

Applicant Submission Statement

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Silvera for Senior's has submitted a Land Use Redesignation application to support their redevelopment vision for the Silvera at Glamorgan lands. The subject property is located at the southerly end of the Glamorgan community adjacent to Glenmore Trail SW and is comprised of two (2) parcels approximately 3.38 hectares in total area. The site currently contains Westview Community, owned and maintained by Silvera for Seniors. The site is bookended by Horizon Housing immediately to the east and west, with Glenmore Trail and Tsuu T'ina Nation to the south and low to medium residential properties to the north.

Vision

The redevelopment vision is for a comprehensive land use strategy intended to inform future multi-phase development permit applications. The overall strategy will enable a master planned senior's community that offers a diversity of housing typologies; including seniors supportive living, seniors rent geared to income, seniors market independent living and multi-generational housing. A supporting commercial component is proposed providing neighbourhood level commercial amenities, intended to serve both residents and the greater community. Silvera at Glamorgan will incorporate both publicly and privately accessible amenity areas, and envisions a connective campus-style development with ample opportunity for residents with a range of levels of mobility to utilize the connective pathways, commercial components and accessible open space.

Proposed Land Use

The Applicant worked closely with City of Calgary administration to form a Land Use District that supports the comprehensive development vision of the site. The proposed Direct Control Land Use District aims to:

- 1) achieve a sensitive transition with existing neighbours north of the property;
- 2) support a range of commercial uses for both future residents and the greater community; and
- 3) address the significant grade change of +/-10m across the site.

Summary

In absence of a Local Area Plan, the project team referred to the Municipal Development Plan (MDP) to provide supporting policy and guidance. This proposal is well aligned with the objective to "*Ensure a choice of housing forms, tenures, and affordability to accommodate the needs of current and future Calgarians and create sustainable local communities*" of Section 2.3.1 Housing of the MDP, and subsequent policies by offering housing diversity and choice in Glamorgan. Silvera at Glamorgan supports increasing opportunities for affordable seniors housing in the pursuit of creating a complete community. On behalf of the Silvera for Seniors and the project team, we respectfully request decision by way of approval for the land use redesignation to achieve the proposed plan.