

Community Association Comments

Sent: Thursday October 04, 2018

Subject: [EXT] Re: Community Response for LOC2017-0275 - Silvera for Seniors

Hi Jenna - nice to hear from you. We were shocked to find out that there has been a delay of well over a year because the City of Calgary tried to renege on the approved and constructed road plan. We are aware of the proposed changes. Now the City of Calgary has come back to say the road actually had to be opened to 51 St. We do not see any need for that. All of this was discussed and mitigated well over a year ago. I would like it on record that City of Calgary Roads has delayed this entire process for almost year over for no good reason other than to cause a lot of grief and create an access point that is totally unnecessary. Having said that, we would support the change in order to get this land use moving through the system. This delay is the sole creation of the City Roads Department.

Until a few weeks ago, we were unaware that this delay had even happened. We had assumed that the Land Use Application had gone through and Silvera was waiting on funding to process with the next phase. We were surprised to find out that there has been this massive delay over something that we thought was already dealt with. As a Community and as a City we need this type of development. The consultation done to date has been very thorough and has been fully supported. No one anticipated this type of artificial delay, especially when the road original road plan was approved and constructed. All of our previous comments still stand.

At any rate, we fully support this development and strongly encourage CPC and Council to support it as well.

If you have any questions or require more information or clarification, please let us know.

Respectfully submitted,  
Beryl Ostrom  
President, Glamorgan Community Association

Community Association Comments

Sent: Saturday, October 21, 2017

Subject: [EXT] Community Response for LOC2017-0275 - Silvera for Seniors

Good Morning Folks:

I am writing on behalf of the Glamorgan Community Association in response to DP2017-0275 for the proposed Land Use Change. Please note that our original Policy Document is the Glenbrook/Glamorgan Design brief and it still remains in place as our guiding document. The Glamorgan Community Association is in support of the proposed Land Use changes.

There is a great need within our Community as well as the City of Calgary and surrounding area for Senior's Housing. The concept that Silvera has proposed not only fits with our Community as a whole but is complimentary to the Horizon Housing Development that is currently under construction. We were hoping that the entire site could be developed prior to the pending closure of 45 Street off Glenmore Trail, by Alberta Transportation to reduce the construction traffic impact. Once 45 Street closes, this becomes a dead end.

When the parcel of land was sold to Horizon Housing in 2013, the development of the entire site, was presented to our Community as a joint proposal. Two (2) separate groups, with different mandates but complimentary in nature to provide an integrated site. Horizon Housing mandate is for the age group under 65 and Silvers for Seniors is for those over 65. Over the course of the past 5 years, there has been extensive consultation and collaboration with directly affected residents and the Community as a whole. There have been numerous Open Houses and the most recent was September 13, 2017. Silvera presented an update at our Board Meeting on October 19, 2017 and also provides update in our Community Newsletter. There are no issues or concerns with the proposed changes to the Land Use that we are aware of. Many residents feel that this is a continuation of the overall development of this site. The main issues that residents had were addressed and mitigated during the Horizon Housing approval process. This resulted in changes to the area backing the alley along Glamorgan Crescent as well as the creation of a new road plan/access into the site. This was very important and was very well managed.

1) The major change to the Land Use is the "commercial" component. This is particularly important not only to us as Community but to residents and their families. This will allow visitors to be more involved with their friends or family on a personal level. As it stands today, you can not stay and have a meal or coffee or participate in an activity if you are not a "Resident". If you wish to do that, then you and the "Resident" must leave the site. For people whose health is poor or deteriorating, this creates even more isolation and the site becomes a "warehouse" rather than a "home". Since "aging in place" is the purpose of this entire re-development this component change is the key to everything.

2) Height, density and massing have been part of the conversation to date. Due to the topography challenges of the site, there is opportunity to use this topography to minimize the impact to adjacent residents. Since the property parallels Glenmore Trail and abuts the major intersect of Sacree Trail, Glenmore Trail and Highway 8, there will be minimum impact. We will be involved in the continuing consultation process as this moves to the Development Permit Phase.

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This land use change and subsequent re-development will replace Senior's Housing that was removed a number of years ago and will ensure that our Seniors' will be once again integrated within the Community as a whole rather than live in isolation in a "warehouse". The current zoning is a hold over from the 1950's when Seniors still had active connections to their community. Over time that connection has been lost. This is an opportunity to allow for an integrated site that will have green space, allow for Visitors to stay and partake in activities with their Family and Friends.

We strongly urge the City of Calgary to support this Land Use Re-designation. It will allow more flexibility for residents, families and friends as well and integration with the Community at large. The benefits are far reaching and in our view have a very positive impact on the quality of life of our Seniors.

If you have any questions or require more information or clarification, please let us know.

Respectfully submitted,  
Beryl Ostrom  
President, Glamorgan Community Association