

**Land Use Amendment in Horizon (Ward 10) at 2622 - 39 Avenue NE, LOC2020-0168**

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**RECOMMENDATION(S):**

That Calgary Planning Commission:

1. Forward this report (CPC2021-0153) to the 2021 March 01 Combined Meeting of Council to the Public Hearing portion of the Agenda; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.24 hectares ± (3.07 acres ±) located at 2622 - 39 Avenue NE (Plan 0010926, Block 1, Lot 20) from Commercial – Corridor 3 f1.0h30 (C-COR3 f1.0h30) District to DC Direct Control District to accommodate the additional use of Assisted Living, with guidelines (Attachment 2); and
3. Approve, by Resolution, that The City of Calgary apply to The Province of Alberta, including the Minister of Municipal Affairs, for an amendment to the Calgary International Airport Vicinity Protection Area Regulation (AVPA) to permit the residential use of Assisted Living in the existing building on site at 2622 - 39 Avenue NE.

**HIGHLIGHTS**

- This application proposes a redesignation to allow for an additional use of Assisted Living added to an existing site for the purposes of a hotel conversion for Seniors Housing.
- Provincial Ministerial approval for an exemption to the Airport Vicinity Protection Area Regulations is required to allow for the additional use of Assisted Living within the existing onsite building.
- The proposal accommodates the residential use of Assisted Living and introduces a new demographic to the community, which is keeping with the applicable policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? Increased provision of below-market housing and special care facility opportunities for senior aged population to support the Federal Rapid Housing Initiative (RHI) program and increase Calgary's supply of affordable housing.
- Why does this matter? Provides the opportunity to support the delivery of affordable housing and care facilities to senior aged population as they enter different stages of their life. Adaptive reuse of an existing development also helps facilitate increased business and economic resiliency.
- There is no previous Council Direction regarding this site. The City of Calgary's Corporate Affordable Housing Strategy (2016) identified scaling up the non-profit affordable housing sector as an identified objective.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

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**DISCUSSION**

This land use amendment application was submitted by CivicWorks on behalf of the landowner Silvera Hotel (YYC) Ltd on 2020 November 16. As indicated in the Applicant Submission (Attachment 4), this application is intended to allow for the adaptive re-use of an existing hotel building on the site to an affordable housing complex for older adults.

Silvera for Seniors is a civic partner committed to helping address the need for more affordable housing for senior aged residents in Calgary. The vision for the site is to become a well-connected, retirement community that will include both supportive and independent living arrangements, while providing for communal spaces devoted to social and recreation activities. In the future, Silvera has indicated their intent to potentially add on additional housing to help facilitate this vision.

This hotel conversion would be subsidized through the Federal Government's Rapid Housing Initiative (RHI) program administered by the Canadian Mortgage and Housing Corporation. The City, through a bi-lateral partnership with CMHC, has been approved to receive and distribute funding to housing providers to create new affordable housing opportunities and stimulate the local economy. This was supported by Council through [C2020-1424 on 2020 December 14](#). This application supports The City's goal, as per the Corporate Affordable Housing Strategy (CAHS) to increase the supply of affordable housing and to remove barriers for the non-market housing sector to create new dwelling units.

The subject site is located at 39 Avenue NE along the perimeter of the community of Horizon. The subject site comprises of one property that is 1.24 hectares (3.07 acres) in size and contains an existing hotel building. The site is located within the Calgary International Airport Vicinity Protection Area (AVPA) noise exposure forecast contour area of 30-35, which permits hotel uses but restricts residential uses on this site according to the AVPA Regulation. To accommodate the proposed use, an exemption to the AVPA Regulation is required by Ministerial consent to be approved by the Province to allow the residential use of assisted living on this site. As per The City AVPA process, Council Resolution is required to apply for the Provincial exemption.

A proposed DC Direct Control District, based on the C-COR3 District, is intended to enable a 120-unit independent living facility for seniors within all floors of the existing building. The proposed DC District is required to allow for the additional discretionary use of Assisted Living. A development permit application (DP2020-7178) for Assisted Living, has been submitted and is currently under review by the Administration.

Administration recommended a joint review of the land use amendment and development permit for the DC District in order to provide all stakeholders with a clear understanding of the proposed outcome and enable the exemption application to the AVPA Regulations to meet the timeline requirements for the distribution of RHI funding. The proposed exemption is limited to the existing building and any future redevelopments to intensify the site in the future would require additional review and exemption. Administration reviewed the application in context to the outcomes for the future residents in the area and supports the application as presented.

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More details about this land use amendment application and surrounding site context is provided in Attachment 1, Background and Planning Evaluation.

### STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

#### Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders was appropriate. The applicant posted signage on the site and circulated mailers to all surrounding properties located within 300 metres of the site to invite comments. During the Applicant's outreach program, no comments were received. See Attachment 5 for the Applicant Outreach Summary.

#### City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on site, published [online](#) and notification letters were sent to adjacent landowners.

Administration received no comments from the public on this proposed land use redesignation. No Community Association is established in the community of Horizon.

Administration conducted another outreach program specifically to obtain preliminary commentary from airport stakeholders to assemble the AVPA amendment application. See Attachment 3 for the Amendment to the AVPA Regulations.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

### IMPLICATIONS

#### Social

The proposed land use amendment supports the City's efforts to develop and increase the supply of permanent affordable housing and special care facility opportunities. The re-use of the existing building on site will support surrounding commercial uses while allowing for future redevelopment on the property.

#### Environmental

This application proposes adaptive re-use the existing building on site. This will contribute to achieving the objectives of the [Climate Resilience Strategy](#), Climate Mitigation Action Plan Program 7: Consumption and Waste Reduction.

#### Economic

The conversion of vacant hotel properties throughout Calgary offers benefits to struggling local commercial and industrial sectors. The intended assisted living facility will increase transit

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ridership in the area and enhance the viability of the surrounding commercial area. It will also leverage the existing regional pathway system.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There is a risk if Silvera for Seniors, the senior care provider, is unable to uphold the RHI criteria and timing, that the funding would be lost and the proposal to re-use the existing building to facilitate the proposed assisted living facility would be cancelled. A secondary risk that the Province would not provide the AVPA exemption also exists. This risk has been mitigated by working with the Province and Calgary Airport Authority throughout the application to help mitigate their concerns.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Proposed DC Direct Control District
3. Application for an Amendment to the Calgary International AVPA Regulation
4. Applicant Submission
5. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform