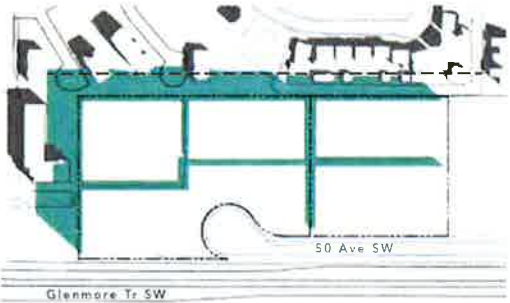
This land use amendment application is tentatively scheduled to be reviewed by the Calgary Planning Commission on February 22, 2018. If you have any questions please send an email to engage@silveraglamorgan.com.

Shadow Study

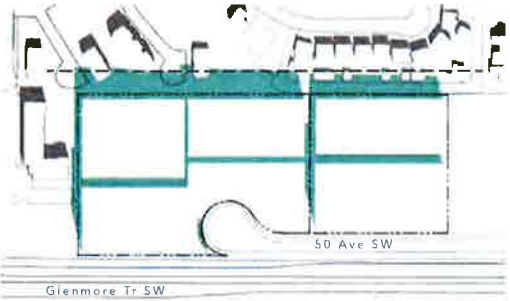
The revised land use amendment application includes policies to provide a sensitive transition to the existing neighbourhood. The shadow study below shows the shadow cast by the Direct Control district's buildable envelope on the site. From March 21st to September 21st shadowing from the site will not extend beyond the garages of the single family homes on the adjacent low density properties.

ORIGINAL APPLICATION SEPTEMBER 2017
Shadows represent both Sept 21st & March 21st

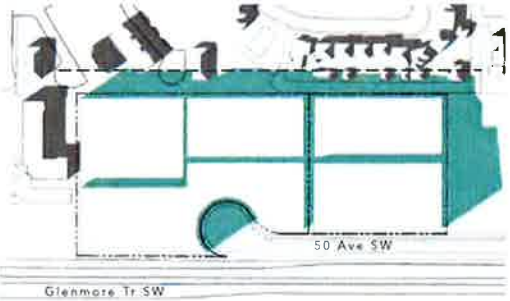
10:00 am



12:00 pm



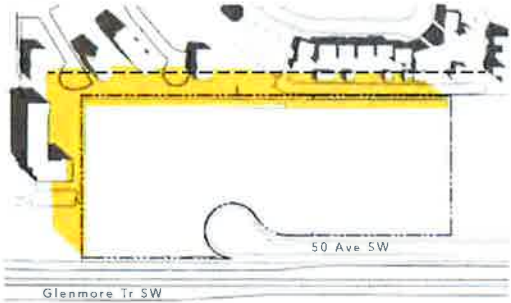
4:00 pm



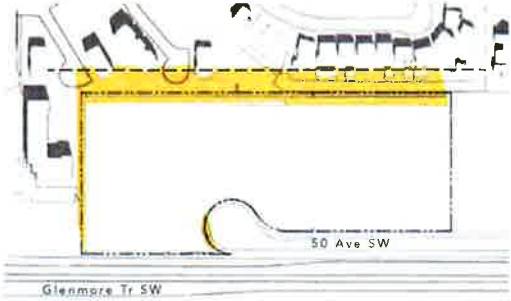
Shadow Impact - Original Application
--- Back of Single Family Garages

REVISED APPLICATION JANUARY 2018
Shadows represent both Sept 21st & March 21st

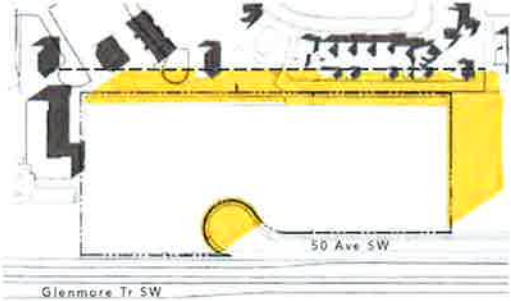
10:00 am



12:00 pm



4:00 pm



Shadow Impact - Revised Application
--- Back of Single Family Garages

NOTE: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed allowable land use envelope, surrounding built form and natural features. Simulated dates and times are based on established City of Calgary requirements.



APPENDIX B

VERBATIM FEEDBACK

VERBATIM FEEDBACK

Open House Comments

- » I like the idea of housing services available to Glamorgan residents- another way to facilitate seniors remaining in their homes
- » What is the common age and are the suites subsidized?
- » Great use of space. Good for density - school population - all age mix
- » The increased population of the area seems appalling. However, I am glad to see what is being planned.
- » Traffic
- » All the above services already exist nearby
- » What became of the green spaces + campus like environment?
- » Bike friendly development is important to me
- » What is "Multi-generational" housing?
- » Previous meetings said 4 stories-now it could be up to 8 stories?"
- » Retaining walls are a must
- » I am really against the density for these projects. This is a small parcel of land and to have 1500-2000 people living in these accommodations is horrendous.
- » Density is too high
- » 6-8 stories was never part of the original scope of the land. Where are the green spaces?
- » More dust control!
- » Original the tallest high was 4 stories how its 6-8 stories on the new addition. Green space seems a thing of the past. Sales people
- » Sun loss on laneway/maintenance snow clearing
- » Frost on the lane from the buildings causing shade on the laneway

- » This new plan is completely altered from any other rendering + descriptions discuss at all prior meetings. We have discussed the concept that there would be 2 Silvera seniors complexes built (each 3 stories high)- utilizing the remaining 5 acres parcel existing between the new Horizon building and seniors home.

Note- We would rather fewer buildings - built higher - if some of the beautiful grounds and mature trees could be spared - A park like area if of benefit to all-- vs a spread out, low building centric vision.

Comments: As of today's info session we have found that a significant portion of the 5 acres is now being considered for subdivision and creation of multi-generational, market housing. This is not in keeping with the original concept.

Concerns: noise, lack of privacy, impact on property values, loss of maintenance, oversight and community standards

In the understanding that development is inevitable, we settled in to accepting the plan we had been show - focusing on the benefits that came hand in hand with the Silvera brand of ownership- at the core is the awareness of the obvious standards of care & stewardship shown- There is an immediate loss of that the moment the market housing piece is added.

IF Chopping up the property + adding in multigenerational housing is an absolute, then the only community supportive step to take that honors the established houses bordering the land would be to situate the Silvera housing portion at the back of the property- bordering the Glamorgan Crescent back alley. This would at least maintain an expected and welcomed presence for the Glamorgan homes about to inherit a very altered landscape. The market housing should therefore be situated in from (South of the 2 new Silvera homes- running parallel to & nearest to Glenmore trail. This would keep the expected increased traffic, noise & disruption situated away from a very quiet neighbourhood.

Online Inquiries

- » Hello,

Will Silvera be hiring new staff at this location such as LPN's? Also is this assisted living / long term care ?

- » Please advise services that will be offered . Will you have 2 bedroom suites, meals supplied, nursing staff etc. Indoor parking, rental fees or purchase costs. Do you have or will you have a brochure on this facility. When can we apply to live there. Your response is appreciated.

- » Looking for information on this location for two seniors

- » Please advise when plans are finalized and when we can apply for a 2 bedroom unit. Prices for couples would be appreciated. Thanks.

- » Hello

I had spoken with Garrett Newman yesterday (Sept 13) at the meeting and advised him I have a brother who is currently living in Bob Ward and that we are interested in the new Silvera. My brother is 55, is mentally challenged with a mentality of a 20 year old, he is a double transplant (kidney/pancrease) of 11 years - lives independtly in Bob Ward with the assistance of Meals on Wheels and Home Care to help with his showers. He currently receives AISH and CPP, we are interested in moving due the fact my brother is aging and our family would like to ensure he will always be living in a safe and happy environment. Garrett advised that with the nature of my brother's issues he may be a good candidate for new Silvera and to request an application, we also understand that there is subsidiary available for my brother, also our family will also be subsidizing him if necessary - this is not a concern for us.

If you could please forward an application to myself at [REDACTED] we would appreciate the help - also if you have any questions please feel free to contact me at [REDACTED]

Thank you very much!



APPENDIX C

FREQUENTLY ASKED QUESTIONS

1. SILVERA FOR SENIORS

Who is Silvera?

Silvera for Seniors is a not-for-profit organization that provides secure, affordable housing with a continuum of support services to seniors in Calgary.

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The vision is to create a vibrant campus connected to the community. Seniors' housing will be on the west portion connected to Westview and multi-generational housing is proposed for the eastern portion of the site. There will also be amenities that support senior residents as well as residents of the new units and those living in the broader community.

How does the plan take advantage of the grade?

The site has a grade change of approximately 10 meters from the highest point (NE) to the lowest point (SW). This plan proposes to integrate the buildings into the grade. This concept also includes walkways designed to reduce the need to walk up and down the hill to connect the senior's buildings.

3. LAND USE

What is the proposed land use district?

It is proposed that the land be designated a Direct Control (DC) district. Direct Control districts are used in unique scenarios when there isn't an existing land use district in the Land Use Bylaw that allows for the development vision of the site. The proposed DC is based on Multi-Residential High Density Low Rise (M-H1) in the Land Use Bylaw.

Why a Direct Control District?

The Direct Control District addresses issues caused by the significant grade change of approximately 10 meters from the northeast corner to the southwest corner of the site. The District will limit building height based on where it is on the site:

- maximum building height will be 26 meters.
- building height adjacent to existing single-family housing will be transitioned from 16 or 20 meters based on location.

The requested DC zoning will permit community access to commercial and retail uses, allowing the local residents to access services offered to Silvera seniors. It also specifies a 3-meter rear yard building setback along the northern property line, reducing shadows and enhancing privacy.

4. BUILDING HEIGHT, SHADOWING AND VIEWS

How high are the buildings going to be?

The allowable maximum building heights are based on adjacency to single family homes and where the buildings are located on the hill. The maximum building height will be 26m, with a transition area that limits height adjacent to the single-family homes and townhouses north of the site.

How will the shadows affect my property?

The project team completed a shadow study illustrating the potential shadowing by the buildings allowed by the proposed land use. A transition zone that mandates a lower building height on the northern portion of the site limits shadowing of neighbouring backyards or homes between 10 a.m. and 4 p.m. on September 21st, June 21st and March 21st (the dates required by the City of Calgary).

5. SERVICES AND AMENITIES

Why does the Direct Control District include commercial uses?

Silvera offers services that are restricted to Silvera residents. By including commercial uses, Silvera at Glamorgan can offer these services to neighbouring community members.

What type of commercial services will be offered?

Silvera already offers commercial services to their residents that may include wellness and recreational programming, tuck shop, coffee shop, bistro, community meeting and performance space, hair salon, education facilities, and medical clinics.

6. TIMELINE

How long does the land use re-designation process take?

It is anticipated the application process with the City will take approximately 4-6 months. The anticipated date of construction is unknown to the project team at this time.

7. DENSITY & HOUSING

What type of housing is proposed?

Silvera at Glamorgan intends to develop supported living including memory care, as well as self-contained apartments and multi-generational housing.

8. PARKING

Where is parking located?

Parking allocation, location and access will be finalized at the development permit stage. The intent is to locate most parking underground. A small allocation of surface-level parking will be provided for the retail/commercial component and for visitors.

The total number of parking stalls will be determined at the detailed design stage. The total number of parking stalls will be determined through the development permit stage.

Are you asking for any relaxations in parking?

It is standard for relaxations to be requested for seniors' and affordable housing as car ownership is low. The commercial services are intended for local residents and neighbours reducing the numbers of visitors arriving by car.

9. TRANSPORTATION

Have you considered the negative impact extra traffic will have on the neighbourhood?

As part of the application process, a Transportation Engineering firm completed a Transportation Impact Study. These studies rely on City of Calgary metrics and data.

A large portion of the new residents are seniors and have a very low car ownership and vehicular use rate. The transportation impact study applied very conservative assumptions (assuming many more cars than is likely) and found minimal impact on the surrounding neighbourhood. As the campus develops there may come a point where the number of new vehicles would trigger an upgrade to the intersection at 45 Street and 46 Avenue SW.

Will 45 St. SW be closed at Glenmore Trail?

Ring Road construction will close 45 St. SW at Glenmore Trail SW. This closure will change traffic patterns in the neighbourhood. The transportation impact study included these anticipated changes in traffic patterns within the findings of the study.

Will there be transit to the site?

While Calgary Transit hasn't committed to extending services to the site, Silvera is continuing discussions to bring transit to the site. The Silvera at Glamorgan Masterplan includes bus zones and 50 Ave SW was designed to accommodate bus service.

10. INFRASTRUCTURE (PAST/PRESENT/FUTURE)

Can the existing infrastructure handle the new development?

Much of the infrastructure serving this site (sanitary, storm, and water lines) was upgraded in 2017 when 50 Ave SW was constructed.

The City of Calgary requires a series of pre-development studies that determine the impact future development on the greater infrastructure network and whether upgrades will be required. The studies follow City metrics and are reviewed by City engineers. Silvera completed all the requested studies and no further upgrades are required.

The City also requires an offsite levy from developers to offset the costs of future upgrades to infrastructure as the city builds out.

Will this development cause run off?

All stormwater runoff will be managed onsite with a stormwater pond on the SE corner of the property. This pond is envisioned to be a naturalized space that adds value to the existing landscaping of the campus. All buildings will include stormwater capture systems that slowly releases captured water into the pond.

11. GREENSPACE

What will happen to the trees on site?

The site was heavily impacted by the September 2014 snowstorm and Silvera completed a tree assessment prior to removal of damaged trees. Redevelopment of the site will require significant tree removal. Silvera intends to incorporate landscaping that is attractive, functional and accessible.

Will you be incorporating any park space?

The Master Plan envisions a connected and cohesive site that is walkable for all members of the community and provides ample greenspace. Both publicly accessible and private outdoor space will be provided for residents and community members. A network of internal and external pathways and corridors will run throughout the site and connect to buildings and the neighbourhood, while minimizing the steep grade for those with mobility constraints. A full landscape plan will be prepared at the development permit phase.

What will happen to the wildlife?

A construction management plan will be required at the development permit phase. This plan will include timing construction around bird nesting times and completing a thorough wildlife check.

12. FUTURE ENGAGEMENT

The project team will continue to notify the community about the progress of our application through our engagement website www.silveraglamorgan.com.

13. HORIZON CONSTRUCTION

What work is taking place on the Horizon site?

Construction crews have completed the foundation for the main building and townhouses, and have begun framing the buildings.

When will the Horizon project be completed?

The completion date is estimated to be October 1, 2018.

An aerial photograph of a residential development, showing a grid of streets and numerous houses. The entire image is overlaid with a semi-transparent yellow filter. In the bottom right corner, the word "Silvera" is written in a large, white, serif font, and below it, the words "FOR SENIORS" are written in a smaller, white, sans-serif font.

Silvera

FOR SENIORS