

Planning & Development Report to
Calgary Planning Commission
2018 November 01

ISC: UNRESTRICTED
CPC2018-1217

Land Use Amendment in Glamorgan (Ward 6) at 4850 and 5050-- 50 Avenue SW, LOC2017-0275

EXECUTIVE SUMMARY

This land use amendment application was submitted on 2017 September 25 by CivicWorks Planning + Design on behalf of the landowner, Silvera for Seniors. The application proposes a redesignation of two parcels located at 4850 and 5050 50 Avenue SW from the Multi-Residential – Contextual Low Profile (M-C1) District to DC Direct Control District to accommodate a seniors housing proposal and associated commercial uses to be developed by Silvera for Seniors. This proposed development will be complimentary with existing and planned care facilities in the surrounding area.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 7.35 hectares \pm (18.0 acres \pm) located at 4850 and 5050 - 50 Avenue SW (Plan 1612555, Block 3, Lot 2; Plan 9612030, Block 2) from Multi-Residential – Contextual Low Profile (M-C1) District **to** DC Direct Control District to accommodate a seniors housing, with guidelines (Attachment 1); and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, DATED 2018 NOVEMBER 01:

That Council:

1. Hold a Public Hearing on proposed Bylaw XXX;
2. Adopt, by Bylaw, the proposed redesignation of **3.38 hectares \pm (8.35 acres \pm)** located at 4850 and 5050 - 50 Avenue SW (Plan 1612555, Block 3, Lot 2; Plan 9612030, Block 2) from Multi-Residential – Contextual Low Profile (M-C1) District to DC Direct Control District to accommodate a seniors housing, with guidelines; and
3. Give three readings to the proposed Bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

Site Context

The subject site is located in the southwest community of Glamorgan. The property is surrounded by low-density residential uses and the St. Stephen Byzantine Church to the north, a Horizon assisted living facility to the west, a Horizon assisted living facility building that is

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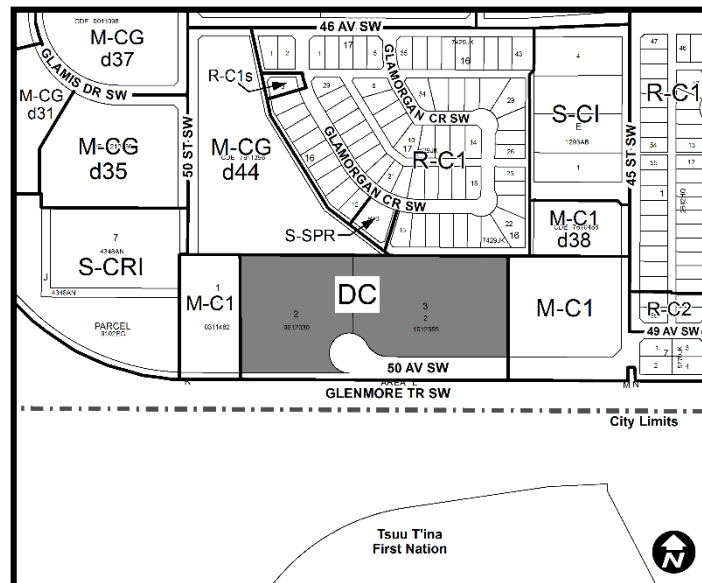
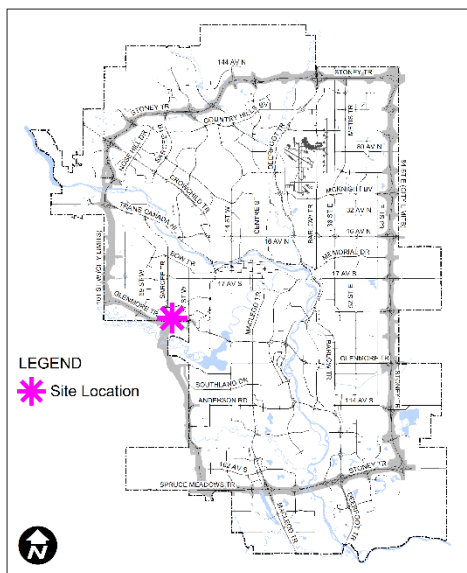
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under construction and low-density residential to the east, and Glenmore Trail SW and the Tsuut'ina Nation to the south.

Figure 1: Community Peak Population

Glamorgan	
Peak Population Year	1982
Peak Population	7,258
2017 Current Population	6,385
Difference in Population (Number)	-873
Difference in Population (Percent)	-12%

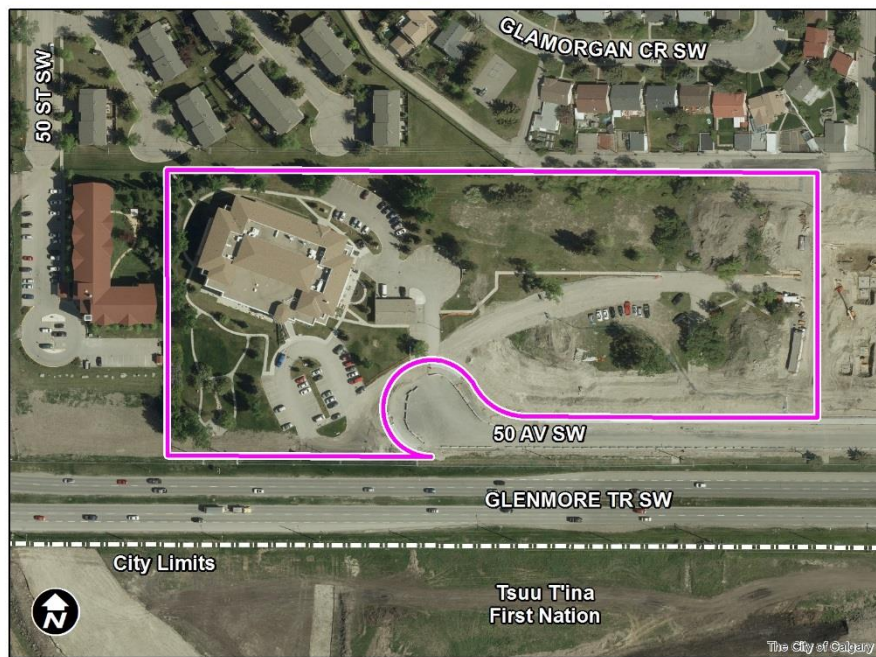
Location Maps



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INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal is comprised of two parcels totalling approximately 3.38 hectares. The west side of the site located at 4850-50 Avenue SW currently contains the West View community building which is currently used for seniors housing and will remain with some proposed future renovations. The other parcel located at 5050-50 Avenue SW is proposed to include up to approximately 600 units of seniors housing comprised of supportive living, seniors rent geared to income living, seniors market rate independent living and multi-generational housing with a mix of commercial multi-residential uses where the maximum use are for each is 300.0 square metres.

The DC Direct Control District allows an increase from the maximum height of 14.0 metres allowed in the M-C1 district, to a maximum height of 26.0 metres allowed in M-H1 and will provide for a broader range of discretionary uses that are complimentary to the seniors housing. Given the topography of the site there are additional height restrictions in place from the north property line of the site contained in the DC to eliminate potential shadowing onto the residential parcels to the north.

Infrastructure

Transportation Networks

The site is currently accessed by 50 Avenue SW, which is a collector street with parking on one side. The second primary connection to the site will be achieved by connecting 50 Avenue SW to 50 Street SW. Existing transit service is available along 45 Street SW and 46 Avenue SW. This will require a walk of 250 metres and 600 metres respectively. Provision of additional transit service will be subject to a public engagement process that will be undertaken by Calgary Transit. Regardless of the provision of regular transit services, the site is likely to be served by Calgary Transit – Access.

Utilities and Servicing

Public water, sanitary and storm mains exist within the adjacent public right-of-way or within the subject lands and will accommodate future development.

Further requirements and reports will be assessed at time of subdivision or Development Permit application. The applicant will be required to meet the minimum Fire Access standards for each phase of development.

Stakeholder Engagement, Research and Communication

The applicant led engagement activities for the proposed land use amendment included:

- Four in person meetings with the Glamorgan Community Association members;
- Hand delivered notices to residents within 60m of the subject site (September 2017 and January 2018), to notify neighbours of events and project updates;

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- Public Open House held on September 13, 2017, at the Glamorgan Community Hall (+/- 34 attendees and 17 feedback forms received);
- Public Open House held on October 17, 2018, Glamorgan Community Hall;
- Monthly newsletter updates published by the Glamorgan Community, including the link to the project website and project team contact information;
- Dedicated project website (www.silveraglamorgan.com) launched September 2017 and updated in January 2018;
- Downloadable presentation materials from the public open house;
- Online feedback form; and
- Dedicated phone line.

The Applicant prepared a “What We Heard” report with the following information: engagement overview and timeline, feedback summary, project team responses, engagement materials including a sun shadow study, verbatim feedback, and frequently asked questions. The primary concerns were the potential shadowing impact of the buildings on the residences to the north of the site which was addressed through requiring a shadow study and building height restrictions within the Direct Control District.

Strategic Alignment

Local Area Plan

There is no applicable local area plan associated with this land use application.

South Saskatchewan Regional Plan

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan

The site is located within the “Residential - Developed – Established” area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). While the MDP makes no specific reference to this site, the proposal is consistent with MDP policies regarding Established Residential Areas, redevelopment over time incorporating appropriate densities, and providing housing diversity and choice.

Social, Environmental, Economic (External)

Environmental Site Assessment reports were provided and accepted.

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Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The purpose of this Direct Control District is to allow for a comprehensive seniors housing development through a phased approach at the Development Permit phase. The senior's community is proposed to include a diversity of housing typologies with a commercial component that can serve the broader community and align with the goals of the Municipal Development Plan.

ATTACHMENT(S)

1. Proposed DC Direct Control District
2. Applicant Submission Statement
3. Community Association Letter