

Applicant Frequently Asked Questions

SILVERA AT GLAMORGAN FREQUENTLY ASKED QUESTIONS

1. SILVERA FOR SENIORS

Who is Silvera?

Silvera for Seniors is a not-for-profit organization that provides secure, affordable housing with a continuum of support services to seniors in Calgary.

Where else does Silvera operate?

Silvera has more than 50 years of experience providing affordable housing for seniors in 25 communities in all four quadrants of Calgary. The facilities offer supported living including memory care, as well as self-contained apartments. Rental rates are based on income.

Who is funding this project?

A portion of the funding will come from the Resolve Campaign and additional funding will be provided by the Province of Alberta. In addition, partnerships with private developers are being explored.

2. MASTERPLAN AND VISION

What is Silvera proposing for this site?

The Silvera Board approved a new Master Plan for the site east of the existing Westview community. Silvera would like to develop the vacant lands as a residential community that provides seniors' housing and services, as well as multi-generational housing.

What is the Master Plan Vision?

The vision is to create a vibrant campus connected to the community. Seniors' housing will be on the west portion connected to Westview and multi-generational housing is proposed for the eastern portion of the site. There will also be amenities that support senior residents as well as residents of the new units and those living in the broader community.

How does the plan take advantage of the grade?

The site has a grade change of approximately 15 meters from the highest point (NE) to the lowest point (SW). This plan proposes to integrate the buildings into the grade. This concept also includes walkways designed to reduce the need to walk up and down the hill to connect the seniors' buildings.

3. APPLICATION PROCESS

What is the land use district?

A Direct Control (DC) district was approved by Council in January 2019. The DC is based on Multi-Residential High Density Low Rise (M-H1) in the Land Use Bylaw and includes additional policies that limit height depending on site location:

- maximum building height is 26 meters.
- building height adjacent to existing low-density and multi-residential housing will be transitioned from 16 or 20 meters based on location.

The DC district permits community access to commercial and retail uses, allowing the local residents to access services offered to Silvera seniors. It also specifies a 3 m setback along lanes and adjacent residential properties, reducing shadows and enhancing privacy.

What is being proposed by the Application Update?

The Silvera at Glamorgan project team is going before Council this summer (2019) with an update to our development application (Land Use/Outline Plan/Road Closure Application) that proposes changes to site access which result in a better and more efficient campus design. These updates include:

- Removal of the cul-de-sac at the end of 50 Ave SW,
- Construction of an emergency access via the Bob Ward parking lot.

The proposed emergency access is a requirement of the Fire Department, and will be designed as a gravel walking path with no through-traffic (emergency vehicles only). A full roadway connection from 50 Ave SW to 50 St SW was considered by the City of Calgary as a way to improve transit connections and emergency access, however, at this time there are no plans to build a full road connection.

4. TIMELINE

When will construction begin?

Initial site construction is estimated to begin this summer pending Council's approval of the application updates. This first phase of development sets the groundwork for future construction by improving the existing parking lot, removing the cul-de-sac at the end of 50 Ave SW, building the internal roadway and gravel walking path/emergency access, and pouring the foundations for the first building. In addition, in an effort to limit disruption to residents, planned renovations to the existing Westview Building are scheduled to coincide with the site construction.

5. BUILDING HEIGHT, SHADOWING AND VIEWS

How high are the buildings going to be?

The allowable maximum building heights are based on adjacency to single family homes and where the buildings are located on the hill. The maximum building height will be 26m, with a transition area that limits height adjacent to the single-family homes and townhouses north of the site.

How will the shadows affect my property?

The project team completed a shadow study illustrating the potential shadowing by the buildings allowed by the DC District. A transition zone that mandates a lower building height on the northern portion of the site limits shadowing of neighbouring backyards or homes between 10 a.m. and 4 p.m. on September 21st, June 21st and March 21st.

6. SERVICES AND AMENITIES

Why does the Direct Control District include commercial uses?

Silvera currently offers services that are restricted to Silvera residents. The Direct Control District allows Silvera at Glamorgan to offer these services to neighbouring community members, which may include wellness and recreational programming, tuck shop, coffee shop, bistro, community meeting and performance space, hair salon, education facilities, and medical clinics.

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7. DENSITY & HOUSING

What type of housing is proposed?

Silvera at Glamorgan intends to develop senior supported living, as well as self-contained apartments and multi-generational housing.

8. PARKING

Where is parking located?

Parking allocation, location and access will be finalized at the development permit stage. The intent is to locate most parking underground. A small allocation of surface-level parking will be provided for the retail/commercial component and for visitors.

The total number of parking stalls will be determined at the detailed design stage. The total number of parking stalls will be determined through the development permit stage.

Are you asking for any relaxations in parking?

It is standard for relaxations to be requested for seniors' and affordable housing as car ownership is low. The commercial services are intended for local residents and neighbours reducing the numbers of visitors arriving by car.

9. TRANSPORTATION

Have you considered the negative impact extra traffic will have on the neighbourhood?

As part of the application process, a Transportation Engineering firm completed a Transportation Impact Study. These studies rely on City of Calgary metrics and data.

A large portion of the new residents are seniors and have a very low car ownership and vehicular use rate. The transportation impact study applied very conservative assumptions (assuming many more cars than is likely) and found minimal impact on the surrounding neighbourhood.

Will 45 St. SW be closed at Glenmore Trail?

Ring Road construction will close 45 St. SW at Glenmore Trail SW. This closure will change traffic patterns in the neighbourhood. The transportation impact study included these anticipated changes in traffic patterns within the findings of the study.

Will there be transit to the site?

While Calgary Transit hasn't committed to extending services to the site, Silvera is continuing discussions to bring transit to the site. The Silvera at Glamorgan Masterplan includes bus zones and both 50 Ave SW and the planned internal "P-loop" roadway is designed to accommodate bus service.

10. INFRASTRUCTURE (PAST/PRESENT/FUTURE)

Can the existing infrastructure handle the new development?

Much of the infrastructure serving this site (sanitary, storm, and water lines) was upgraded in 2017 when 50 Ave SW was constructed.

The City of Calgary requires a series of pre-development studies that determine the impact of future development on the greater infrastructure network and whether upgrades will be required. The studies follow City metrics and are reviewed by City engineers. Silvera completed all the requested studies and no further upgrades are required.

The City also requires an offsite levy from developers to offset the costs of future upgrades to infrastructure as the city builds out.

Will this development cause run off?

All stormwater runoff will be managed onsite with all new buildings including a stormwater capture system.

11. GREENSPACE

What will happen to the trees on site?

The site was heavily impacted by the September 2014 snowstorm and Silvera completed a tree assessment prior to removal of damaged trees. Redevelopment of the site will require significant tree removal. Silvera intends to incorporate landscaping that is attractive, functional and accessible for those with mobility constraints.

Will you be incorporating any park space?

The Master Plan envisions a connected and cohesive site that is walkable for all members of the community and provides ample greenspace. Both publicly accessible and private outdoor space will be provided for residents and community members. A network of internal and external pathways and corridors will run throughout the site and connect to buildings and the neighbourhood, while minimizing the steep grade for those with mobility constraints. A full landscape plan will be prepared at the development permit phase.

What will happen to the wildlife?

A construction management plan will be required at the development permit phase. This plan will include timing construction around bird nesting times and completing a thorough wildlife check.

12. FUTURE ENGAGEMENT

The project team will continue to notify the community about the progress of our application through our engagement website www.silvera@glamorgan.com.