

Applicant Submission

Seniors Facility

Future Development and Re- Zone, DP 2018-5551
August 19 2020

Project overview

2436 & 2440 22ND STREET NW CALGARY ALBERTA
LOT 9&10 BLOCK #12 PLAN# 9110GI



The proposed development:

- Assisted living facility of 45 units consists of 2 wings connected with glass link lobby in each level.
- The north wing 4 stories and the south wing 3 stories.
- Middle courtyard, underground parking and roof top.
- Basement Floor Area 861.44 m² (9272.46 sq.f.)
- Main Floor Area 667.15 m² (7181.14 sq f)
- Second Floor Area: 742 m² (7986.82 sqf)
- Third Floor Area: 742 m² (7986.82 sqf)
- Fourth Floor Area: 394.37 m² (3168.57 sqf)

Seniors Facility

Future Development and Re- Zone, DP 2018-5551

August 19 2020

Summary:

This is a proposal to rezone (2440 and 2436 -22 Street NW) from R-C2 to M-C1 land use district in order to permit the construction of Assisted Living facility. These lots are currently occupied by the original 1950's era bungalows.

Proposed Development

The project vision is the development of a unique complex of Assisted living.

Community residents who are no longer able to stay in their own homes, will be able to extend their independent lifestyle in one of these units.

The units will be designed to provide accommodation and services that will meet their changing needs.

Site Context:

- Few blocks away from the North Hill Mall, its professional buildings, C Train and bus stops with a number of routes. Residents will live within walking distance to basic amenities, such as grocery store, bank, drug store, retail shops, health facilities, as well as medical clinics and services.
- Five kilometers from the Tom Baker Centre, Foothills hospital and its Professional Medical Building. Residents will live within a short driving distance of a major hospital with emergency facilities and numerous medical specialists.
- Close to university of Calgary, SAIT, ACAD and Jubilee Auditorium, easy walking distance and provides access to recreation facilities, education and theatre, ballet and the arts.
- Close to Confederation Park with its scenic walking paths, duck ponds and wonderful views.

Project Concept

The plan is for two individual, secure buildings with underground parking connecting the buildings. Each unit consists of one bedroom with elegant contemporary living room, den, kitchenette, bathroom and a small storage space. Common areas in each building will include a main dining area, main kitchen and gathering areas on each level. A gym and library will also be provided for common access.

Features of the individual units

There will be several designs to accommodate residents with varying degrees of needs depending on their physical capacity. All units will be designed to help seniors and their physical needs with the following features:

- All units will be single level, with halls wide enough for wheelchair access, doorways at least 36 inches wide and connected to the outside without stairs. In addition, lighting will be enhanced to compensate for poor vision and floors will be all non-skid material.
- All appliance, countertops and electric sockets will be designed to be accessible to wheelchair bound residents.
- Doors and closets as well as taps and faucets will be specially designed for use by the physically frail and disabled users. Bathrooms will have special comfort height toilets and safety grab bars.

Needs of Assisted living

The residential options for seniors in physical and mental decline are limited. There simply are not enough facilities that can accommodate the needs of the elderly especially in Calgary with its relatively young (average 36.4 years) demographic.

2/3

Seniors Facility

Future Development and Re- Zone, DP 2018-5551

August 19 2020

Benefits of assisted living facilities

Despite the fact that elders often want to stay in their own homes and see no reason to move, many times their move to assisted living can give elders a new lease on life. The most important reasons or benefits from moving to Assisted living are :

- **Safety.** Assisted living centers are set up to provide a safe, comfortable environment for elders.
- **Meals.** Elders home alone often warm up something in the microwave or on the stove rather than preparing a nourishing meal. They then may eat in front of the TV for company. In assisted living, meals are provided, and they often offer many choices of food. But the biggest plus may be that people have company for their meals. When people have company for a meal, they generally eat better, so these communal meals can help keep a senior healthy.
- **Transportation.** The ability to go where they want is important to elder, and many seniors can no longer drive, or choose not to drive in heavy traffic. Assisted living centers can be a big help getting people where they want to go.
- **Socialization.** Socialization is perhaps the most important reason why many people choice Assisted living. Elders without social exposure can become virtual hermits, except for those who have family visits. While family visits are fun, seniors needs peers, as well. In assisted living, even those who swore they'd hate it often find, once they adjust, that they again enjoy the company of peers. They play cards, listen to music, exercise, have snacks, go to community events and have people come in to entertain them.

Sincerely,

Abanoub Development Ltd.

Hani Kirolos

403 870 2165

hani@abanoubdesign.ca

1615 21A street NW Calgary Alberta