

Applicant Submission



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Planning & Development
The City of Calgary
PO Box 2100, Station M
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RE:

Land Use Redesignation: from C-COR3f1.0h30 to Direct Control
Site: 2622 39 AVNE | Lot 20, Block 1, Plan 0010926 | 1.24 ha
LOC Number: 2020-0168

APPLICANT STATEMENT

The subject site is located in the community of Horizon and comprises of one parcel measuring approximately 1.24ha (3.07ac) of privately owned land. The property is occupied by an existing 4-storey, 119 unit hotel, Lakeview Signature Inn. As a result of low occupancies attributed to the downturn in the economy and exacerbated by COVID-19 pandemic, an investigation of the conversion of Lakeview Signature Inn into alternative uses has been undertaken. In response to COVID-19, the hotel has most recently been used to accommodate low-income individuals that have tested positive for COVID-19 that are unable to maintain physical distancing in their homes. This program is nearing completion and the hotel will be reverted back to its original short-term rental lodging service.

Our client, Silvera for Seniors in partnership with The City and Province has a history of providing affordable seniors housing. Their proposal for the subject lands is to convert the Lakeview Signature Hotel into an affordable (below market) Senior's Supportive Residence with ancillary private commercial uses to respond to a need in the housing continuum. Given the current configuration and suite-style units, the hotel lends itself well to this type of residential conversion. The proposed development vision includes interior renovations (suite and common space reconfiguration and improvements) in addition to outdoor activity area/landscaping improvements. The building proposes a total number of 120 units. A concurrent Development Permit application has been submitted by project architect, MTA outlining details of the conversion and improvements.

In Calgary, the number of seniors aged 65 years and older is expected to more than double by 2034. As a result of this aging demographic trend, municipalities are faced with both challenges and opportunities as they try to accommodate the shifting needs of their older citizens. This site location provides convenient/walkable access to services and amenities. In addition to housing new senior residents, this project would also accommodate the relocation of low-income seniors from other existing sites with sub-standard housing. This proposal is consistent with The City and Province's policy support and funding initiatives to convert existing hotel inventory into affordable housing.

PLANNING + TRANSPORTATION CONSIDERATIONS

The subject site is located in a commercial context with a variety of restaurants, hotels, shops and services in close proximity. It is designated as C-COR3f1.0h30 under Bylaw 1P2007 which is primarily intended for auto-oriented commercial uses along major roadways, and does not allow residential uses. An amendment to a Direct Control District, based on the existing C-COR3f1.0h30 District is proposed to include use(s) that allows for a continuum of senior's residential care, including independent living.



The site is also located near the Calgary International Airport and falls within the Airport Vicinity Protection Area (AVPA). The AVPA is currently under reform led by The City which proposes new NEF contour areas and classification. This is in its final stages of review/approval with the Province. The proposed amendments identify the subject site to fall within both the Noise Exposure Forecast (NEF) 25-30 and NEF 30-35 areas. The NEF 30-35 area, however, does not allow residences, schools, medical care facilities and campgrounds. In addition to appropriate land use amendment to support the proposed vision, an exemption to the AVPA Regulations, as discussed with Administration, is required.

As requested by administration, a Transportation Impact Assessment (TIA) focused on active transportation modes has been prepared and submitted by Watt Consulting Group.

STAKEHOLDER OUTREACH

As part of our commitment to a clear and transparent stakeholder outreach process, the project team will undertake a best practice stakeholder outreach process in support of this application. Following the submission of the LOC application and to coincide with the City's circulation timeline, the project team will install on-site signage, paired with hand-delivered postcard mailers (to properties within a $\pm 200\text{m}$ radius) containing the same information to ensure that adjacent property owners are directly aware of the proposed details. Both on-site signage and postcards direct interested parties to get in touch with the project team via a dedicated phone line and email inbox. All inquires, questions, and comments are received, compiled, and responded to by the project team in a timely manner.

CONCLUSION

The proposed land use redesignation is in keeping with the city-wide goals of The City and will facilitate a development vision that will introduce much needed affordable seniors housing options. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application.

Should you have any questions regarding this application, please contact me at darlene@civicworks.ca or 403-688-6887.

Sincerely,

A handwritten signature in black ink, appearing to read "Darlene Paranaque".

Darlene Paranaque | Urban Planner
BES, MSc, RPP, MCIP, PMP