

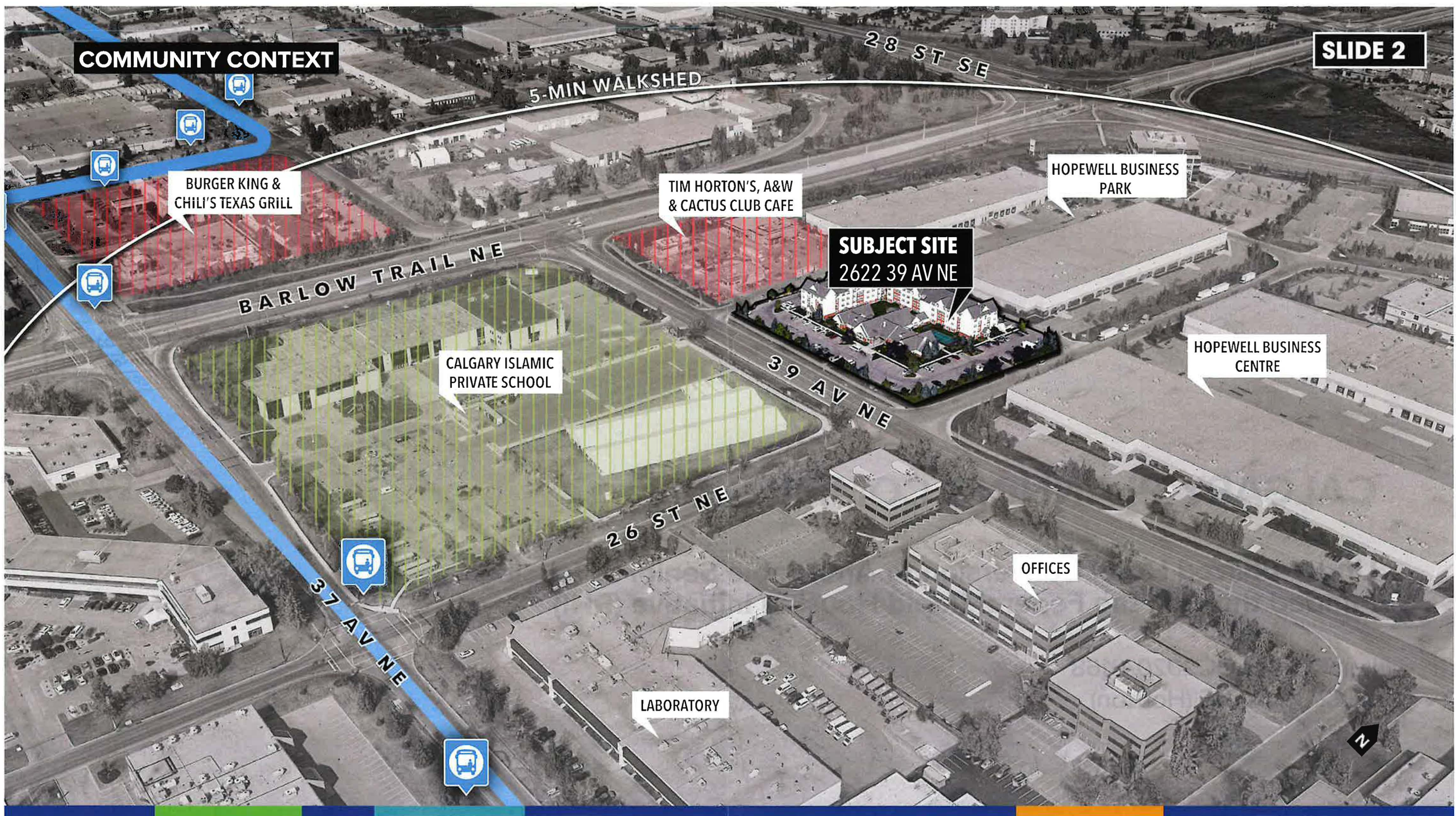
CALGARY PLANNING COMMISSION

**Under-utilized Hotel Conversion to Affordable Senior's Housing
Funded through the Federal Rapid Housing Initiative (RHI)**

Item 7.2.4 | LOC2020-0168
2622 39 AV NE (Horizon)



COMMUNITY CONTEXT



BURGER KING & CHILI'S TEXAS GRILL

TIM HORTON'S, A&W & CACTUS CLUB CAFE

HOPEWELL BUSINESS PARK

SUBJECT SITE
2622 39 AV NE

BARLOW TRAIL NE

CALGARY ISLAMIC PRIVATE SCHOOL

HOPEWELL BUSINESS CENTRE

39 AV NE

OFFICES

LABORATORY

37 AV NE

26 ST NE

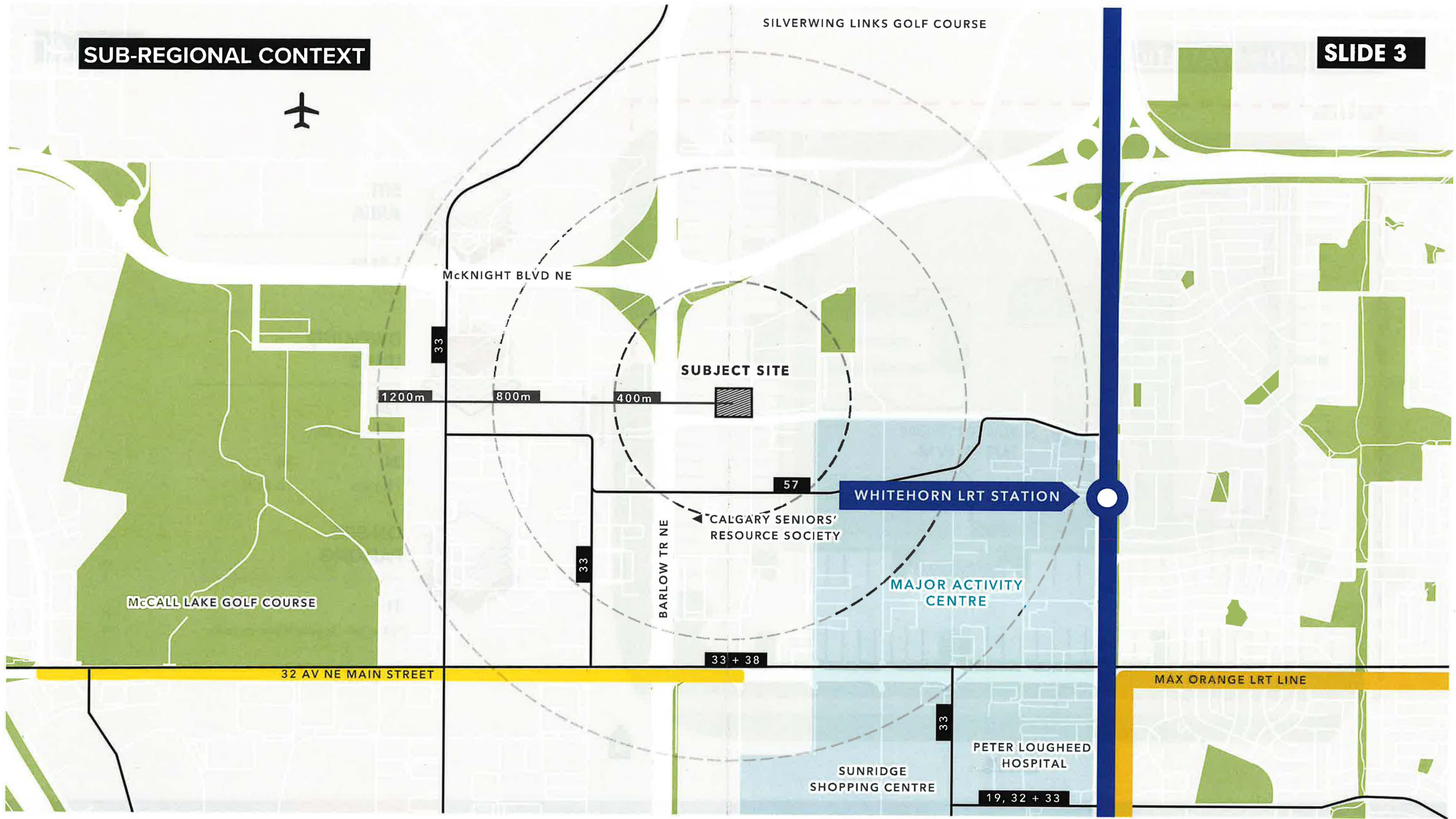
28 ST SE

5-MIN WALKSHED

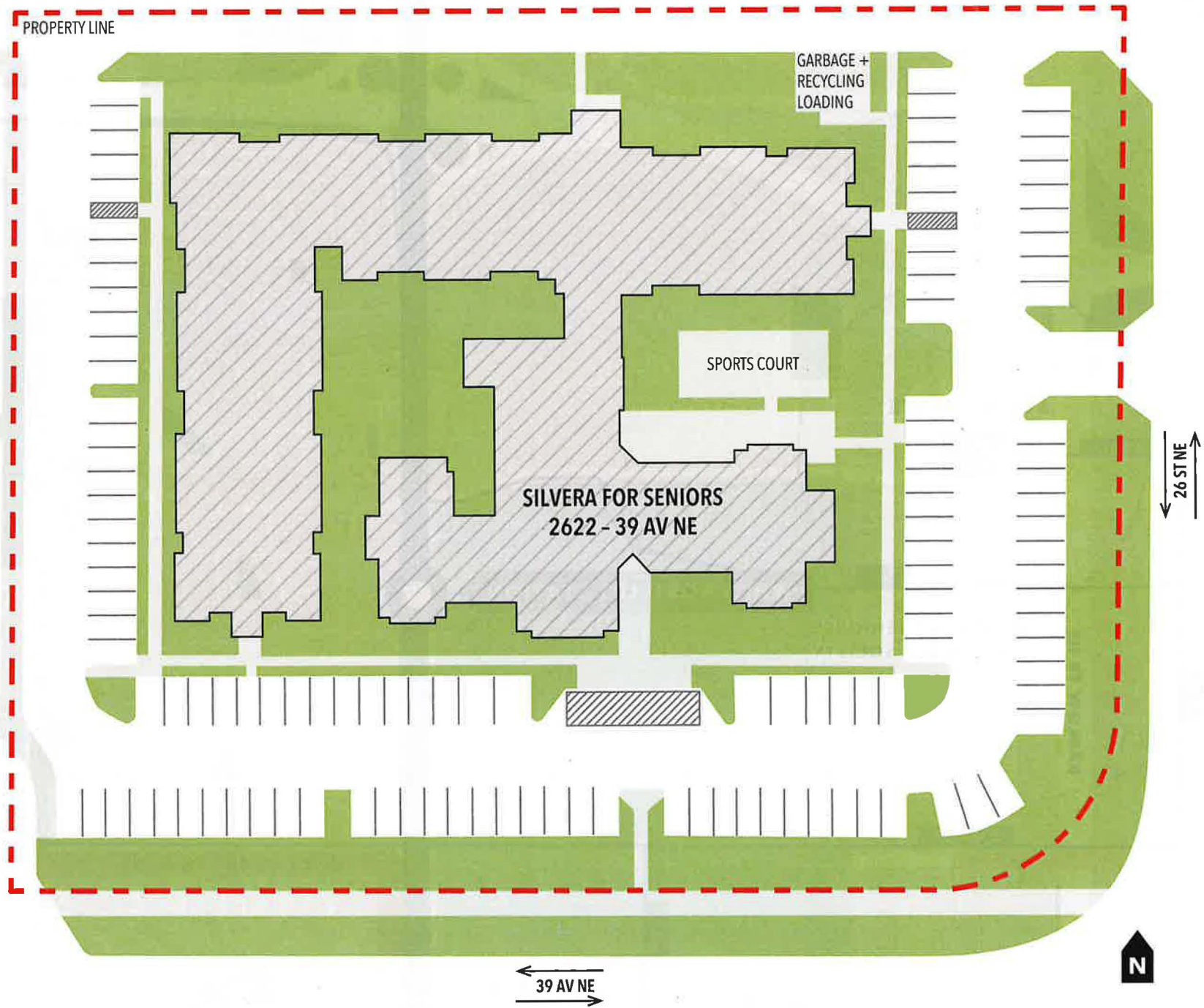


SUB-REGIONAL CONTEXT

SLIDE 3

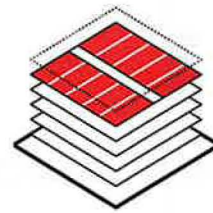


SITE PLAN + STATISTICS



SITE AREA

1.24 ha
3.07ac



DWELLING UNITS

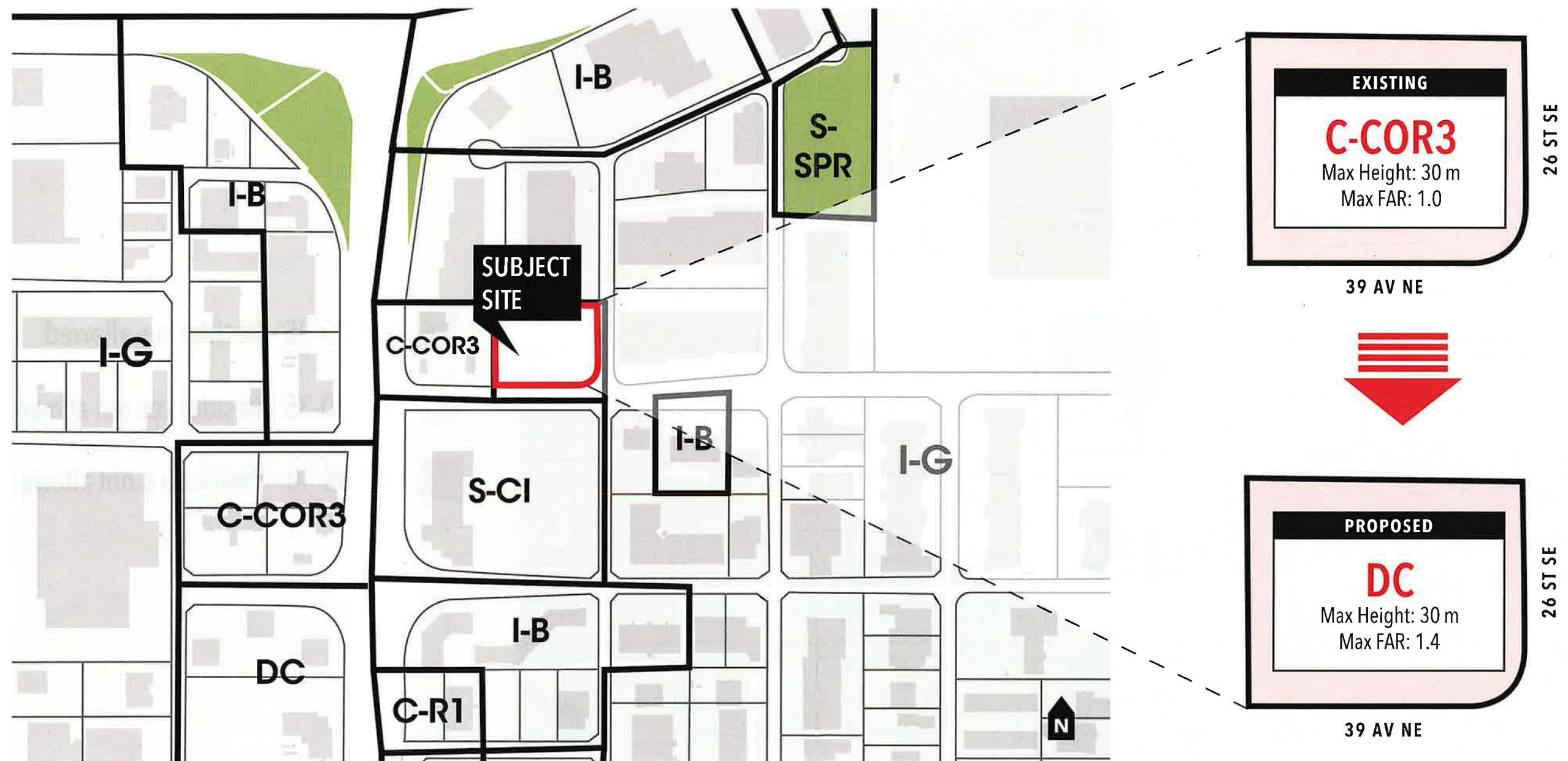
120
Total Proposed Units

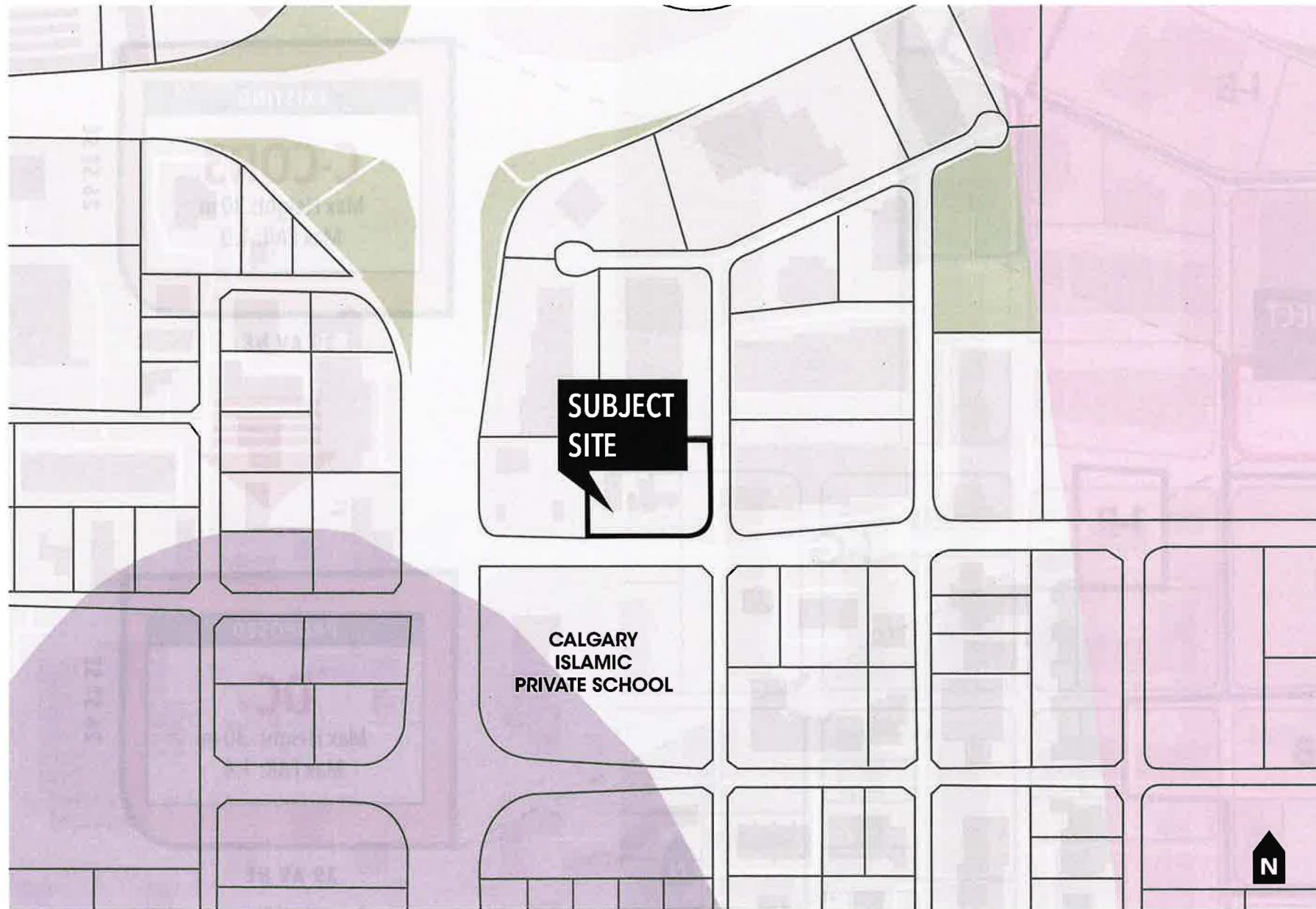
24	96
2-Bed Units	1-Bed Units



ON-SITE PARKING

119
Parking Stalls (including 4 barrier free stalls)





- NEF 25-35 - Residences allowed
- NEF 30-35 - Residences not allowed
- NEF 35-40 - Residences not allowed





- NEF 25-35- Residences allowed
- NEF 30-35 - Residences not allowed
- NEF 35-40 - Residences not allowed



SITE PHOTOS



Hello Neighbour!

We are proposing a land use change at:
2622 39 AV NE | from C-COR3f1.0h30 to Direct Control

The proposed land use redesignation will facilitate a development vision that will allow for the conversion of the existing Lakeview Signature Inn into an affordable Seniors Supportive Residence with ancillary private commercial uses. Given the current configuration and suite-style units, the hotel lends itself well to this type of residential conversion. The proposed development vision includes interior renovations (suite and common space reconfiguration and improvements) in addition to outdoor activity area/landscaping improvements.

Similar to what currently exists on site, a total number of 120 dwelling units and 119 parking stalls are proposed, and a concurrent Development Permit (DP2020-7178) has been submitted to provide stakeholders with development certainty.

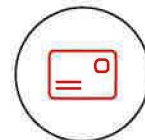
The proposed Direct Control District will be based on the existing C-COR3 (Commercial - Corridor 3) District with the addition of "Assisted Living" to allow for the proposed use.



PROJECT PHONE LINE & VOICEMAIL



ON-SITE SIGNAGE



HAND DELIVERED MAILERS

SUPPLEMENTAL SLIDES



EXISTING BISTRO + HALLWAY

CEILING CONDITION HEIGHTS + CHANGES CREATING MORE INTIMATE AREAS

EXISTING VAULTED CEILING EXISTING BEAMS TO BE PAINTED

LARGE DRUM PENDANTS LIGHTS TO REMAIN



EXISTING WINDOWS + BLINDS TO REMAIN. ABUNDANCE OF NATURAL LIGHT.

EXISTING FLOORING TO BE REPLACED

FIREPLACE TO BE DEMOLISHED AND REPLACED WITH DEMO KITCHEN

BREAKFAST NOOK BEYOND FIREPLACE TO BE USED FOR NEW KITCHEN EXPANSION

SHELVING TO BE REMOVED

WALLCOVERING TO BE REPLACED



WIDE CORRIDORS TO BE USED FOR KITCHEN EXPANSION. CREATE BANQUETTE SEATING ALONG NEW CONSTRUCTED WALL.

EXISTING FLOORING TO BE REPLACED

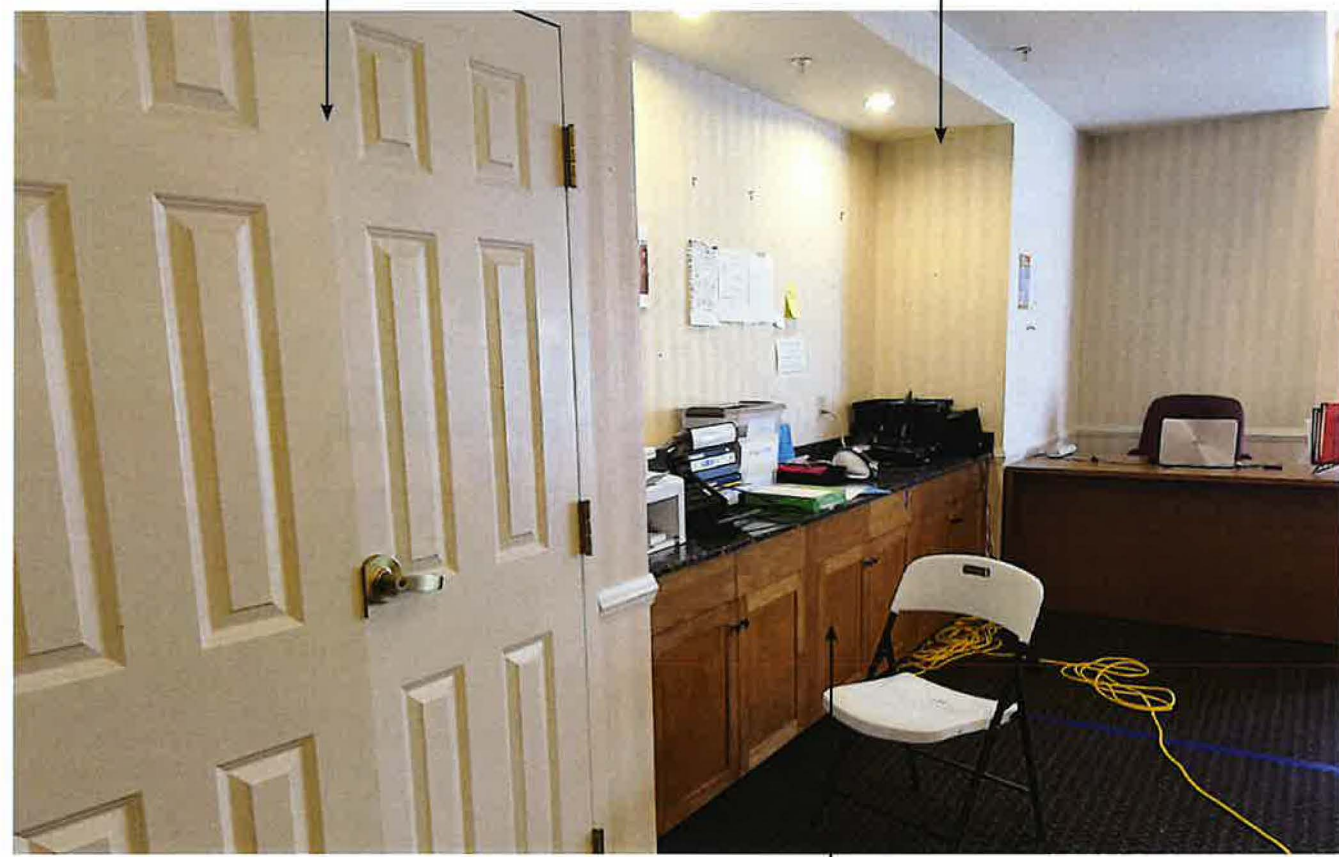


EXISTING DINING AREA

SLIDE 13

DEMOLISH EXISTING STORAGE AREA & USE SPACE FOR BANQUETTE SEATING + ENTRANCE INTO KITCHEN

REPLACE WALLCOVERING



EXISTING MILLWORK TO BE DEMOLISHED AND REPLACED WITH BANQUETTE SEATING

EXISTING T-BAR TO BE REPLACED WITH NEW WOODEN SLATS

REPLACE LIGHTING FIXTURES WITH TUNABLE LIGHTING

DEMOLISH EXISTING OPERABLE WALL & USE STORAGE AREA FOR SERVERY/ MOBILITY STORAGE



NEW OVERHEAD GARAGE DOOR FOR INDOOR/OUTDOOR CONNECTION TO NEW PATIO SPACE

POSSIBLE ADDITION OF NEW WINDOWS

REPLACE EXISTING FLOORING

EXISTING AMENITY AREAS (POOL + TENNIS COURT)

EXISTING VAULTED CEILING
CONDITION TO REMAIN.
BEAMS TO BE PAINTED

LARGE EXISTING WINDOWS
FOR NATURAL LIGHT

CEILING CONDITION HEIGHTS +
CHANGES ALLOWS FOR BREAKUP
OF SPACES

EXISTING BBQ PIT
NOOK. CAN BE USED AS
PATIO AREA FOR SOCIAL
EVENTS + GATHERINGS

EXISTING
LANDSCAPING TO
REMAIN

VIEWS FROM ROOM LOOKING
INTO
COURTYARD AREA. MORE
APPEALING + DESIRABLE ROOMS
FOR RESIDENTS



DEMOLISH EXISTING WALL
LEADING TO POOL
EQUIPMENT STORAGE
ALLOWING FOR MORE AREA
FOR ACTIVITY SPACES

POOL TO BE FILLED AND
FLOORING TO BE REPLACED

LARGE EXISTING OUTDOOR
COURTYARD AREA. STRONG
CONNECTION BETWEEN NEW
ACTIVITY SPACES AND OUTDOORS.
POSSIBILITY FOR HORTICULTURE AREA
+ PATIO AREA.

SPORTS COURT TO REMAIN.
DESIRABLE RECREATIONAL
ACTIVITIES FOR RESIDENTS



EXISTING SUITE

REPAINT EXISTING WALLS

EXISTING LIGHTING FIXTURES TO BE REPLACED

EXISTING FIXTURES + EQUIPMENT TO BE RE-USED

FIXTURES, EQUIPMENT AND HARDWARE TO REMAIN

ALL TUBS TO BE REPLACED WITH SHOWERS. ACCESSIBLE SUITE BATHROOMS TO BE REPLANNED. SEE PLANS FOR DETAILS

WALL COVERING TO BE REMOVED AND REPLACED WITH WET WALL VINYL.



REPLACE EXISTING FLOORING WITH LVT OR RESILIENT FLOORING

DEMOLISH EXISTING PENINSULA

EXISTING MILLWORK + HARDWARE TO REMAIN. COUNTERTOP TO BE REPLACED

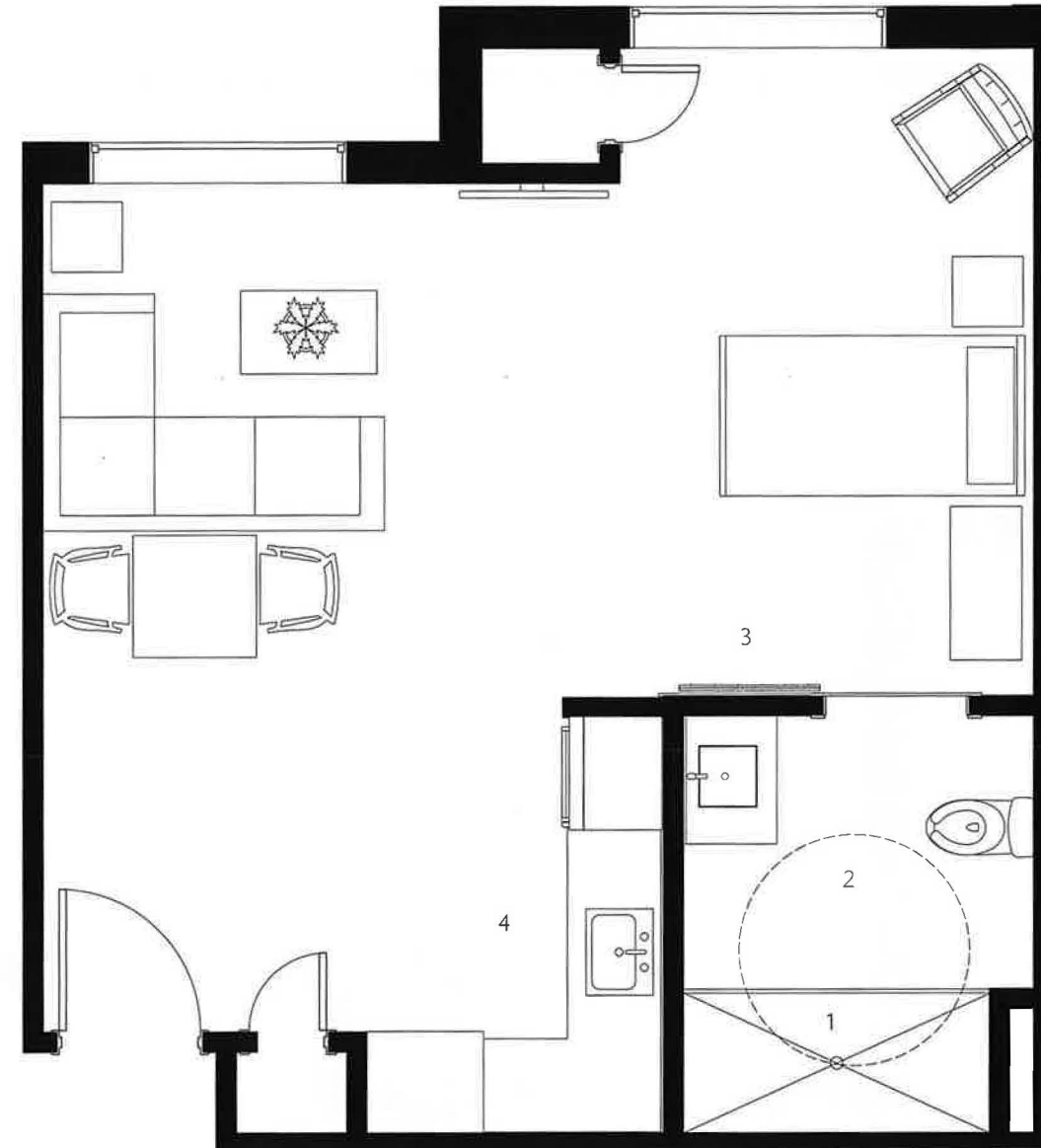
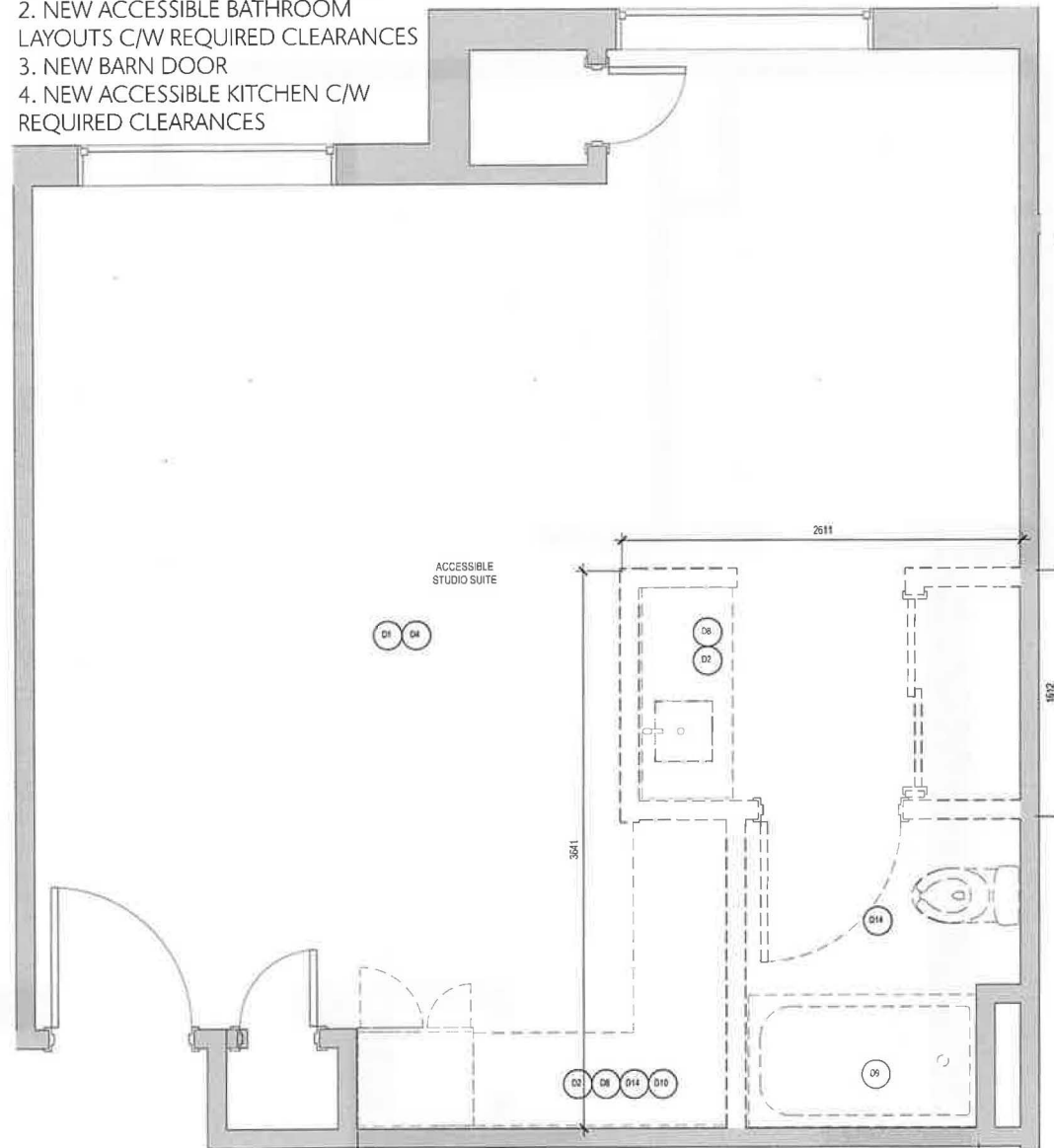
EXISTING MILLWORK + COUNTERTOP TO REMAIN

EXISTING FLOORING TO BE REPLACED WITH SLIP RESISTANT WET ROOM FLOOR

HARDWARE, ACCESSORIES AND FIXTURES TO BE REUSED

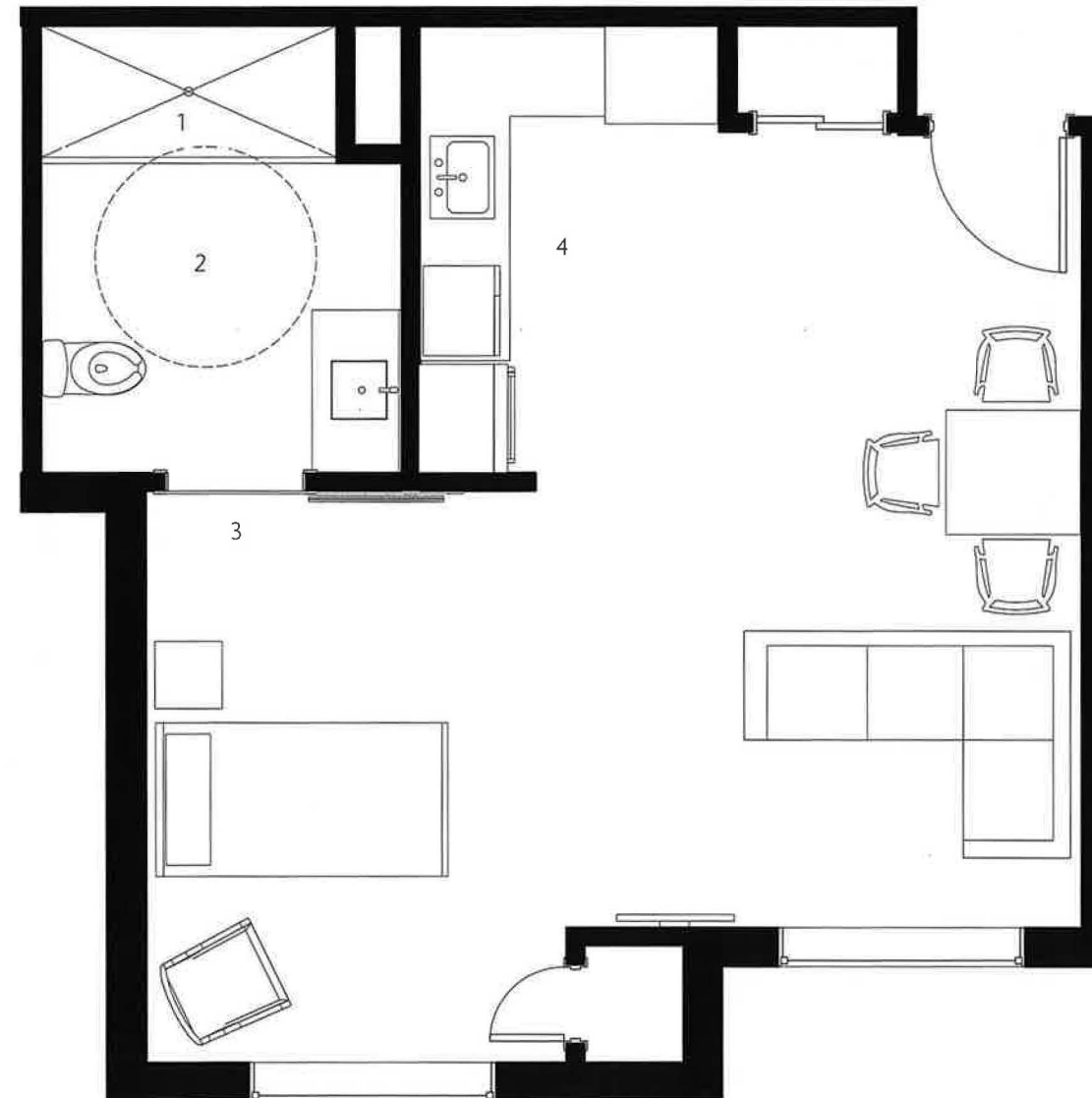
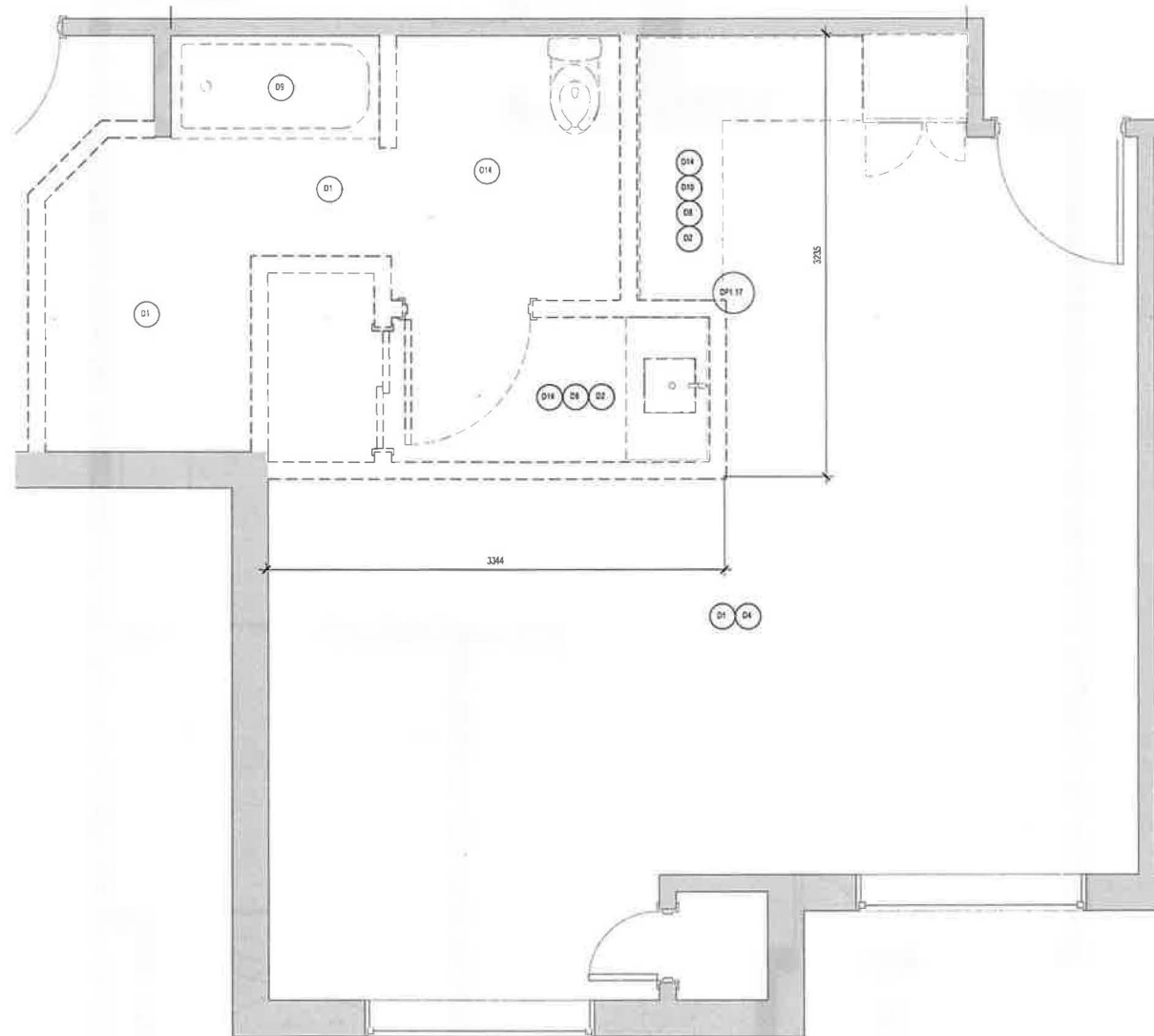
PROPOSED SUITE FLOOR PLAN (ACCESSIBLE SUITE)

- 1. NEW WET ROOM SHOWER AREA
- 2. NEW ACCESSIBLE BATHROOM LAYOUTS C/W REQUIRED CLEARANCES
- 3. NEW BARN DOOR
- 4. NEW ACCESSIBLE KITCHEN C/W REQUIRED CLEARANCES



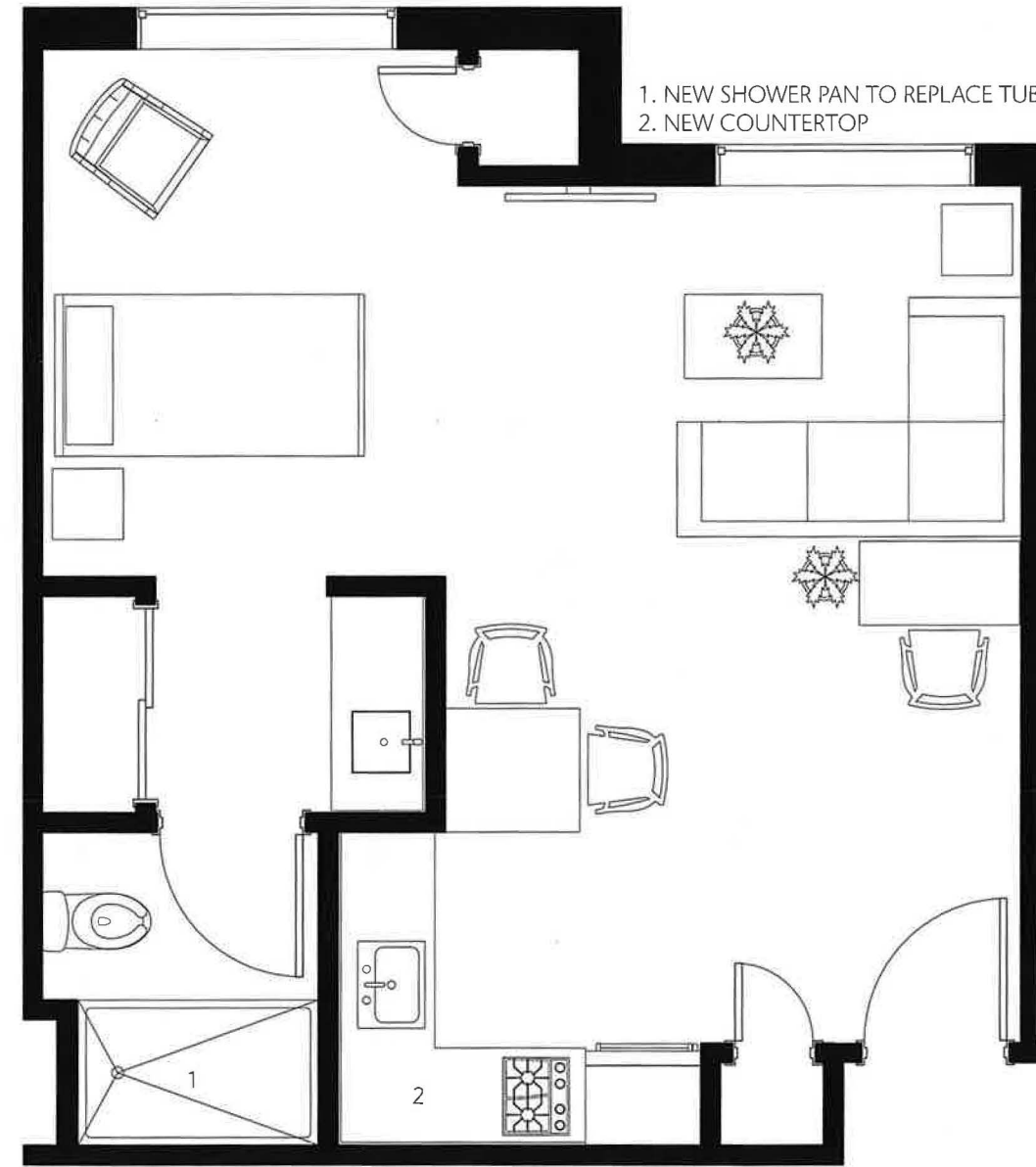
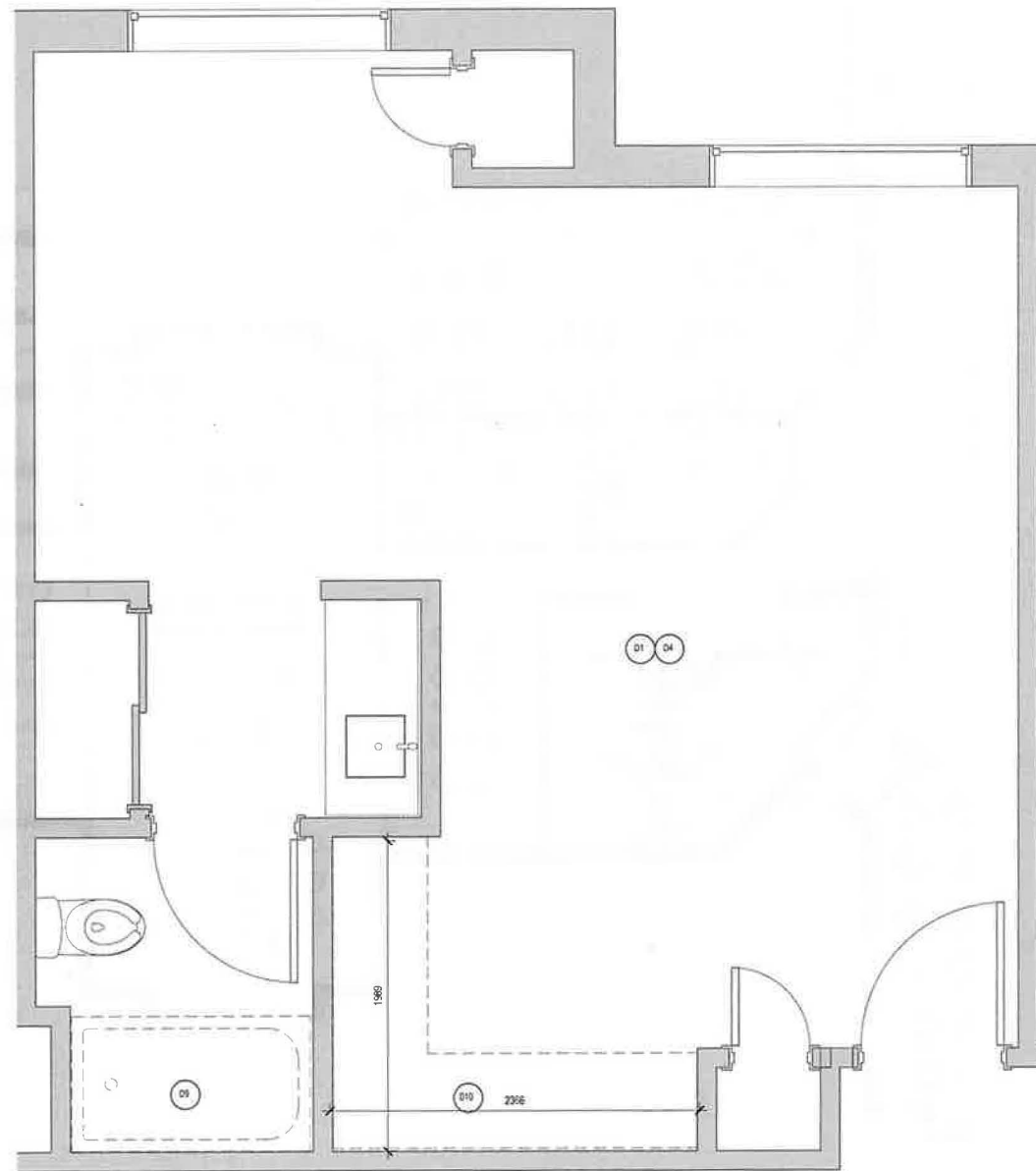
PROPOSED SUITE FLOOR PLAN (EXISTING ACCESSIBLE SUITES)

- 1. NEW WET ROOM SHOWER AREA
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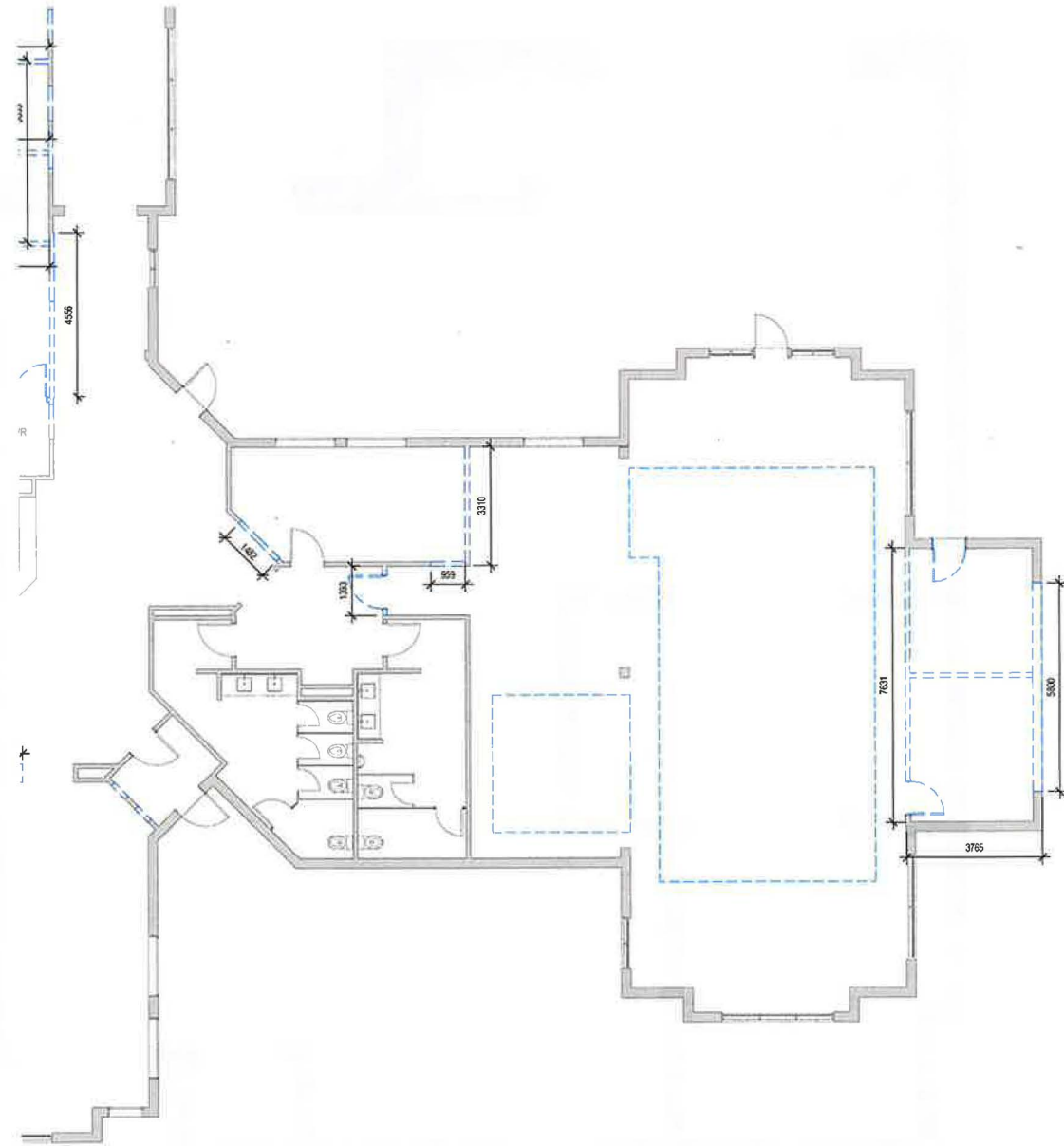
PROPOSED SUITE FLOOR PLAN (TYPICAL SUITE)

SLIDE 19





SILVERA - LAKEVIEW
SCHEMATIC DESIGN - CALGARY, AB



SLIDE 20
DEMO + PROPOSED FLOOR PLAN

