

Applicant Submission

Company Name (if applicable):

ground cubed planning

LOC Number (office use only):

Applicant's Name:

Jill Sonogo

Date:

Updated June 2021

ground cubed planning is pleased to submit this application for a Land Use Amendment / Outline Plan on behalf of the landowner, Silvera for Seniors. As a non-profit provider of senior's housing and a civic partner of The City of Calgary, Silvera has a long history of involvement within the Bridgeland community and was an active participant in the creation of the East Riverside Master Plan.

This 6-acre site is nestled within the East Riverside portion of the Bridgeland community and consists of a senior's residence building owned and operated by Silvera and a series of decommissioned former housing buildings on the site. This application seeks to implement the vision of the East Riverside Master Plan, which is for a higher-density, transit-oriented neighbourhood with increased population, new amenities, and enhanced connections. The Land Use District that currently applies to the subject site (136D2009) is a Direct Control (DC) District that does not allow for the uses and scale of development envisioned in the Master Plan. In addition, the restrictions within the current DC District do not align to Silvera's future aspirations for the land.

The proposed Land Use Amendment / Outline Plan sets the framework for a higher-density, mixed-use community within a park-like setting. Given that reserves are owing on the site and that a subdivision application for the site is also in-progress, the application seeks to designate a central portion of the site to S-SPR to facilitate the realization of the East Riverside Greenway, which is an east-west pedestrian and cycling connection envisioned to connect destinations in East Riverside and beyond. The S-SPR site will feature the Greenway in addition to an expansive park space. This park space will serve an important social gathering function for existing and future residents, and the Greenway will feature dedicated space for pedestrians and cyclists to move through in addition to an alternating landscaping and street furniture zone.

With respect to land use districts, the MU-1 District is sought for the majority of the site, with an FAR of 4.0 and a maximum building height of 50 metres. This is consistent with the vision in the Master Plan. For "Parcel 1," which includes the existing Willow Park on the Bow senior's residence building and its associated parking lot, we are seeking a DC District based on MU-1 with an FAR of 4.0 and a maximum building height of 35 metres. Silvera has plans to incorporate a new mixed-use building in the general vicinity of the surface parking lot that would feature active uses at-grade, office on the second floor, and housing units above. Given the fact that this future building will impact the existing parking lot for Willow Park on the Bow, Administration felt a Direct Control District was necessary to ensure these parking spaces are maintained over the longer term. The DC District also seeks custom rules related to a restaurant space that will help to facilitate Silvera's future vision for the site.

Development on the site will also be guided by an associated comprehensive amendment to the Bridgeland-Riverside Area Redevelopment Plan (ARP).

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LOC2020-0079

SILVERA EAST RIVERSIDE

APPLICANT'S SUBMISSION SUPPLEMENT

JUNE 2021



VISION

This section outlines the vision for the future of the site and the strategies to achieve that vision.

Vision Overview

The vision for the site is in alignment with the vision articulated in the East Riverside Master Plan: "East Riverside will evolve into a complete community with an urban character. Additional shops and services will cater to the existing population and a diverse future population and increase the level of activity in the neighbourhood, making the area safer and attractive to new residents. New street and pedestrian connections in East Riverside will improve access to the LRT station, the 1 Avenue Main Street, and to Tom Campbell Hill, making it easier for residents and workers to access their destinations. East Riverside will become a new destination within Bridgeland-Riverside."

Shown below, the vision for the site refines the vision in the East Riverside Master Plan and implements it at the local scale. Please note that this is a concept only, meant to show general intent.



Silvera East Riverside
Applicant's Submission Supplement

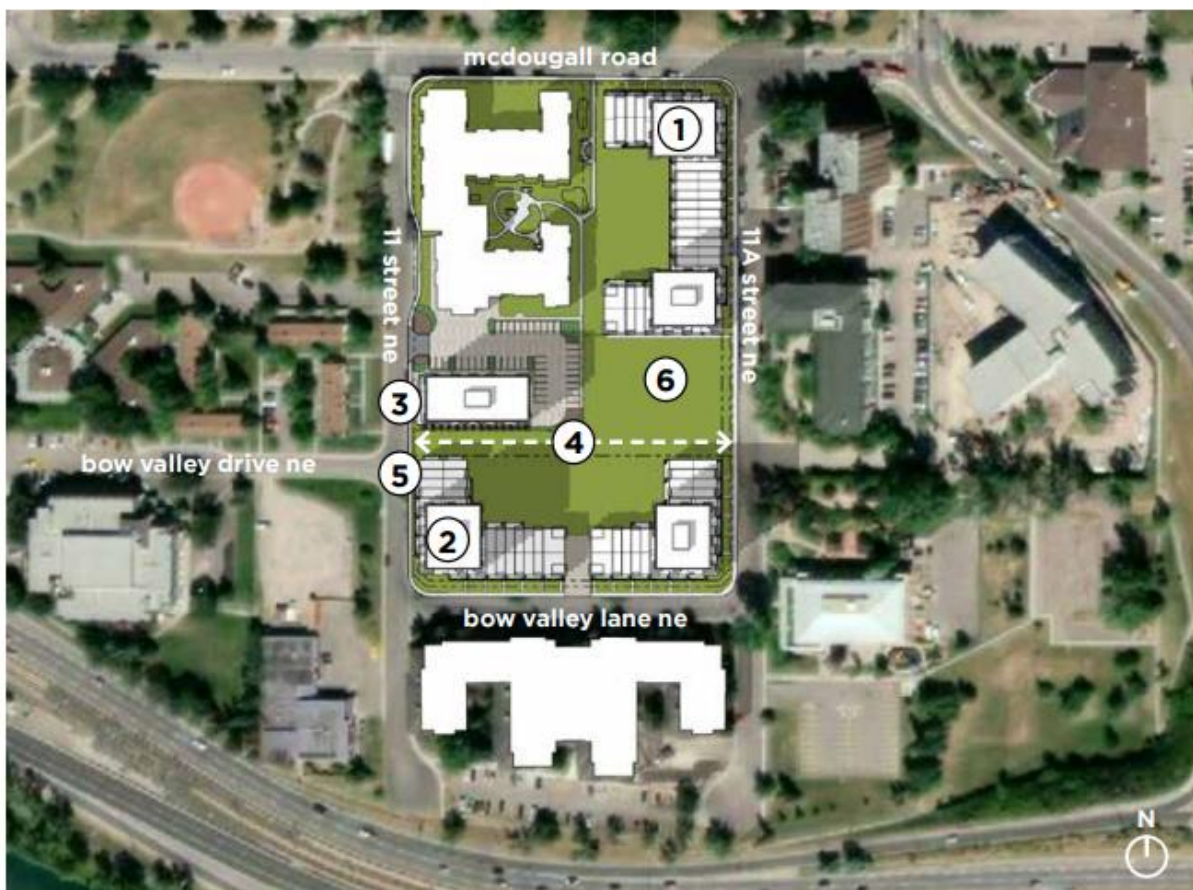


2

Strategies

Our Outline Plan applies the following strategies to achieve the vision:

1. Increase activity and density on the site to improve quality of life and perceptions of safety.
2. Facilitate transit-oriented development at an appropriate scale for this inner-city location.
3. Establish an activity node in the vicinity of 11 Street NE and Bow Valley Drive NE.
4. Establish an east-west connection through the site to contribute to the completion of the East Riverside Greenway.
5. Facilitate increased walkability in the area and connections to the LRT station.
6. Provide an accessible public park space for area residents and visitors to enjoy year-round.



Silvera East Riverside
Applicant's Submission Supplement



DEVELOPMENT CONCEPT

This section outlines the high-level development concept including proposed land use districts.

Concept Overview

The concept for the six-acre site includes a mix of uses and varied housing forms centered around a key pathway connection and a central green space. An activity node will exist adjacent to 11 Street NE, with a mix of uses contemplated for this location. Active uses will “spill” onto the east-west pathway (also known as the “East Riverside Greenway”), drawing people from the Bridgeland-Memorial LRT station into the internal park space and to destinations beyond.



Vision Concept - 3D Render

New development on the site will be up to 15 storeys (50 metres) in height, but with a carefully selected FAR modifier to ensure buildings do not become too imposing or bulky. The vision for the site is to have taller buildings at the corners, with the balance of the site consisting of shorter buildings. This strategy will minimize shadowing on the internal park spaces and surrounding area and will facilitate a human-scaled pedestrian environment.

The internal park space will be a gathering space with flexible uses depending on City programming. This internal park space will be central to the site, providing a green amenity for residents and a destination for visitors to the area. The park space will consist of plantings, seating, and pathway connections to adjacent buildings, with opportunities for future programming preserved.

Importantly, the catalyst for the redevelopment of all East Riverside will be a planned new mixed-use building adjacent to 11 Street NE. This building (“new Silvera building”) will be the first major redevelopment in the East Riverside area and is envisioned to feature retail/commercial uses, Silvera for Seniors’ head office, and residential units. Adjacent to the East Riverside Greenway, this building will set the stage for the redevelopment of East Riverside.



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Applicant’s Submission Supplement



4

Subdivision Pattern

It is key to note that the LOC application is accompanied by a concurrent subdivision application. The concurrent subdivision application allows for the evaluation of the LOC package holistically.

Conceptual Development Phasing

The timing and phasing of development will be dependent on market conditions. However, it is generally acknowledged that Parcel 1, which will consist of the new Silvera building, will occur first. Development of Parcel 3 (Municipal Reserve) will occur either in conjunction with Parcel 1, or slightly thereafter.

The timing of development of Parcels 2 and 4 will be entirely dependent upon market conditions and is unknown at this time.



Silvera East Riverside
Applicant's Submission Supplement



Municipal Reserve Concept

The proposed Municipal Reserve space will result in a celebrated public park space for existing and future residents of East Riverside, as well as visitors to the area, to enjoy. The concept implements the East Riverside Greenway through this key location, providing a direct connection through the site from 11 Street NE to 11A Street NE. The Greenway will be criss-crossed by regular pedestrian links intended to provide frequent access to the furniture zone and to adjacent properties. This will help to slow down cyclists, direct pedestrian traffic appropriately, and provide a high level of interaction between the buildings on the site. The proposed Municipal Reserve concept also includes an open lawn area intended to be a gathering space. Given uncertainty regarding future City programming, the concept anticipates seating areas, pedestrian pathways, and plantings, but preserves the opportunity for potential future programming such as bocce or croccicurl. The design of the space is flexible to accommodate a variety of future programming, but will also be comfortable and welcoming if no future programming is implemented in the future.



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6