

## Community Association Response

Thursday March 21, 2019



Jenna Dutton  
Planner 2 | Centre West  
Community Planning  
Planning & Development

I am formally responding, on behalf of the Glamorgan Community Association, to the Outline Plan and Road Closure for LOC2019-0018 which is the access for Horizon Housing Development, proposed Silver for Seniors Site and the Westview Senior's building at 4850 – 50 Ave S.W. and 5025 - 45 Street, S.W. We apologize for the length of our response but it has taken far too long to get to this point. The Glamorgan Community Association fully supports this application, providing that safety for all residents and particularly those of the Bob Ward Building are addressed by the City on their portion.

As a Community, we have been deeply concerned with undue hardship and artificial delays created by the City of Calgary. Our concerns have now come to fruition. I have attached several photos to emphasize the fact that further delays will heavily impact this development with the pending closure of 45 Street S.W. off Glenmore Trail. We received an update from Alberta Transportation in November, 2018 and the Ring Road Project and interchanges at Hwy 8 and 37 Street are 9 months ahead of schedule. As a Community we lobbied hard to have the 45 St Exit kept open in order to facilitate the heavy earthworks and construction traffic to Glenmore and the major truck routes. The lighter construction traffic has a nominal impact on residents and is far less intrusive. Alberta Transportation has worked closely with Glamorgan Residents, the Community Association, Horizon Housing and Silvera for Seniors to help facilitate the construction needs for this site. The same cannot be said for the City of Calgary.

The development of this site is actually two (2) projects by two (2) different developers who have tried their very best to consult, mitigate and advise residents of their projects. All of this began in 2015.

4207 - 41st Avenue SW, Calgary AB T3E 1G2  
phone: 403.246.8218 | fax: 403.240.1394  
[www.myglamorgan.ca](http://www.myglamorgan.ca)

## Community Association Response



- 1) March 2015 - **SB-2015-0239**, the first joint proposal was presented and was very well received. This resulted in the subdivision of this road and the 2 parcels of land under LOC-2015-0239. This was approved by City Council and **ALL CITY DEPARTMENTS SIGNED OFF**. During this process there were a number of issues and requests put forward by the adjacent homeowners as well as the Community Association with respect to access and overall mass and positioning of the buildings within the site. The Applicants response was very positive and the result was the plan that was presented as part of this application. The shift of the roadway, closer to Glenmore Trail is a direct response to concerns raised by the adjacent residents located directly north of this site
- 2) September 2016 – **DP 2016-3026** – Horizon Housing – The parcels of land changed hands and Horizon Housing applied for their development permit. There were a number of issues that were identified and incorporated into their development. This included their internal access from this roadway. The buildings are now constructed and residents began moving in December 2018. We had voiced concerns about interference by the City of Calgary regarding access and egress in and out of the site from Glenmore Trail via 45 Street. We had a meeting with Roads and Transportation, Silvera, Horizon and our Councillor at the time regarding this issue. **ALL CITY DEPARTMENTS SIGNED OFF**

We expected that the majority of the heavy construction vehicles to access the site from Glenmore Trail rather than via 46 Avenue or 45 Street via Richmond Road. As a Community, we negotiated with Alberta Transportation to have the access point at Glenmore Trail and 45 Street remain open as long as possible as part of the Ring Road. The City of Calgary at the time refused to support our request but the Province of Alberta has done so. With this development came a tremendous amount of heavy construction traffic and the Province agreed that it would be better to keep the majority of the traffic out of the main community. We only have one (1) access/egress roadway which is 45 Street. The City of Calgary made a commitment to provide information regarding downstream traffic impacts as a result of the potential closure of 45 St and the potential traffic changes as a result of the Ring Road construction. To date that has not happened.

Then, the City of Calgary reassigned the street address of the Westview Seniors building that created hardship, confusion and a ton of work for Silvera in order to update everyone's mailing addresses, medical information, etc. It was a huge undertaking.

4207 - 41st Avenue SW, Calgary AB T3E 1G2  
phone: 403.246.8218 | fax: 403.240.1394  
[www.myglamorgan.ca](http://www.myglamorgan.ca)

## Community Association Response



**September 2017 – DP2017-0275 – Silvera For Seniors** – Silvera began their development application that required an amendment to the land use to reflect the world in 2017 not 1950. The consultation process that was undertaken was a continuation of the conversations and plans for the site that began in 2015. We replied to the circulation November of 2017 fully expecting it to go to Council January 2018 to capture the 2018 construction season. That did not happen.

**November 2018 – approved by Council January 2019.** We were shocked and dismayed, that almost exactly one full year to the day, the City of Calgary presented a plan that was totally unacceptable from a Community perspective that did not reflect the approvals that had already been granted under SB2015-0239 and DP2016- 3026. It was very apparent that the City of Calgary was not on board with all of the work of the past four (4) years.

The presenters also appeared to be unaware of the impending closure of 45 Street from Glenmore slated of the end of construction 2019. To date there has been an entire construction year lost due to the interference and delays that as a Community were deeply concerned about in 2015.

**March, 2019 – LOC-2019-0018 – Outline Plan and Road Closure.** This application has now finally come forward. There is minimal difference in this plan and the one that was originally approved where **ALL CITY DEPARTMENTS SIGNED OFF** in 2015, with the exception of the cul-de-sac. The attached photos attempt to show the proximity of Glenmore Trail to the edge of the road, the fact that Horizon Housing's buildings are built and occupied and that 45 Street will permanently close Fall 2019.

As a Community we are deeply concerned about the following as these 3 components house some of Calgary's most vulnerable populations:

- 1) The risk of this project not getting built and Silvera abandoning badly needed Senior's Housing.
- 2) The risk to Horizon Housing's access and egress for their already occupied development.
- 3) The safety risks and unintended consequences that will affect the Bob Ward Building.

4207 - 41st Avenue SW, Calgary AB T3E 1G2  
phone: 403.246.8218 | fax: 403.240.1394  
[www.myglamorgan.ca](http://www.myglamorgan.ca)



## Community Association Response



- 4) The risk to the Community in general with respect to heavy construction traffic travelling through 2 playground zones one of which is on a blind hill and major damage to non-truck route roads

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 original road plan was approved in 2015 and all that was left to do was complete the access point from 45 Street. We support the alignment to square off the existing intersection at 49 Street which has been the access to this site for over 30 years. Time is of the essence. The Glamorgan Community Association fully supports this development and strongly encourages the Calgary Planning Commission and Calgary City 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

4207 - 41st Avenue SW, Calgary AB T3E 1G2  
phone: 403.246.8218 | fax: 403.240.1394  
[www.mylamorgan.ca](http://www.mylamorgan.ca)