

Applicant's Submission



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Planning & Development
The City of Calgary
PO Box 2100, Station M
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RE:

Outline Plan, Land Use, and Road Closure
4850 & 5050 - 50 AV SW | Plan 1612555, Block 3 Lot 2; Plan 9612030, Block 2 | 3.29 ha

OUTLINE PLAN APPLICATION

The Outline Plan Application is intended to support Silvera for Senior's proposed Development Vision for a multi-generational campus with both senior and multi-residential dwelling units, and a locally-serving commercial node. The subject site was recently approved for redesignation from the M-C1 district to a Direct Control District. During this process it was identified by the CPAG team that the existing emergency access was not sufficient for the proposed density, and an access connecting to 50 Street SW through the Bob Ward Residence site was identified as a solution. In order to accommodate this emergency egress and protect a road right-of-way for a future public roadway connection, a landswap between Silvera for Seniors and the City of Calgary is being proposed. The Outline Plan Figure allows for the comprehensive review of Silvera for Seniors plans as they relate to road acquisition, road closure, site/internal access, pathway and sidewalk connections, emergency egress, deep utility servicing, and property line adjustments.

ROAD CLOSURE APPLICATION

The road closure area was originally owned by Silvera for Seniors, and was dedicated to the City of Calgary for the development of 50 Ave SW to provide access to their property for future residents, Emergency Services, and Calgary Transit. The roadway has a large cul-de-sac at its western terminus that was designed to allow large vehicles like busses to turn around. The Road Closure application would close the northern portion of the cul-de-sac. In exchange for the road closure area, Silvera for Seniors proposes a land swap for a portion of their property on the SW corner of the site. This road acquisition by the City would enable the future development of an extension of 50 Avenue SW to connect to 50 Street SW, ultimately improving connectivity for the surrounding area. The road connection could allow transit to better serve the neighbourhood, improving mobility options for low income and mobility-challenged residents of the Silvera at Glamorgan community as well as the Horizon Housing residences.

Prior to the development of the proposed 50 Avenue SW extension, Silvera for Seniors is proposing an emergency egress from 50 Avenue SW to 50 Street SW, and building a private "P-loop" road to allow vehicles, including busses, to turn around. The P-loop roadway will be built to standard Calgary Transit and Emergency Services carriageway and turning radii dimensions. Silvera for Seniors is working with the CPAG team to register an access easement agreement that would allow municipal/emergency services, and pedestrians to use the private road.