LAND USE REDESIGNATION
Silvera at Glamorgan
M-C1 to DC: 5050 & 4850 - 50 Ave SW
BACKGROUND

Silvera at Glamorgan

1964  Glamorgan site acquired
1996  Westview building constructed
2000  Senior lodges decommissioned
2014  Portion of site sold to Horizon Housing
      + Public engagement initiated
2016  Horizon Housing construction (east of site)
      + 50 Ave SW constructed by Silvera
      + Deep utility services upgraded by Silvera
2017  LOC Application
2019  Westview building renovations (±$11 million)
DEVELOPMENT VISION

Multi-Generational Campus
• ±600 senior care and multi-residential units;
• Locally-serving commercial and social amenities;

Funding
• Resolve Campaign
• Province of Alberta
• City of Calgary
• Developer Partnership Opportunities
Direct Control District (based on M-H1)

- 4.0 FAR
- 26.0m Max. Building Height
- Additional commercial and social uses (discretionary)
- Sensitive Residential Transitions:
  - Additional building setbacks
  - 16.0m Max. Building Height beside Low Density Residential Districts
  - 20.0m Max. Building Height beside Multi-Residential Districts
SHADOWS

September 21 and March 21

10:00 am  
Shadow impact of land use envelope (built form tbd)

12:00 pm  
Context shadows

4:00 pm

NOTE: Sun shadow studies and diagrams are created using industry-standard modeling 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.
SHADOWS

June 21

LOC APPLICATION

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Engagement efforts were initiated in 2014, however they were renewed in 2017 with a revised vision for the LOC Application. This summary reflects the renewed engagement from 2017 onwards.