



**GLAMORGAN LANDING ESTATES:
COMMUNITY Q&A**



INTRODUCTION



www.hivedevelopments.ca/glamorgan

Silvera, the current owners of this site, began planning the evolution of this larger property in 2014. The vision of a multi-residential campus with both senior-specific and regular market housing was finalized in 2019, with the revised land use bylaw 3d2019.

This new development, named Glamorgan Landing Estates, is being proposed by S2 Architecture in partnership with the Calgary-based development firm Spray Group, that has entered into an agreement to purchase the site pending approval of a development permit. If successful, Spray Group will develop the site and will be the landlord of this development. The project architects are S2 Architecture, and HIVE Developments is coordinating communication and engagement. The proposal consists of 2 regular market rental buildings, with a mix of 1, 2, 3 bedroom and penthouse units totalling 278, ranging from 600 to 1000+ square feet in size.

All proposed designs will abide by the stipulations laid out in 3d2019*.

*see Appendix 1, page 7 for DC 3d2019

THEMES

MISCELLANEOUS
ENGAGEMENT
GREEN SPACE *CONSTRUCTION*
DESIGN
SOCIAL DISORDER
SITE VISION
ALIGNMENT

The font size is directly correlated to the frequency of the theme's occurrence. For example, the largest font themes are "crime/social disorder" and "design-related", which were the most frequently brought up items of feedback.

RESPONSES

The figure below does 3 things:

Records responses to each thematic category, as well as specific queries within each category

Shows, where appropriate, these queries lead to changes in the proposed design

Shows how particular design measures align with the approved land use bylaw

Theme	Team Response	Designs in Response	Bylaw Alignment**
<p>SOCIAL DISORDER</p> <ul style="list-style-type: none"> Increase in crime Increased traffic- related incidents Higher usage of alleyway: foot traffic with people cutting through the sites and more vehicle traffic too 	<p>This calendar year has seen an overall decrease in crime within Glamorgan and surrounding communities.</p> <p>We will incorporate Crime Prevention Through Environmental Design (CPTED) measures. Completing this vacant site with a higher density development will create more “eyes-on-the-street”, with less likelihood of untoward activity in the alleyway as a result.</p>	<ul style="list-style-type: none"> Strategic lighting placement. The fence between the site and the north alleyway will be incorporated to reduce access to and from the site. Spray Group values its properties and all tenants are screened and references checked. 	
<p>DESIGN</p> <ul style="list-style-type: none"> Emergency vehicle access Flood runoff from the north Alley Fire safety of wood frame Construction Privacy concerns for residents north of the alley. 	<p>Fire trucks do not typically access the site between buildings.</p> <p>These are being addressed through the stormwater and grading design on the site.</p> <p>The highest risk of fire-related incidents is actually during construction, which the experienced construction teams, managed in-house, will address.</p> <p>Significant grade change, along with other measures, will help reduce sightlines into resident backyards</p>	<p>The loop on the south edge of the site has been designed to facilitate emergency vehicle access, if required.</p> <p>All building code requirements on the site will be met or exceeded - the building will be fully sprinklered, with non-combustible cladding used throughout.</p> <p>Other privacy measures include tree screening and significant north boundary setbacks.</p>	

**click on the text of “Bylaw 1P2007, Part 3, Division 6” and “Part 6, Division 7” to be taken to the relevant text

Theme	Team Response	Designs in Response	Bylaw Alignment
<p>SITE VISION</p> <ul style="list-style-type: none"> What is the larger vision for the particular site? who is the development being marketed to? Will the price points align with median income in Glamorgan? 	<p>The vision for this larger site was that it would be a multi-residential campus with a portion of regular market housing, which is what this proposed development is looking to align with and fulfill.</p> <p>This is a purpose-built, regular market, rental development that will have a range of 1, 2, 3 bedroom and penthouse units priced at a range appropriate for income levels in a cluster of surrounding communities, including Glamorgan.</p>		<p>DC 3d2019: Section 1 (a) Section 4 Section 5 Section 6</p>
<p>ALIGNMENT</p> <ul style="list-style-type: none"> How does this proposal align with the Silvera master plan for the larger campus? 	<p>All building heights on the site are significantly less than the permitted maximum under the site's current zoning. They will have a similar scale, general façade, and materiality to the Silvera developments on the west. Pedestrian access to the Silvera site is in the process of being developed and coordinated with the neighbours to the west.</p>	<p>Max height = 20 meters Max density = 2 FAR Parking = 330 stalls Bicycle parking = 167 stalls</p> <ul style="list-style-type: none"> Additional building setbacks with a 16.0 m max building height on north 20.0 m max building height immediately abutting Silvera developments on the west and Horizon View on the east Building shadowing that aligns with those shown during 2018 process 	<p><u>Bylaw 1P2007, Part 6, Division 7</u></p> <p>DC 3d2019: Section 1 (b) Section 7 (1), (2), (3), (4). Section 8 (1), 2) - a, b, c; (3)</p>
<p>CONSTRUCTION</p> <ul style="list-style-type: none"> Tired of constant development related and ring-road related construction There will be increased noise and traffic levels within the community. 	<p>Construction will be completed in a timely manner, with noise bylaws being respected. There will be constant on-site security whenever construction workers are not present. Construction traffic will always avoid Glamorgan crescent and be routed along 45th St, 50th Ave and 50th St.</p>		

Theme	Team Response	Designs in Response	Bylaw Alignment
<p>ENGAGEMENT</p> <ul style="list-style-type: none"> Residents on both the east and west sides of 46th St, south of 45th Ave, need to be engaged with Many older residents do not engage well with virtual events Many residents also brought up “engagement fatigue” 	<p>300 flyers and one-pagers were delivered to residential units around the site - this includes residents on both the east and west sides of 45th Ave. Advertising providing direction to the project webpage will also appear in the January and February editions of “Focus on Glamorgan”. Due to Covid-19, larger in-person events, such as Open Houses, were kept in the virtual sphere. However, contact information was made available on all distributed material. Furthermore, residents on both sides of Glamorgan Crescent, along its southern edge had the opportunity to provide face-to-face feedback, as we knocked on all their doors. Based on feedback around engagement fatigue, we had the distinct impression there was not widespread desire by proximate residents for more intensive engagement.</p> <p>However, anyone is always welcome to contact us with specific questions and comments, and can sign up for a bi-monthly newsletter update via the project webpage.</p>		
<p>GREEN SPACES</p> <ul style="list-style-type: none"> Disappointed that the development site is not being turned into a park Can we preserve some of the older trees around the site? 	<p>Added landscaping to this site will increase the green space quotient currently available in this particular portion of the neighbourhood.</p> <p>We are unable to preserve on site trees, as the parkade takes up the full site, and is a requirement as per the land use bylaw.</p>	<p>Refer to Landscaping Plan available on project webpage and Glamorgan Landing Estates information package sent Nov 25th, 2020.</p>	<p><u>Land use bylaw 1P2007, Part 3, Division 6</u></p>
<p>MISCELLANEOUS</p> <ul style="list-style-type: none"> If the developer chooses to walk away from this project, who would be left responsible for the site? 	<p>The site is currently owned by Silvera. The development vision they proposed, which was supported by the Glamorgan Community Association, involved a multi-residential campus with a market housing component (see www.silveraglamorgan.com) Spray Group has entered into an agreement to purchase the site upon receiving a development permit, and will be the landlord of this development.</p>		

BYLAW NUMBER 3D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2017-0275/CPC2018-1217)

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

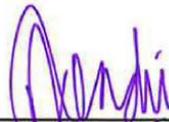
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON JANUARY 14, 2019

READ A SECOND TIME ON JANUARY 14, 2019

READ A THIRD TIME ON JANUARY 14, 2019

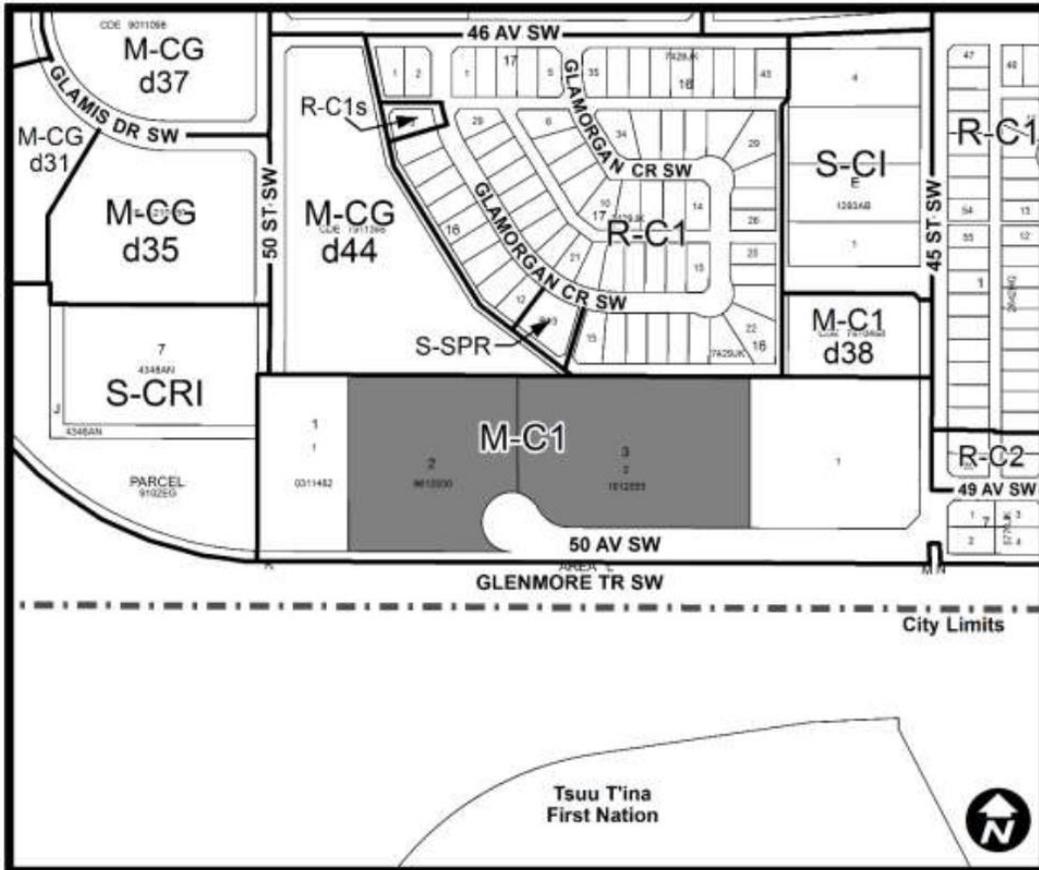


MAYOR
SIGNED ON JANUARY 14, 2019

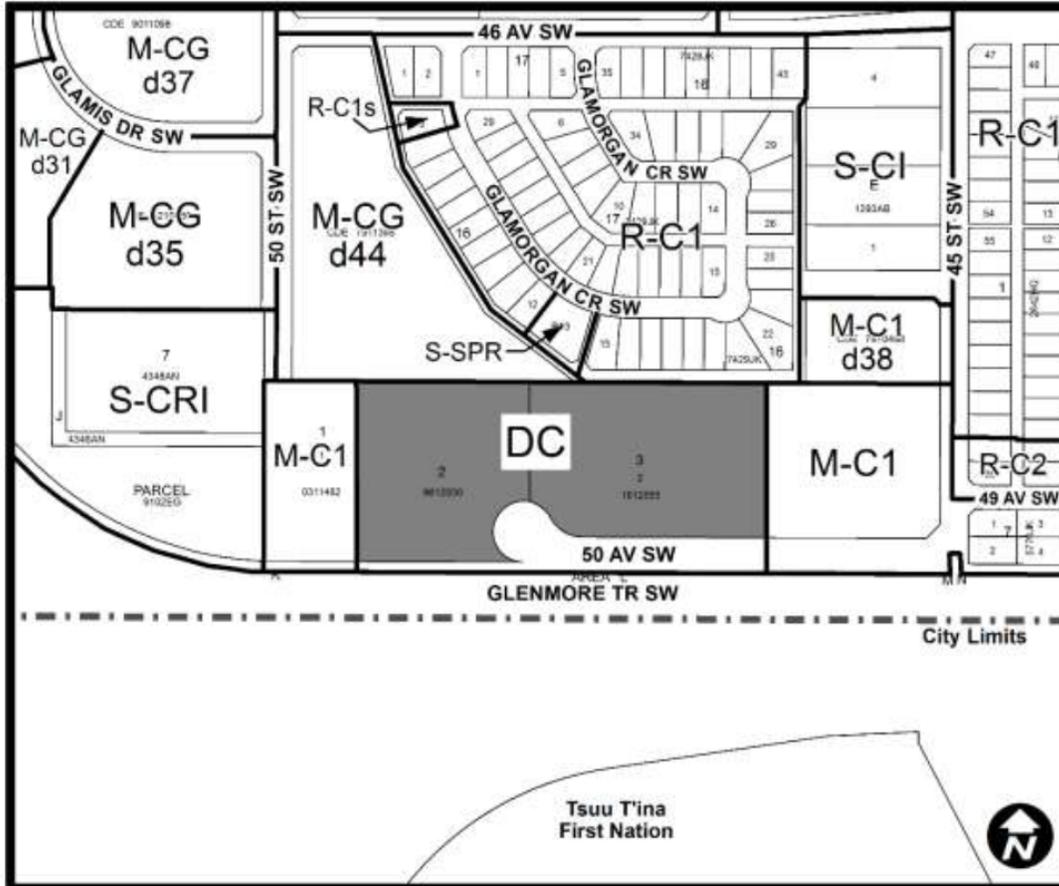


ACTING CITY CLERK
SIGNED ON JANUARY 14, 2019

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
 - (a) allow primarily residential and **Assisted Living uses** with supporting services;
 - (b) create a built form where **building height** transitions from high to low from the south of the site towards the **low density residential development** to the northwest; and
 - (c) enable opportunities for a mix of commercial, institutional and social **uses**.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

4 The **permitted uses** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

5 The **discretionary uses** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Accessory Food Service;**
- (b) **Drinking Establishment – Small;**
- (c) **Fitness Centre;**
- (d) **Financial Institution;**
- (e) **Food Kiosk;**
- (f) **Instructional Facility;**
- (g) **Library;**
- (h) **Medical Clinic;**
- (i) **Performing Arts Centre;**
- (j) **Restaurant: Licensed – Small; and**
- (k) **Social Organization.**

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 apply in this Direct Control District.

Building Setback

- 7
- (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
 - (2) The minimum **building setback** from a **property line** shared with a **street** for a **street-oriented multi-residential building** is zero metres.
 - (3) The minimum **building setback** from a northern **property line** shared with a lane is 3.0 metres.
 - (4) The minimum **building setback** from a **property line** shared with another **parcel** is 3.0 metres.

Building Height

- 8
- (1) Unless otherwise referenced in subsections (2), and (3), the maximum **building height** is 26.0 metres.
 - (2) Where the **parcel** shares a **property line** with a **lane** adjacent to a **parcel** designated as a **low density residential district**, the maximum **building height**:

AMENDMENT LOC2017-0275/CPC2018-1217
BYLAW NUMBER 3D2019

- (a) is 16.0 metres measured from **grade**, measured from a 3.0 metre distance from the **property line** shared with a **lane**;
 - (b) increases at a 45.0 degree angle to a depth of 10.0 metres measured from the **property line** shared with a **lane**, to a maximum **building height** of 26.0 metres measured from **grade**; and
 - (c) is 26.0 metres measured from **grade** at a distance greater than 10.0 metres from the **property line** shared with the **lane**.
- (3) Where the **parcel** shares a northern **property line** with a **parcel** designated as a **multi-residential district**, the maximum **building height**:
- (a) is 20.0 metres measured from **grade**, measured from a 3.0 metre distance from the shared **property line**;
 - (b) increases at a 45.0 degree angle to a depth of 10.0 metres from the shared **property line** to a maximum **building height** of 26.0 metres measured from grade; and
 - (c) is 26.0 metres measured from **grade** at a distance greater than 10.0 metres from the shared **property line**.