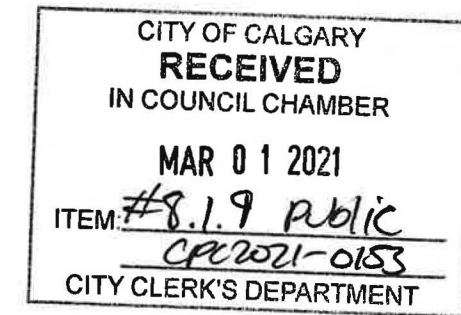




SLIDE 1



CALGARY PUBLIC HEARING

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

Agenda Item 8.1.9 | LOC2020-0168
2622 39 AV NE (Horizon)

LAKESIDE SIGNATURE INN

SLIDE 2



SUB-REGIONAL CONTEXT

CALGARY INTERNATIONAL
AIRPORT

SILVERWING LINKS GOLF COURSE

McKNIGHT BLVD NE

SUBJECT SITE

WHITEHORN LRT STATION

CALGARY SENIORS'
RESOURCE SOCIETY

MAJOR ACTIVITY
CENTRE

McCALL LAKE GOLF COURSE

BARLOW TR NE

SUNRIDGE
SHOPPING CENTRE

PETER LOUGHEED
HOSPITAL

MAX ORANGE LRT LINE

N

1200m

800m

400m

33

33

57

33 + 38

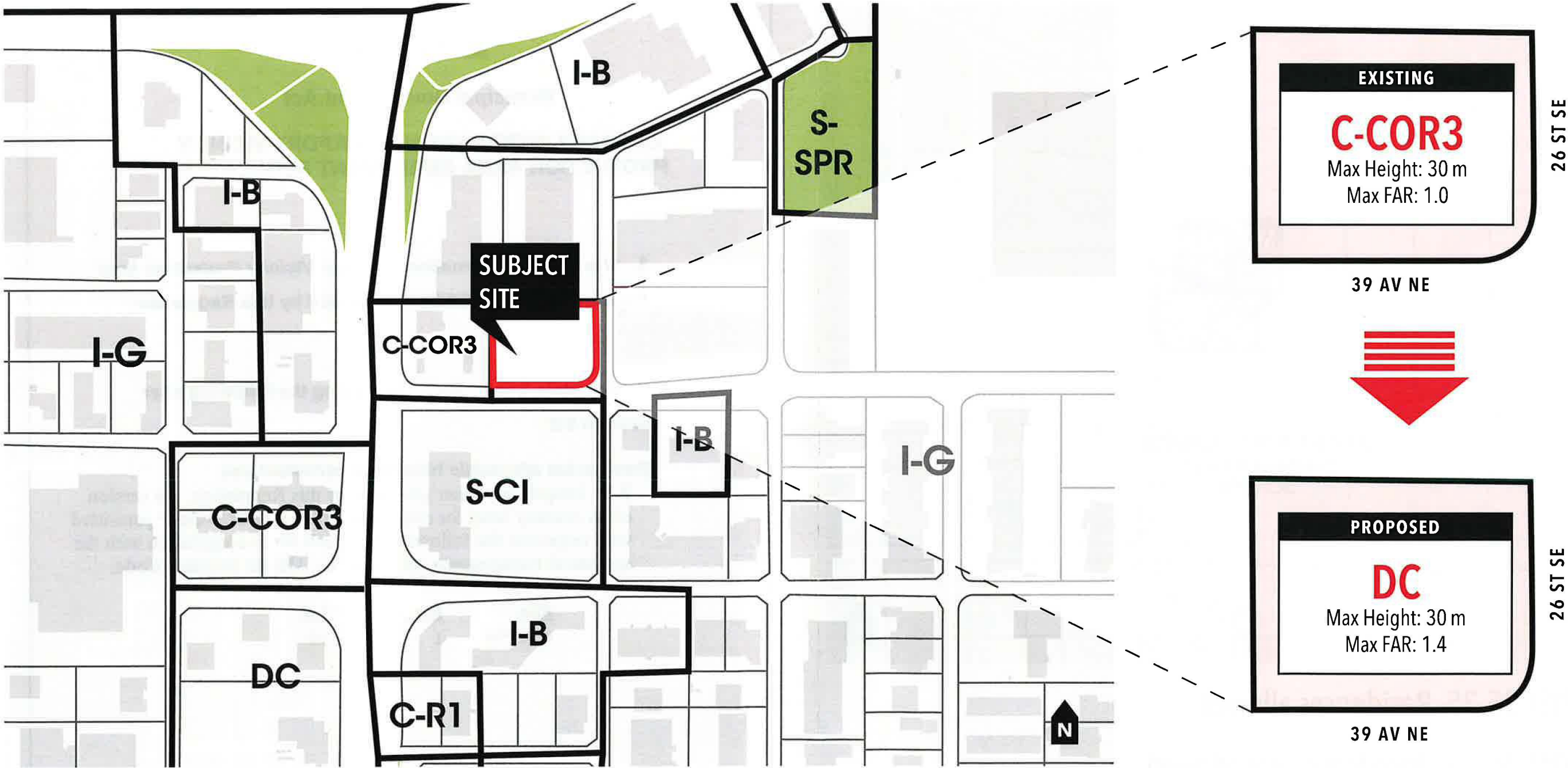
33

19, 32 + 33

32 AV NE MAIN STREET

SURROUNDING CONTEXT





CITY PROPOSED AVPA MAP (Pending Approval)



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

AMENDMENT TO AVPA (Approved)

APPENDIX

Municipal Government Act

CALGARY INTERNATIONAL AIRPORT VICINITY PROTECTION AREA AMENDMENT REGULATION

1

The *Calgary International Airport Vicinity Protection Area Regulation* (AR 177/2009) is amended by this Regulation.

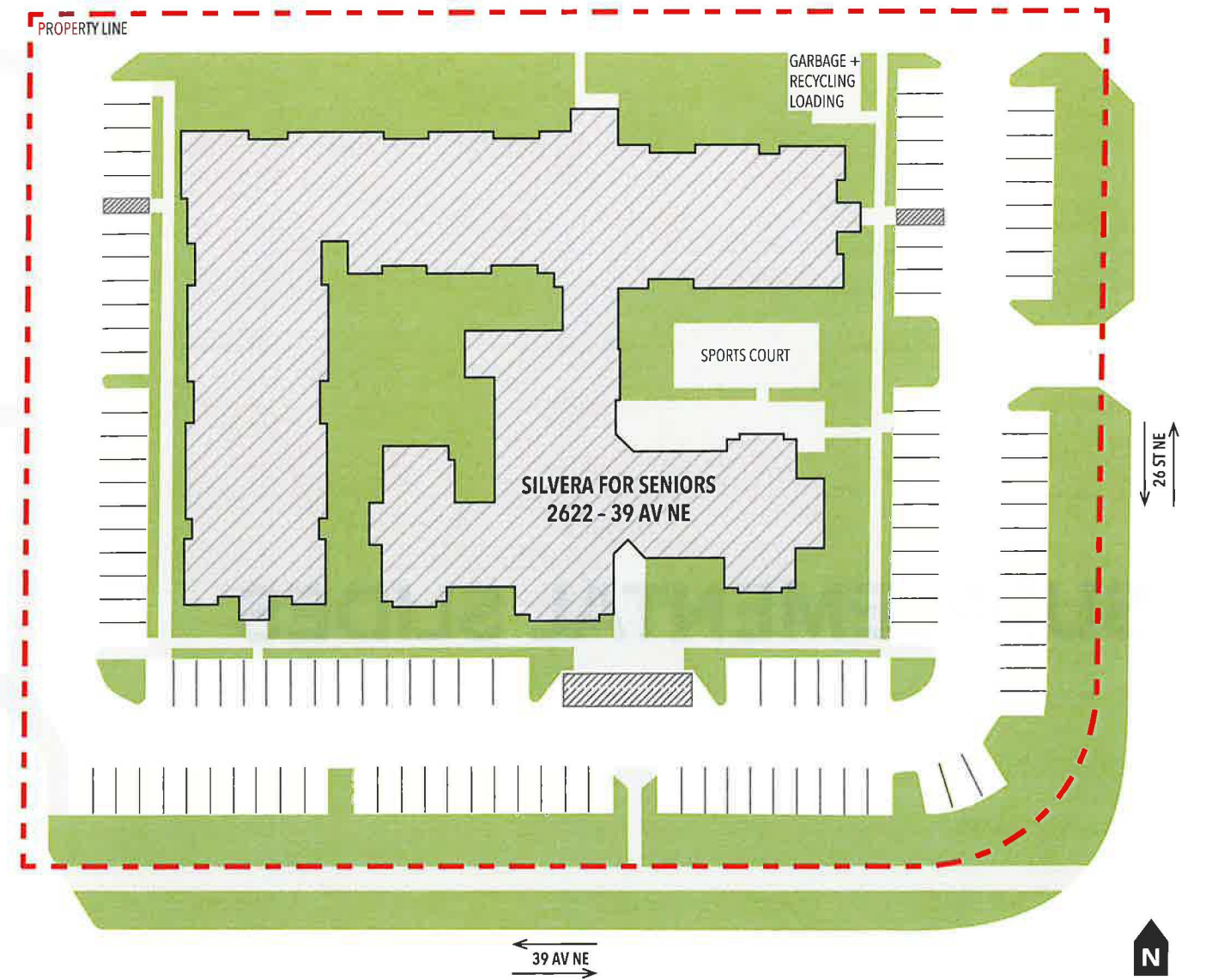
2

Schedule 3 is amended by adding the following after section 2.2:

Residential affordable housing a permitted use

2.3 Despite any other provision of this Regulation, conversion of an existing hotel for residential affordable housing is permitted with respect to the following land, subject to compliance with the acoustical requirements set out in the Alberta Building Code:

Plan	Block	Lot
0010926	1	20



SUPPLEMENTAL SLIDES



Hello Neighbour!

We are proposing a land use change at:
2622 39 AV NE I 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.

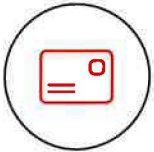
The proposed Direct Control District will be based on the existing C-COR3 (Commercial - Corridor 3) District with the addition of "Assisted Living" to allow for the proposed use.



PROJECT PHONE LINE & VOICEMAIL

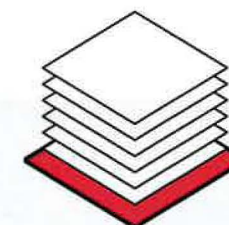
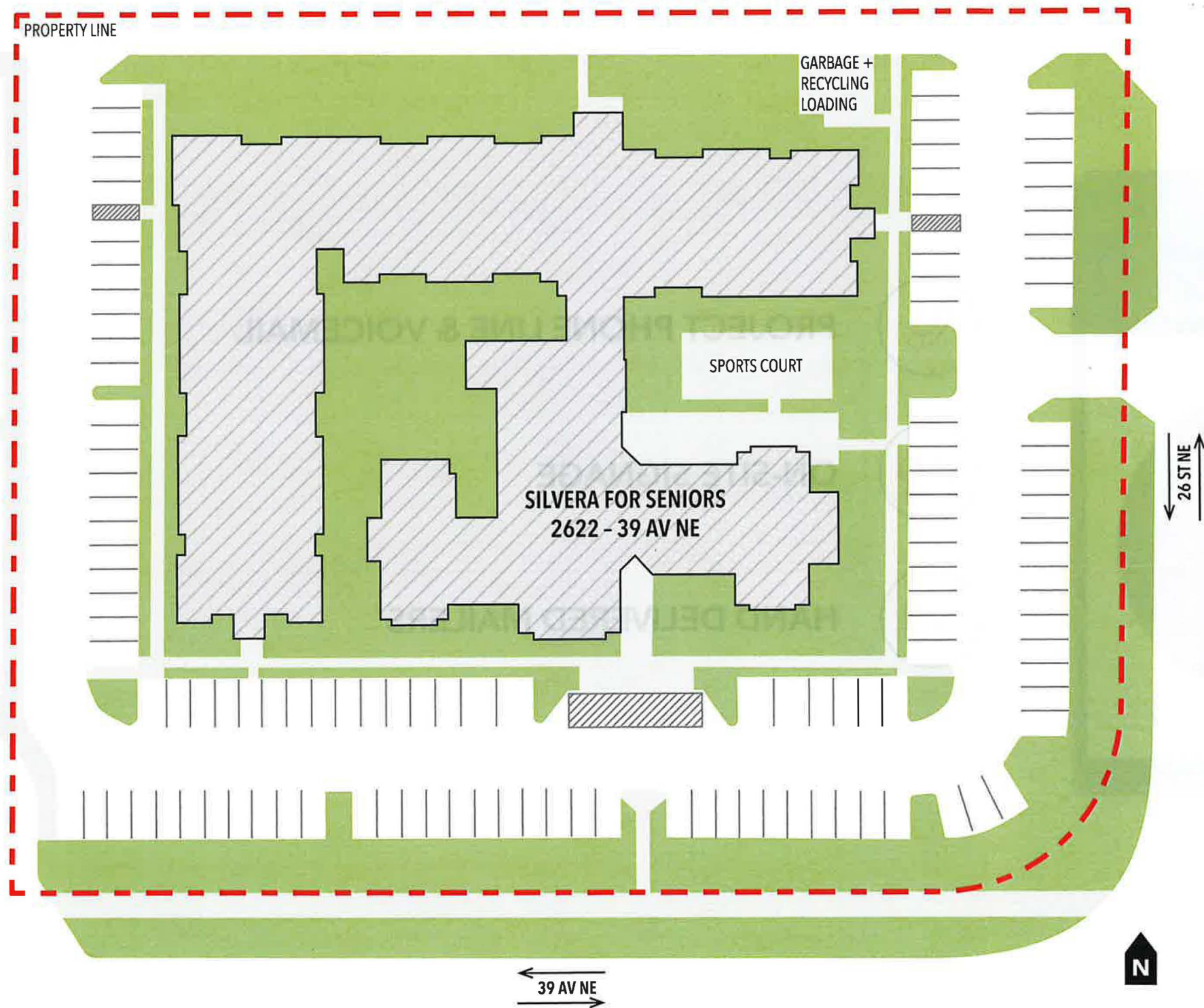


ON-SITE SIGNAGE



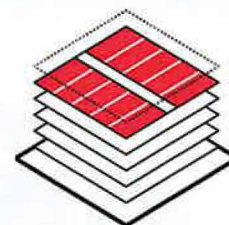
HAND DELIVERED MAILERS

SITE PLAN + STATISTICS



SITE AREA

1.24 ha
3.07ac



DWELLING UNITS

120

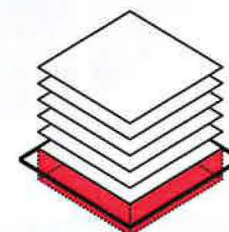
Total Proposed Units

24

2-Bed Units

96

1-Bed Units



ON-SITE PARKING

119

Parking Stalls (including 4 barrier free stalls)

SITE PHOTOS

SLIDE 11



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 14

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

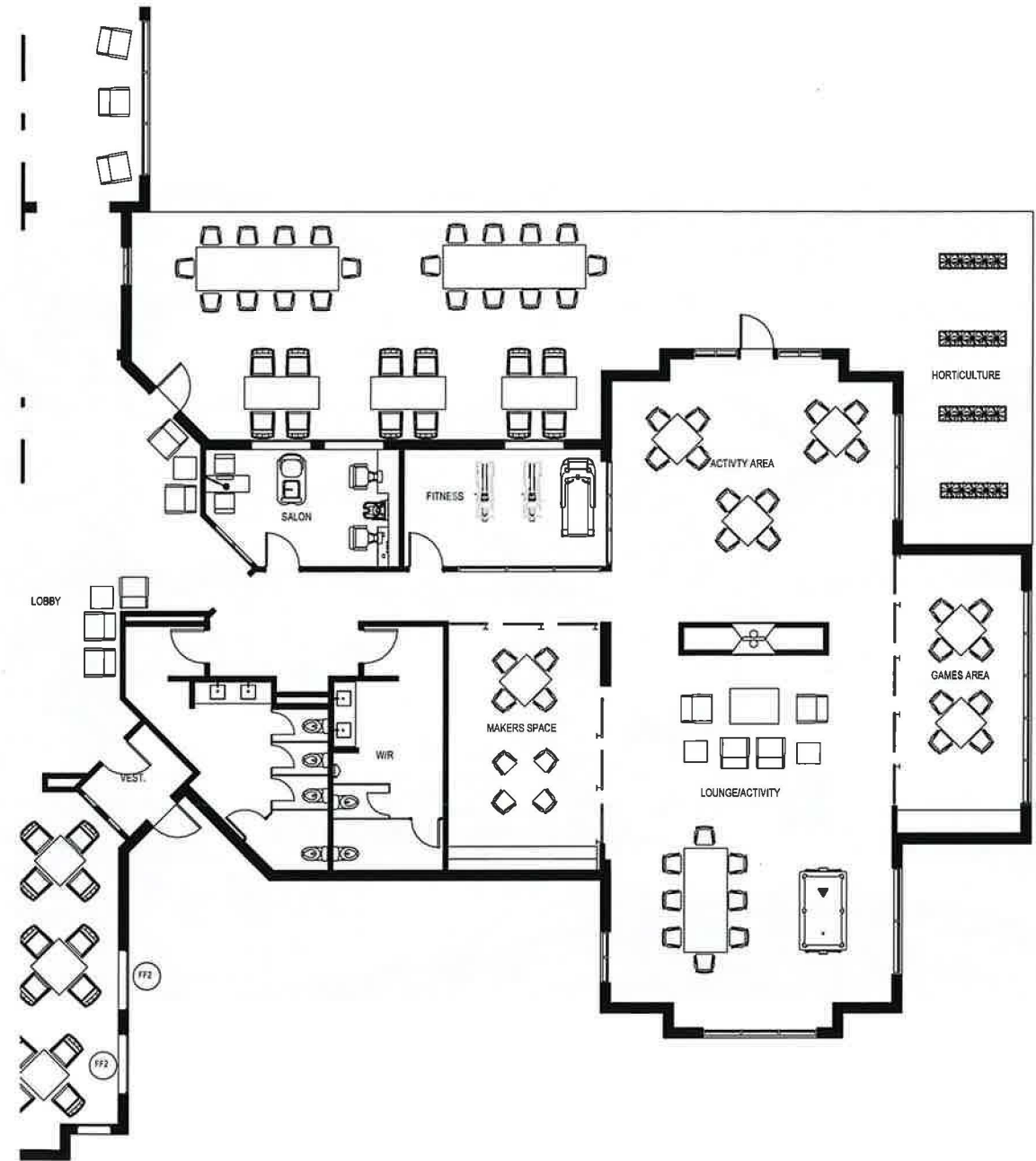
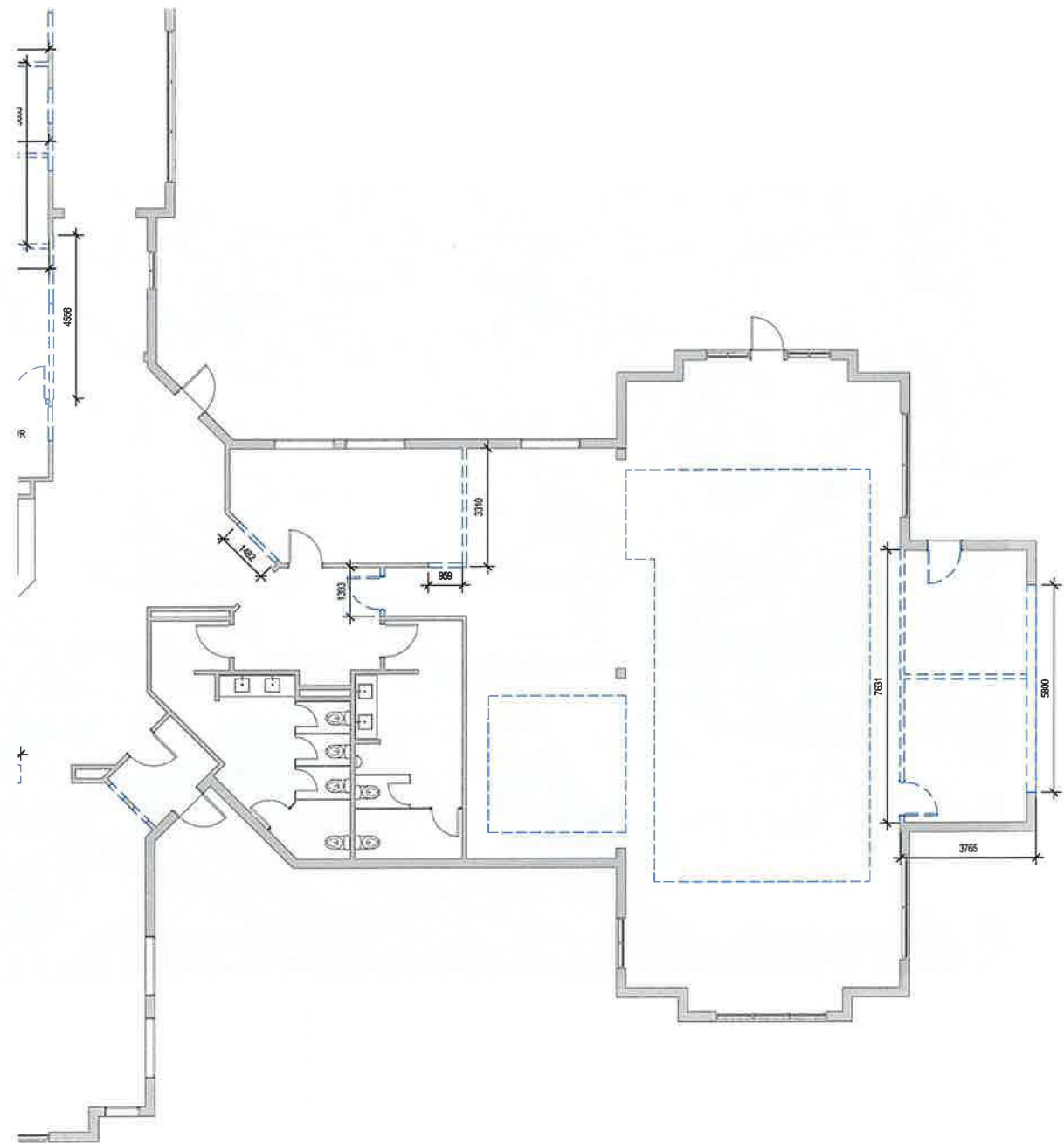


NEW OVERHEAD GARAGE
DOOR FOR INDOOR/OUTDOOR
CONNECTION TO NEW PATIO
SPACE

POSSIBLE ADDITION OF NEW
WINDOWS

REPLACE EXISTING
FLOORING

PROPOSED DINING FLOOR PLAN



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



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

POOL TO BE FILLED AND
FLOORING TO BE REPLACED

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



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



REPAINT EXISTING WALLS

EXISTING LIGHTING FIXTURES TO BE REPLACED

EXISTING FIXTURES + EQUIPMENT TO BE RE-USED

REPLACE EXISTING FLOORING WITH LVT OR RESILIENT FLOORING

DEMOLISH EXISTING PENINSULA

EXISTING MILLWORK + HARDWARE TO REMAIN. COUNTERTOP TO BE REPLACED

FIXTURES, EQUIPMENT AND HARDWARE TO REMAIN

EXISTING MILLWORK + COUNTERTOP TO REMAIN

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

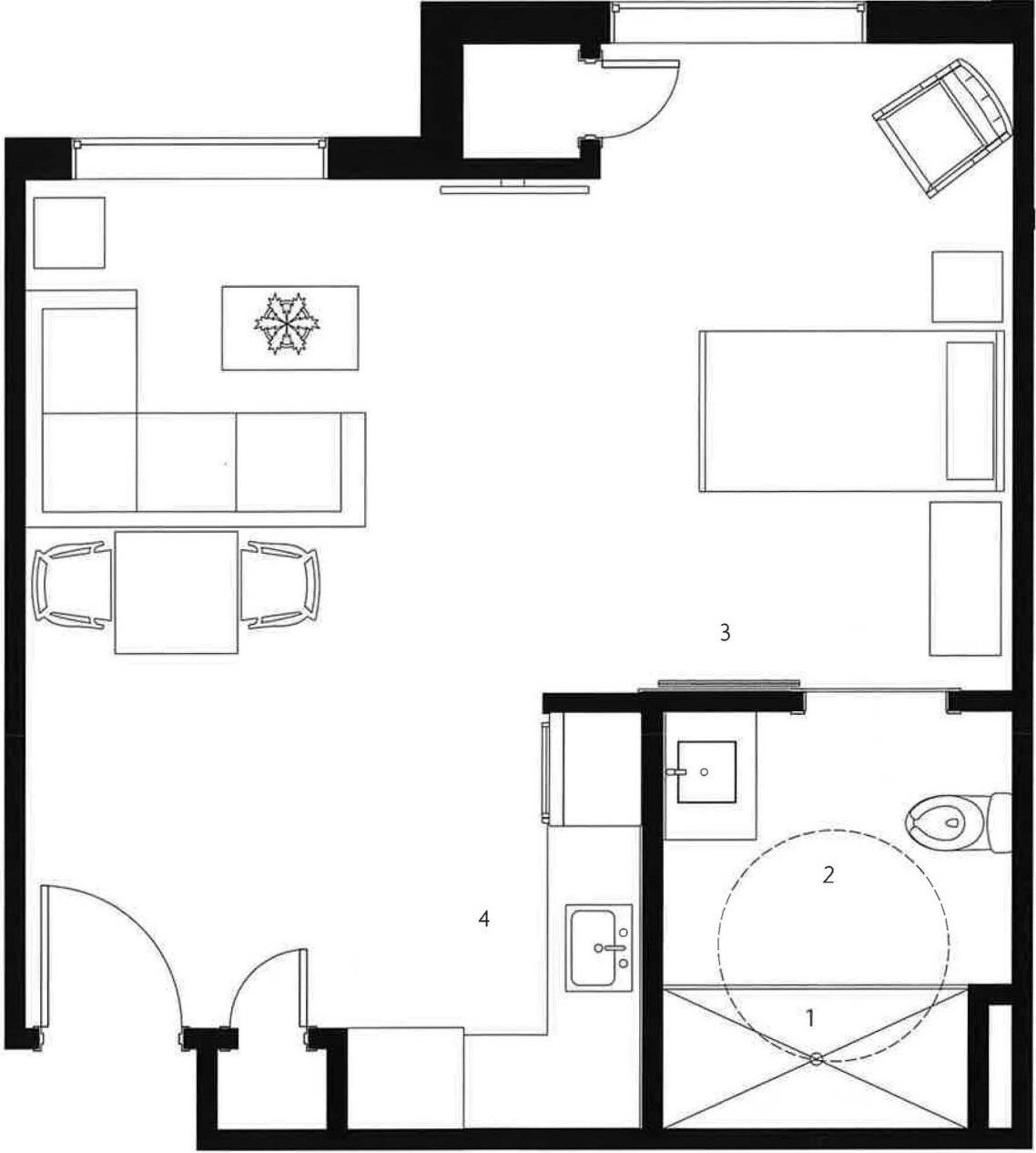
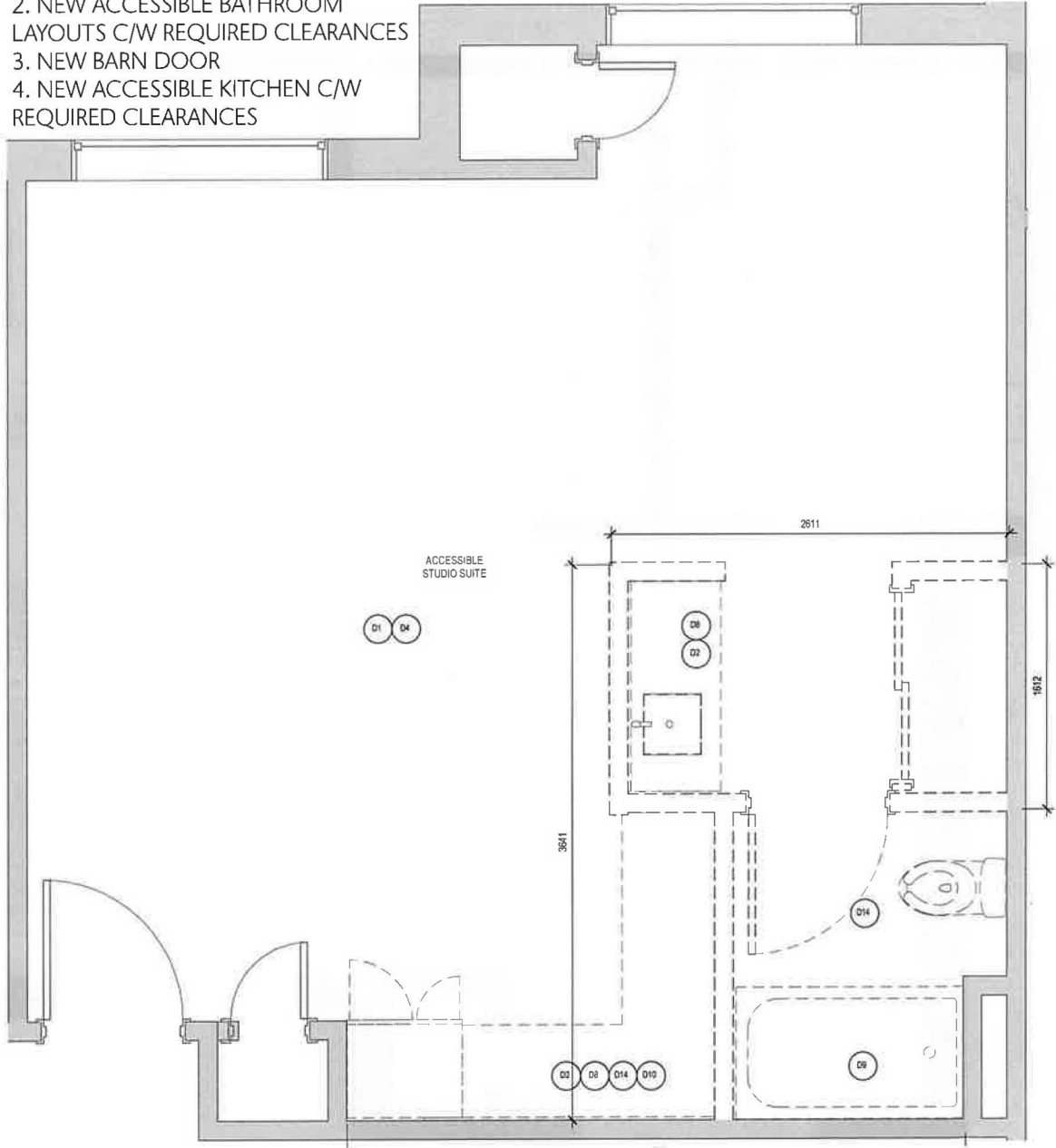
WALL COVERING TO BE REMOVED AND REPLACED WITH WET WALL VINYL.

EXISTING FLOORING TO BE REPLACED WITH SLIP RESISTANT WET ROOM FLOOR

HARDWARE, ACCESSORIES AND FIXTURES TO BE REUSED

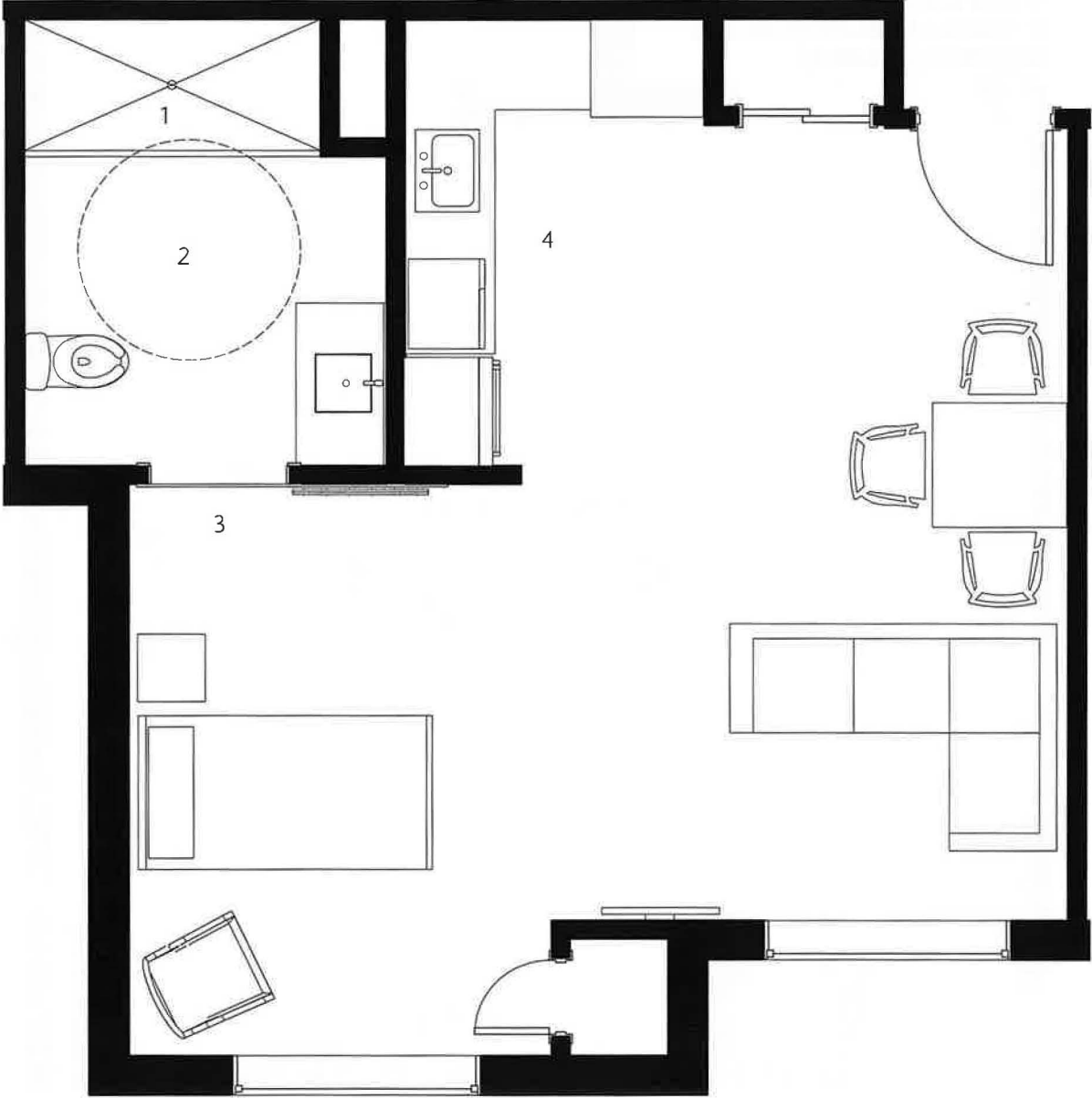
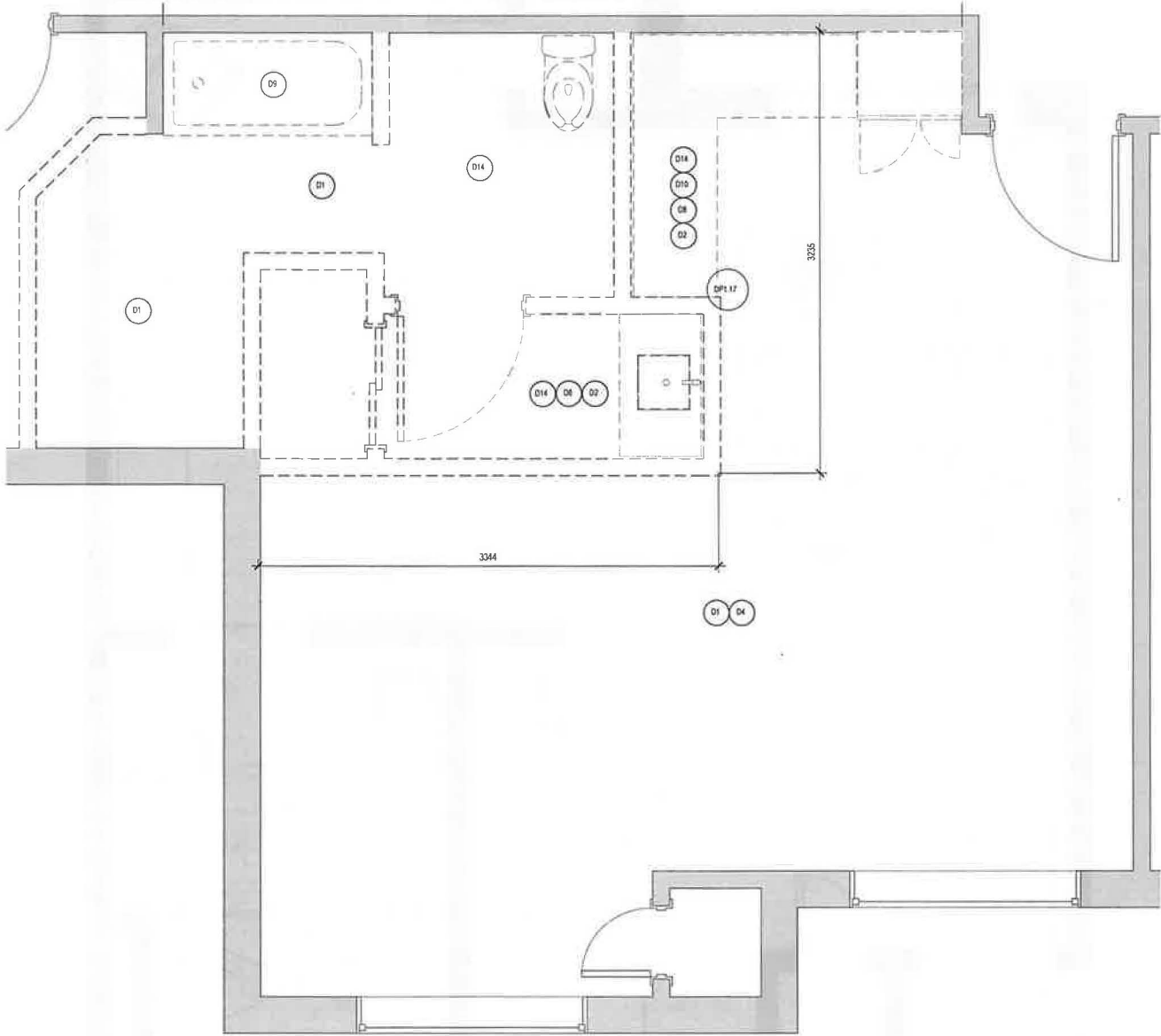
PROPOSED SUITE FLOOR PLAN (ACCESSIBLE SUITE)

- 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

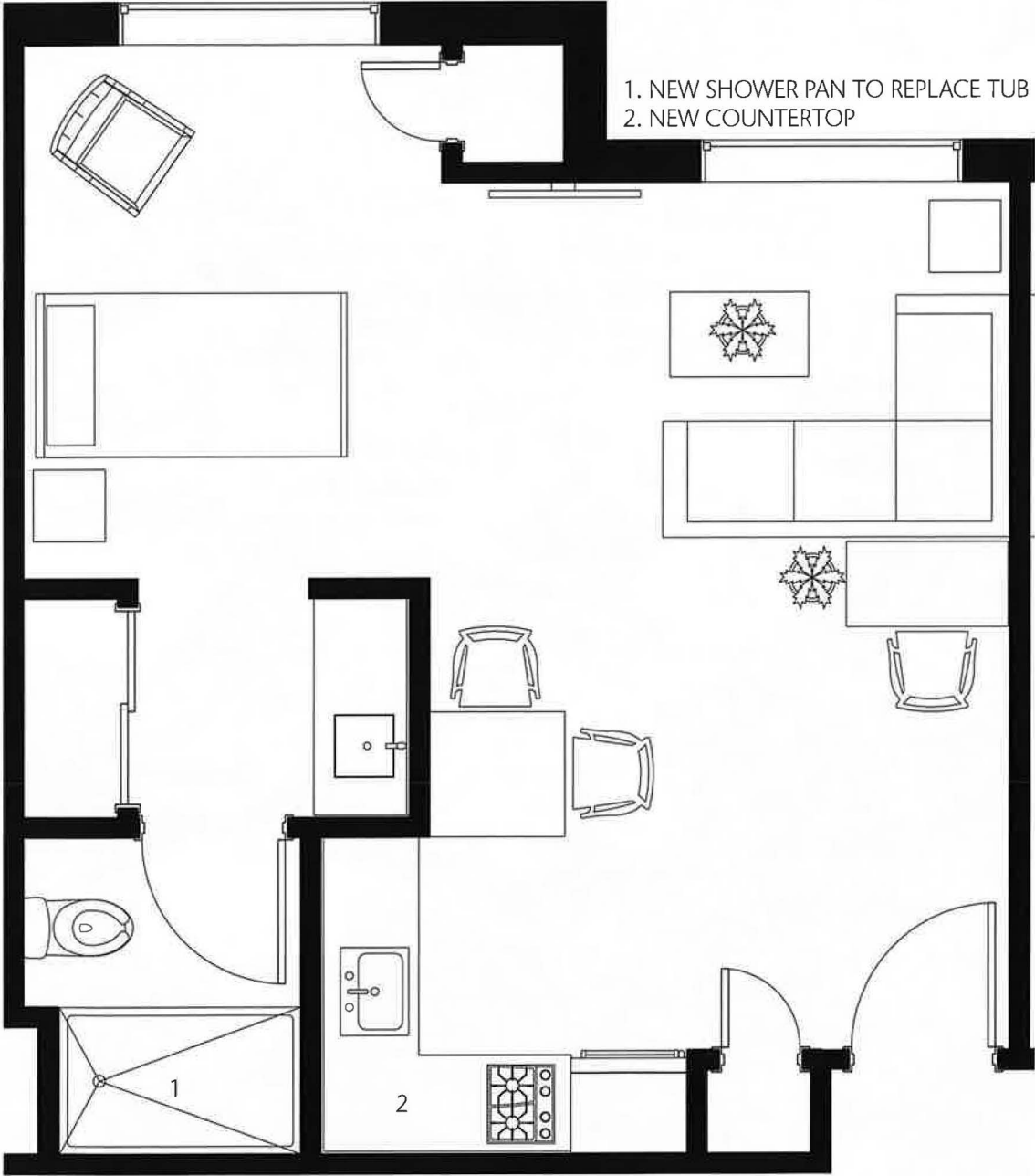
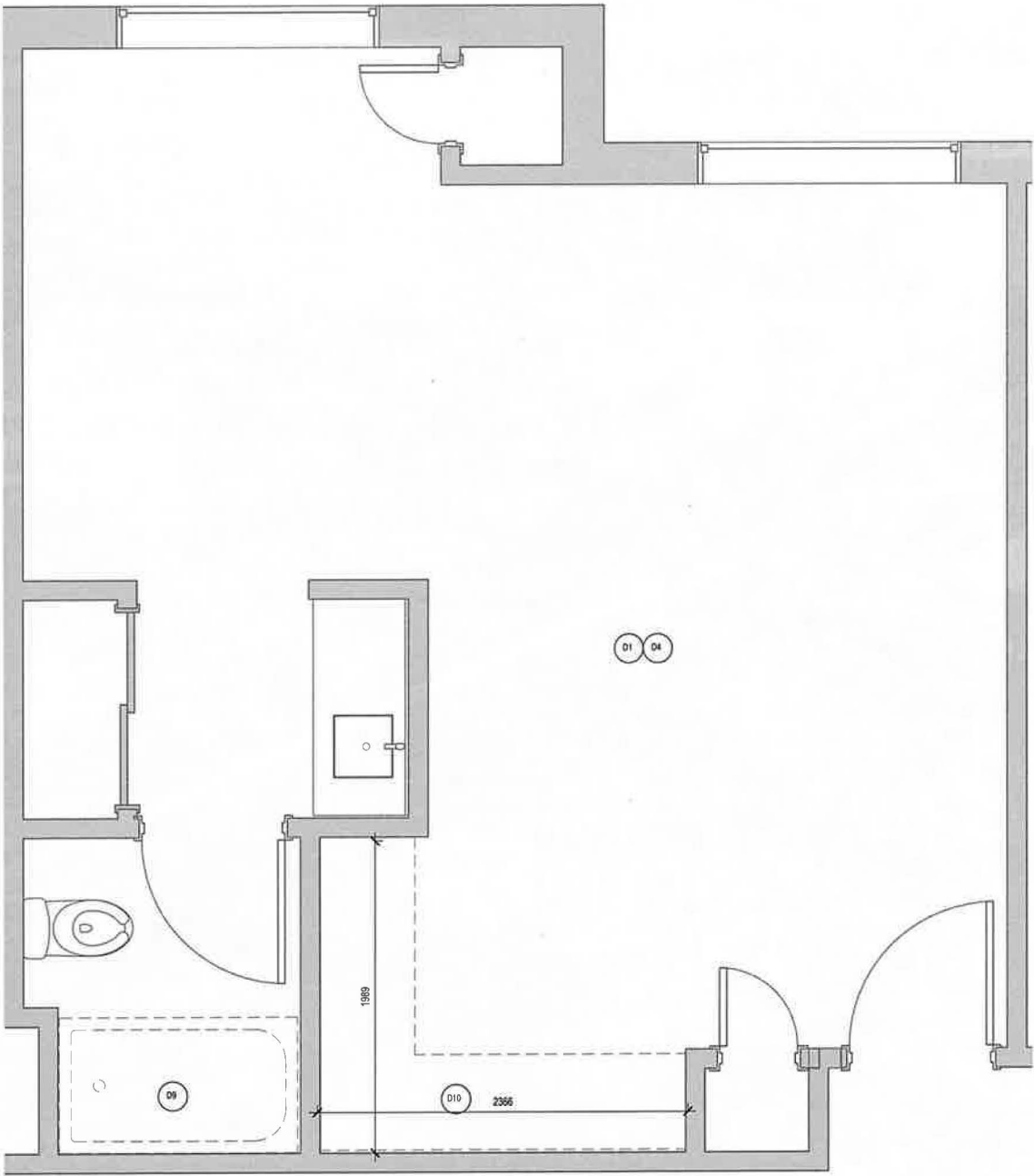


PROPOSED SUITE FLOOR PLAN (EXISTING ACCESSIBLE SUITES)

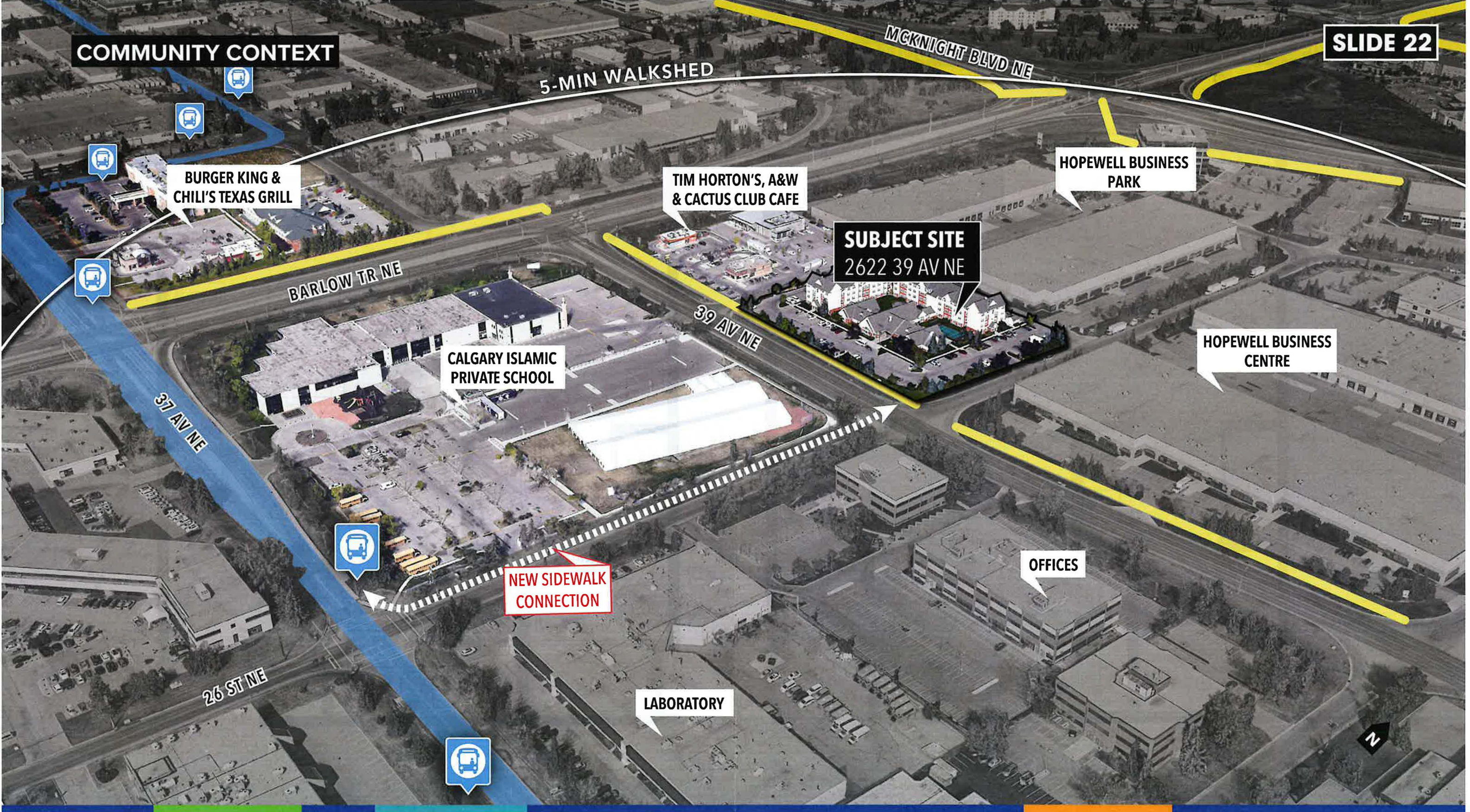
- 1. NEW WET ROOM SHOWER AREA
- 2. NEW ACCESSIBLE BATHROOM LAYOUTS C/W REQUIRED CLEARANCES
- 3. NEW BARN DOOR
- 4. NEW ACCESSIBLE KITCHEN C/W REQUIRED CLEARANCES



PROPOSED SUITE FLOOR PLAN (TYPICAL SUITE)



COMMUNITY CONTEXT



BURGER KING &
CHILI'S TEXAS GRILL

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

SUBJECT SITE
2622 39 AV NE

HOPEWELL BUSINESS
PARK

HOPEWELL BUSINESS
CENTRE

OFFICES

LABORATORY

NEW SIDEWALK
CONNECTION

CALGARY ISLAMIC
PRIVATE SCHOOL

BARLOW TR NE

39 AV NE

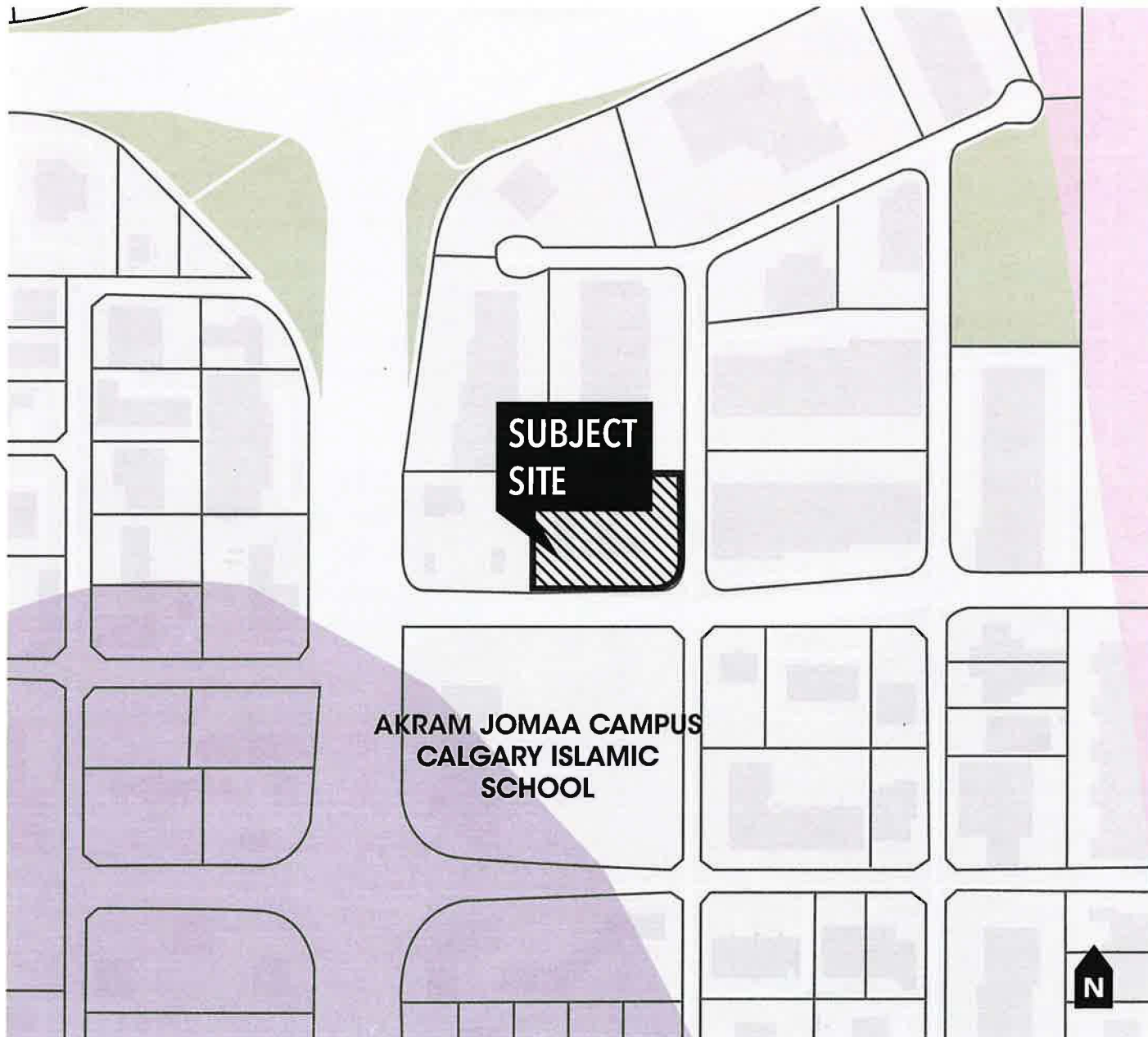
37 AV NE

26 ST NE

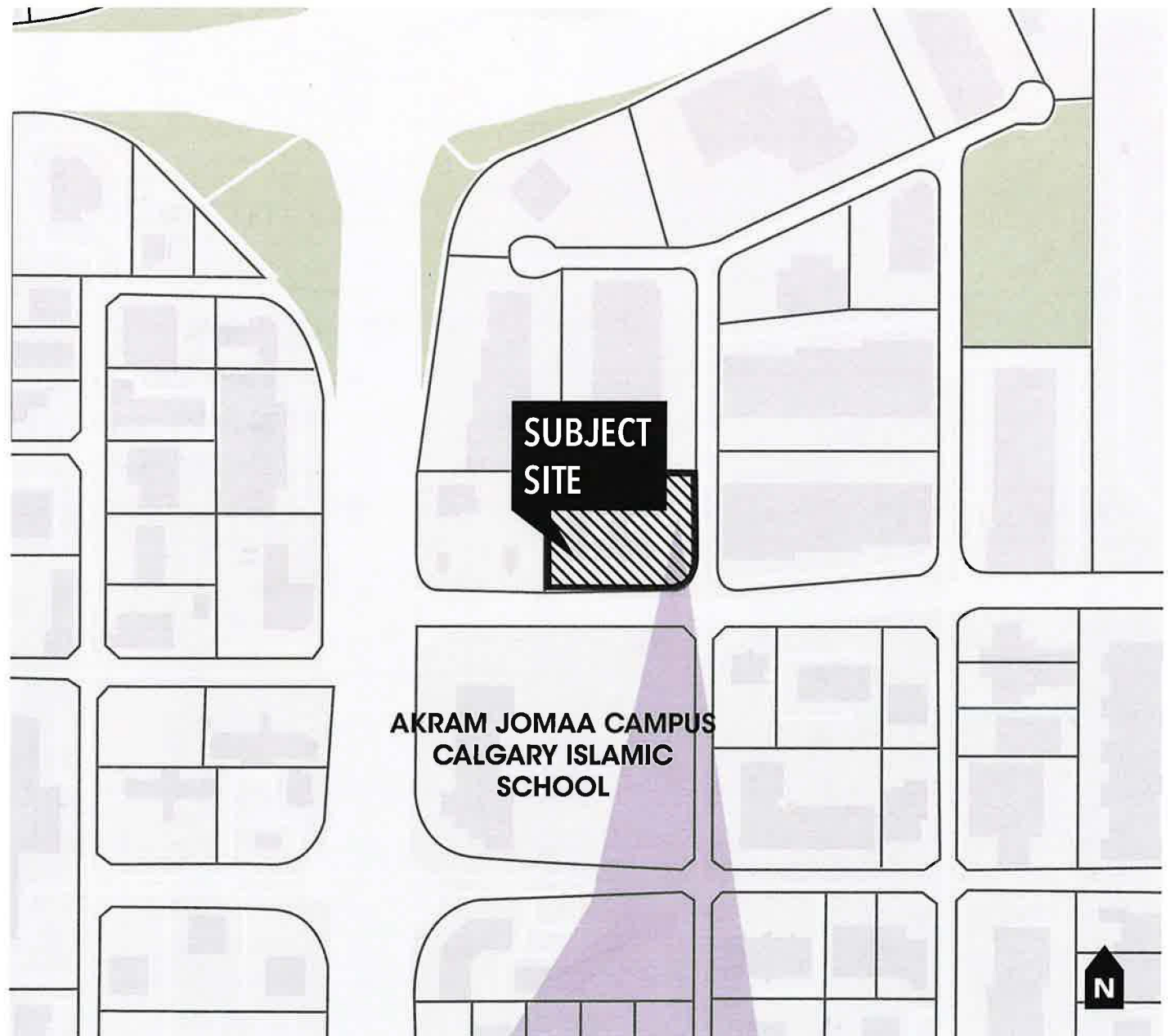
5-MIN WALKSHED

MCKNIGHT BLVD NE

CITY PROPOSED AVPA MAP (Current)



CITY PROPOSED AVPA MAP (Pending Approval)



NEF 25-35- Residences allowed

NEF 30-35 - Residences not allowed

NEF 35-40 - Residences not allowed