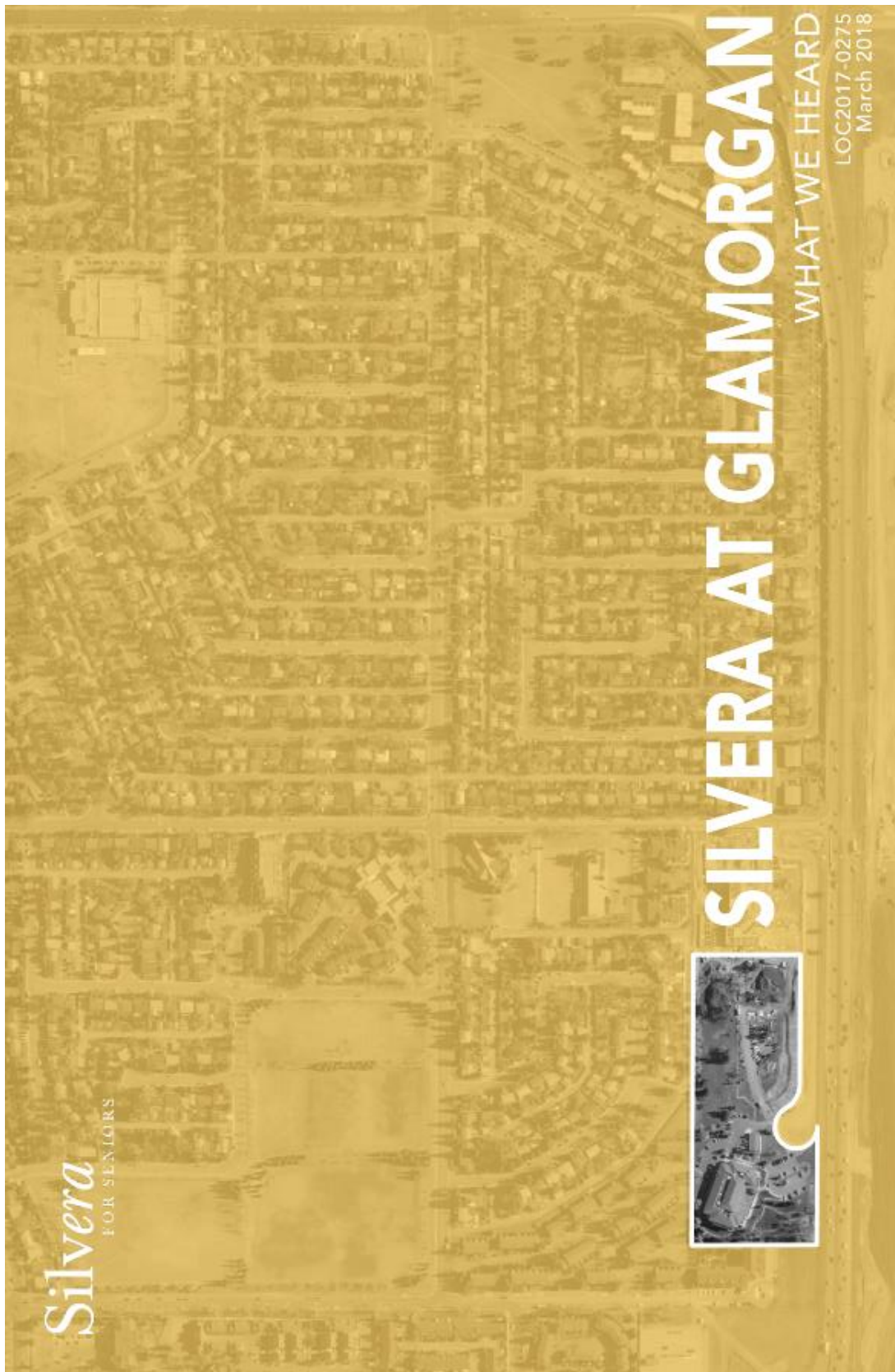


Applicant What We Heard Report



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SILVERA AT GLAMORGAN
WHAT WE HEARD
LOC2017-0275

This document provides an overview of engagement for the Silvera at Glamorgan Masterplan Area from 2015 onwards, and provides a summary of feedback and project team response to what was heard during the period of engagement from 2017-2018 that was specifically focused towards the Land Use Redesignation Application.

PREPARED BY
Silvera for Seniors

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WE ARE ENGAGING IN A NUMBER OF WAYS

		Public Meetings
		Project Website
		Dedicated Phone Line
Fliers and Public Notices	Community Newsletter	Community Association Meeting

ENGAGEMENT TIMELINE



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FEEDBACK SUMMARY

Community Meeting: September 13, 2017
Glamorgan Community Hall

65 Hand Delivered Notices

SITE

Delivery Area

34 Attendees

17 Feedback Forms
(13 with written comments)

11 Sticky Note Comments

1 Online Inquiry

How did you hear about the meeting?

8 Mailbox

7 Newsletter

2 Friend

FEEDBACK FORM RESPONSES

I understand the vision for the redevelopment of the Silvea at Glamorgan site:

12 Yes

5 No

The proposed land use is designating certain areas for higher buildings and other for lower buildings. I understand why this is being done:

10 Yes

6 No

I understand why the proposed land use is being requested:

8 Yes

9 No

Are you a resident of Glamorgan? If no, what interest you about this site?

15 Yes

2 No

"My brother lives in Robt Ward, we need to review living arrangements"

"Used to live at Elbow Valley site"

AMENITIES

Silvea for Seniors will open some services to local residents, please indicate which of these services you might use.

Bistro/Cafe

5 Yes

9 No

Pharmacy

5 Yes

7 No

Tuck Shop

3 Yes

8 No

Senior Wellness Centre

8 Yes

7 No

Hair Salon/ Barber

3 Yes

8 No

If there are other services you would use, what are they?

• ATM

• Entertainment

• Local Pub

• Yoga

• Group Programming

• Lawn Bowling

"No - have established group of businesses within the district that already meet my needs"

"What is a Tuck Shop"

WHAT WE HEARD

Amenities

"I like the idea of housing services available to Glamorgan residents- another way to facilitate services remaining in their homes"

Traffic & Circulation

"Bike friendly development is important to me"

"Traffic"

Green Space

"As per the area is of benefit to all"

Unit Types/ New Residents

"What is the common age and are the suites subdivided?"

"creation of multi-generational, market housing. This is not in keeping with the original concept."

Noise & Privacy

"keep the expected increased traffic, noise & vibration situated away from a very quiet neighbourhood"

Building Location

"...situate the Silvea housing portion at the back of the property"

"sun less on laneway"

Density

"Great use of space. Good for density - school population - all age mix"

"This is a small parcel of land and to have 1500 - 2000 people living in these accommodations is horrendous."

"Density is too high"

Property Value

"Impact on property values"

Building Height

"We would rather lower buildings - built higher - if some of the beautiful grounds and mature trees could be spared"

"Previous meetings said 4 stories now it could be up to 8 stories?"

**comments derived from a single feedback form

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CPC2019-0511 - Attach 6
ISC: UNRESTRICTED

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PROJECT TEAM RESPONSE	 Density	The application's Direct Control District is based on Multi-Residential High Density Low Rise District (M-H1) which allows for multi-residential development with a range of built forms. The proposed density supports the redevelopment vision for a long term comprehensive campus style development that will support a range of senior housing and multi-generational housing options. The site is well situated on the southerly edge of the Camargan community, which provides a buffer between a high-volume transportation corridor (Glenmore Trail SW) and existing residential development. Future long-term development will largely be determined by grant funding and housing demands.
	 Building Height	The proposed building height allows for Silvers for Seniors to construct buildings that can accommodate the specific programming needed to provide seniors care, while also addressing the significant grade change occurring on site. To ensure a sensitive transition between new development and existing residential development, the Direct Control District includes height restrictions and an additional 3m rear yard building setback along the northern property line to reduce shadow impacts and privacy on adjacent properties. These conditions, along with the existing laneway, form an ample buffer between the existing residents and the proposed development.
	 Amenities	The proposed Direct Control District incorporates neighbourhood scale commercial amenities to be enjoyed by both residents and community members. Community members shared feedback on services they would use. Responses included: entertainment, food and beverage, and recreational opportunities like yoga and lawn bowling. The proposed Direct Control land use district allows for these uses at the discretionary level and the proposed development considers them as future tenant opportunities.
	 Traffic & Circulation	A Traffic Impact Assessment (TIA) was undertaken by transportation engineers at Watt Consulting Group, completed to City of Calgary regulations and standards. A large portion of new residents will be seniors, a group generally associated with very low car ownership and vehicular use rate. The transportation impact study applied conservative assumptions (assuming many more cars than is likely) and found minimal impact on the surrounding neighbourhood. As this site develops there may come a point where the number of new vehicles would trigger an upgrade to the intersection at 45 St and 46 Ave SW. Additionally, ring road construction will close 45 St SW at Glenmore Trail SW. This closure will change traffic patterns in the neighbourhood and has been included in the findings of the TIA. The Master Plan area is designed to accommodate future transit connections.
	 Noise & Privacy	Construction noise will be managed through a Construction Management Plan at the Building Permit stage. The project team is committed to reducing negative impacts of construction on adjacent neighbours. It is anticipated that following construction the future site development itself will assist in the reduction of noise from Glenmore Trail SW by acting as a sound barrier for the existing neighbourhood. Privacy and overlooking concerns are in part mitigated through proposed height restrictions and rear yard building setback. The generous width of the adjacent laneway, coupled with height restrictions and rear yard building setback have been applied to the site to reduce overlooking to the rear yards of adjacent properties.

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 Building Location	Building locations shared with the community are currently conceptual in nature and will be finalized at the development permit stage. Internal roads are designed to be positioned away from the northern property. Buildings with greater height will be strategically located adjacent to Glenmore Trail SW.
 Green Space	A Landscape Plan providing a program for open space will be submitted to the City of Calgary for review at the Development Permit stage. The Landscape Plan will meet the regulations for landscaping as outlined in the Land Use Bylaw. Silvera is committed to incorporating a connective pathway system to enhance pedestrian connectivity and circulation and provide accessible green space for residents of all ranges of mobility.
 Property Value	While property value is not a planning consideration, Silvera and the project team are committed to a comprehensive high quality redevelopment vision for the site. The redevelopment vision ensures a sensitive transition to neighbouring residential properties through building height restrictions, building setbacks and the provision of local neighbourhood level amenities. Future development increases affordable housing opportunities for a growing seniors population, diversifies available housing in the Glamorgan community and provides the opportunity for residents to age in place within the neighbourhood. For these reasons, the project team anticipates an overall positive outcome for the Glamorgan community.
 Unit Types/ New Residents	The redevelopment vision allows for a range of housing opportunities, such as affordable senior's housing, rent-geared-to-income housing and multi-generational housing. Proposed future unit types are currently conceptual in nature and will be finalized at the development permit stage.

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FIGURE 1.0 Online Engagement Portal www.silveratglamorgan.com



FIGURE 1.2 Newsletter Advertorials (March 2015 - February 2018)

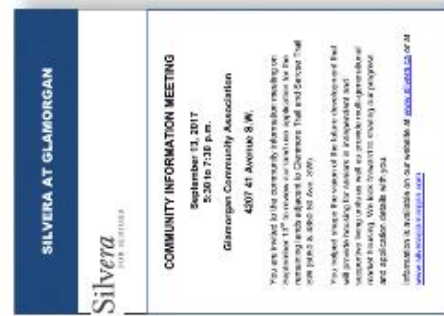
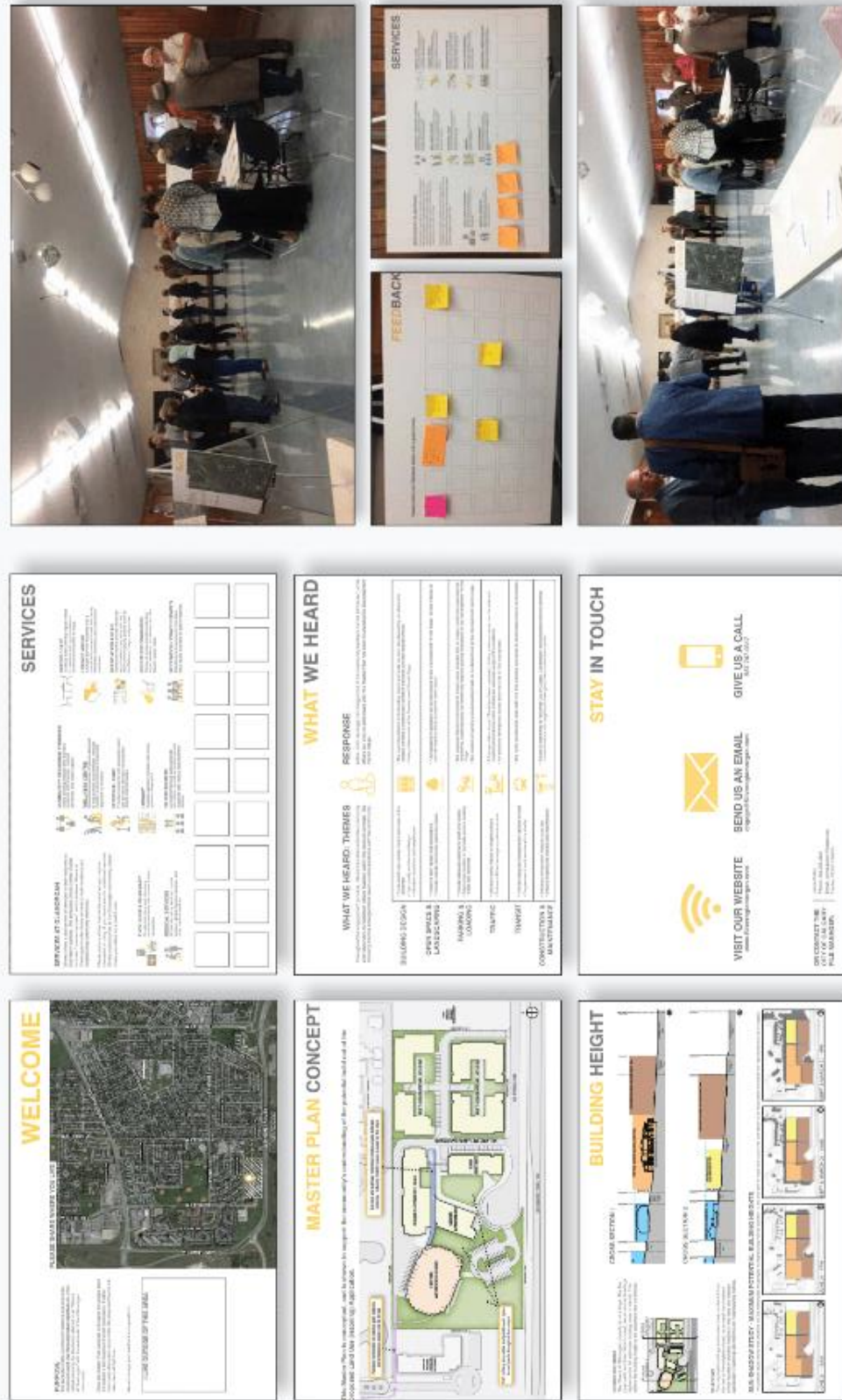


FIGURE 1.3 Community Engagement Invitations

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FIGURE 1.4 Community Open House (September 13, 2017)



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SUN SHADOW STUDY

LAND USE AMENDMENT COMMUNITY UPDATE
via Glamorgan newsletter & www.silverglamorgan.com website

JANUARY 2018

2018 is promising to be an exciting year for Silvers for Seniors and we look forward to working with Glamorgan Community Association and our neighbours as we move forward to implement our vision for our site.

During the latter part of 2017 we were in consultation with City of Calgary Administration regarding our land use amendment application. These discussions led to an update of our land use amendment application.

The updated proposed Direct Control land use district (zone) will follow a comprehensive set of policies for the whole property rather than the initially proposed three sets of policies. It will maintain the original intent of neighbourhood transition with policy statements that require a sensitive transition along to the northern edge of the property by limiting building height to reduce privacy concerns and shadow impacts on the adjacent residential area.

These changes do not affect the Master Plan Concept design and both the proposed unit count and maximum allowable building height (26m) remain the same as previously presented at the community information meeting in September 2017.

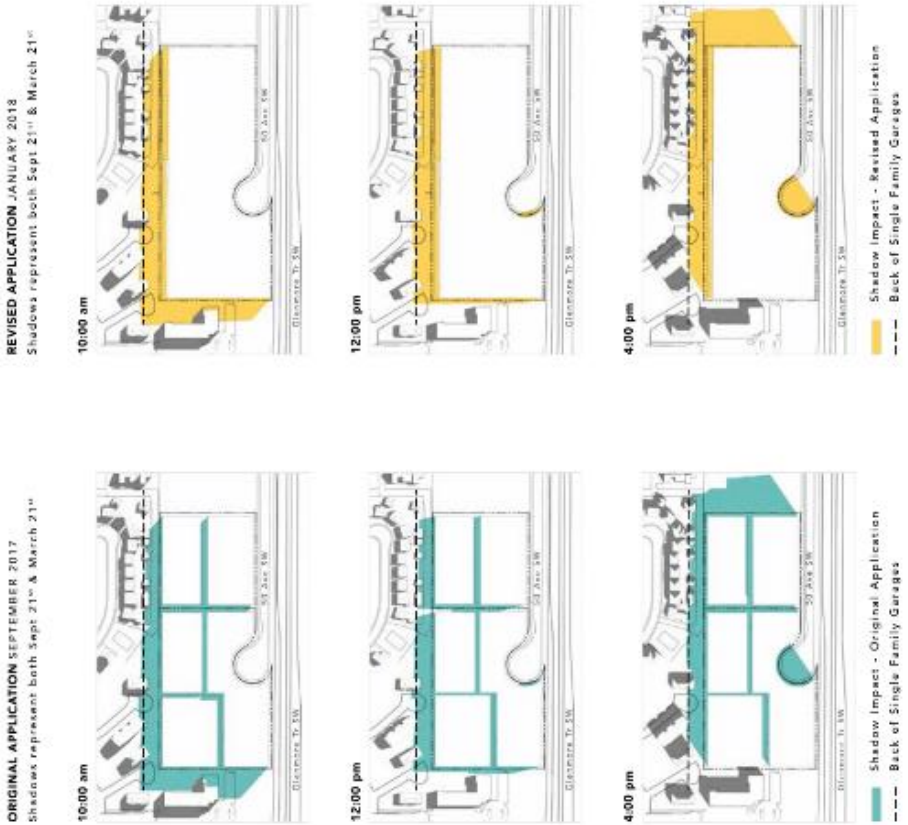
This land use amendment application is tentatively scheduled to be reviewed by the Calgary Planning Commission on February 22, 2018. If you have any questions please send an email to engaged@silverglamorgan.com.

Shadow Study

The revised land use amendment application includes policies to provide a sensitive transition to the existing neighbourhood. The shadow study below shows the shadow cast by the Direct Control district's buildable envelope on the site. From March 21st to September 21st shadowing from the site will not extend beyond the garages of the single family homes on the adjacent low density properties.

ORIGINAL APPLICATION SEPTEMBER 2017
Shadows represent both Sept 21st & March 21st

REVISED APPLICATION JANUARY 2018
Shadows represent both Sept 21st & March 21st



NOTE: Sun shadow studies and diagrams are created using industry standard modelling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed allowable land use envelope, surrounding built form and natural features. Simulated dates and times are based on established City of Calgary requirements.

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VERBATIM FEEDBACK

Open House Comments	Online Inquiries
- I like the idea of housing services available to Glamorgan residents - another way to facilitate seniors remaining in their homes - What is the common age and are the suites subsidized? - Great use of space. Good for density - school population - all ages mix - The increased population of the area seems appalling. However, I am glad to see what is being planned. - Traffic - All the above services already exist nearby - What became of the green spaces + campus like environment? - Bike friendly development is important to me - What is "Multi-generational" housing? - Previous meetings said 4 stories now it could be up to 8 stories? - Retaining walls are a must - I am really against the density for these projects. This is a small parcel of land and to have 1300-2000 people living in these accommodations is horrendous. - Density is too high 6-8 stories was never part of the original scope of the land. Wham are the green spaces? - More dust control! - Original the tallest high was 4 stories how its 6-8 stories on the new addition. Green space seems a thing of the past. Sales people - Sun lots on laneway/maintenance snow clearing - Frost on the lane from the buildings causing shade on the laneway	- Hello, Will Silvera be hiring new staff at this location such as LPNs? Also is this assisted living / long term care ? - Please advise services that will be offered. Will you have 2 bedroom suites, meals supplied, nursing staff etc. Indoor parking, rental fees or purchase costs. Do you have or will you have a brochure on this facility. When can we apply to live there. Your response is appreciated. - Looking for information on this location for two seniors - Please advise when plans are finalized and when we can apply for a 2 bedroom unit. Prices for couples would be appreciated. Thanks. - Hello I had spoken with Garrett Newman yesterday (Sept 13) at the meeting and advised him I have a brother who is currently living in Bob Ward and that we are interested in the new Silvera. My brother is 55, is mentally challenged with a mentality of a 20 year old, he is a double transplant (kidney/pancreas) of 11 years - lives independently in Bob Ward with the assistance of Meals on Wheels and Home Care to help with his showers. He currently receives AISH and CPP, we are interested in moving due the fact my brother is aging and our family would like to ensure he will always be living in a safe and happy environment. Garrett advised that with the nature of my brother's issues he may be a good candidate for new Silvera and to request an application, we also understand that there is subsidiary available for my brother; also our family will also be subsidizing him if necessary - this is not a concern for us. If you could please forward an application to myself at [REDACTED] we would appreciate the help - also if you have any questions please feel free to contact me at [REDACTED] Thank you very much!

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7. DENSITY & HOUSING What type of housing is proposed? Silvera at Glamorgan intends to develop supported living including memory care, as well as self-contained apartments and multi-generational housing.	The City of Calgary requires a series of pre-development studies that determine the impact 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.
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.	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 a stormwater pond on the SE corner of this property. This pond is envisioned to be a naturalized space that adds value to the existing landscaping of the campus. All buildings will include stormwater capture systems that slowly release captured water into the pond.
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. As the campus develops there may come a point where the number of new vehicles would trigger an upgrade to the intersection at 45 Street and 46 Avenue SW. Will 45 St. SW be closed at Glenmore Trail? King 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 50 Ave SW was designed to accommodate bus service.	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. 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.silveratglamorgan.com. 13. HORIZON CONSTRUCTION What work is taking place on the Horizon site? Construction crews have completed the foundation for the main building and townhouses, and have begun framing the buildings. When will the Horizon project be completed? The completion date is estimated to be October 1, 2018.
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.	

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