

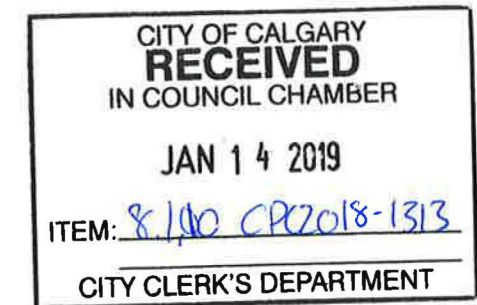
LAND USE REDESIGNATION

Silvera at Glamorgan

M-C1 to DC: 5050 & 4850 - 50 Ave SW

Silvera

FOR SENIORS



BACKGROUND

Silvera at Glamorgan

- 1964 Glamorgan site acquired
- 1996 Westview building constructed
- 2000 Senior lodges decommissioned
- 2014 Portion of site sold to Horizon Housing
 + Public engagement initiated
- 2016 Horizon Housing construction (east of site)
 + 50 Ave SW constructed by Silvera
 + Deep utility services upgraded by Silvera
- 2017 LOC Application
- 2019 Westview building renovations (±\$11 million)



DEVELOPMENT VISION

Multi-Generational Campus

- ± 600 senior care and multi-residential units;
- Locally-serving commercial and social amenities;

Funding

- Resolve Campaign
- Province of Alberta
- City of Calgary
- Developer Partnership Opportunities



EXISTING SITE TOPOGRAPHY

Direct Control District (based on M-H1)

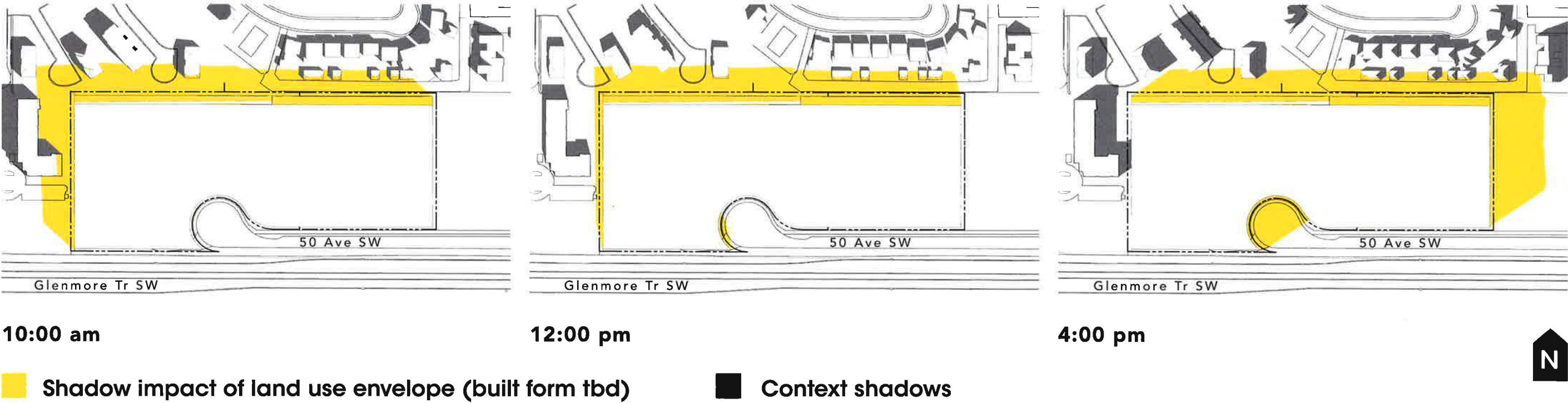
- 4.0 FAR
- 26.0m Max. Building Height
- Additional commercial and social uses (discretionary)
- Sensitive Residential Transitions:
 - Additional building setbacks
 - 16.0m Max. Building Height beside Low Density Residential Districts
 - 20.0m Max. Building Height beside Multi-Residential Districts



LAND USE PROPOSAL

SHADOWS

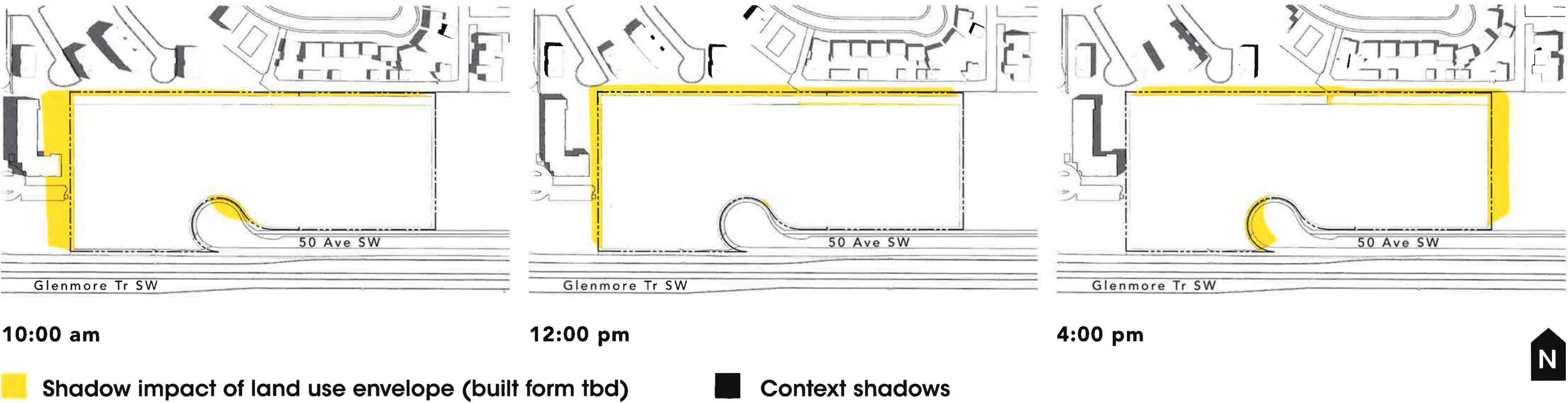
September 21 and March 21



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.

SHADOWS

June 21



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.

BEST PRACTICE ENGAGEMENT



In-Person Meetings
Glamorgan Community Association



Newsletter
Focus on Glamorgan
2017 Onward (monthly)



Website and Web Portal
www.silveraglamorgan.com
2017 Onward



Community Meetings
Sept 13, 2017 + Oct 17, 2018



Notices to Neighbours
Hand Delivered within 60m+



Dedicated Phone Line
2017 Onward



What We Heard Report
Published 2018



Engagement efforts were initiated in 2014, however they were renewed in 2017 with a revised vision for the LOC Application. This summary reflects the renewed engagement from 2017 onwards.



46 AV SW

GLAMORGAN CRESC

W EDGE ST

50 ST SW

42 ST SW

BOB WARD
RESIDENCE

HORIZON HOUSING
DEVELOPMENT

SILVERA AT GLAMORGAN SITE
7.4 ha (18.0 ac)

WESTVIEW BUILDING
(TO REMAIN)

PARCEL A

PARCEL B

50 AV SW

GLENMORE TRAIL SW

TSUU T'INA NATION

N