

Applicant Outreach Summary

Applicant-Led Outreach Summary



85 Livingston Hill NE | City File Number: LOC2022-0011

OUTREACH METHODS



HAND DELIVERED LETTERS

Postcards were hand delivered to ±245 neighbours in February 2022. The letters summarized the LOC Application and development proposal, and provided contact information for the project team.



COMMUNITY NEWSLETTER

The project team published a notice in the February Livingston Homeowners Association online newsletter. The notice summarized the LOC Application and development proposal, and provided contact information for the project team.



ON-SITE SIGNAGE

Sandwich board signs were posted on-site February 2022. The signs summarized the LOC Application and development proposal, and provided contact information for the project team.



STAKEHOLDER MEMOS

Detailed memos describing the proposed application were shared with the Livingston Community Association and the Ward 3 office in February 2022.



PROJECT VOICEMAIL & EMAIL ADDRESS

Coinciding with the launch of the on-site signage and postcard, a dedicated phone line and email address were shared with stakeholders. As a direct line to the project team, stakeholders could leave a message and receive a response back within three business days.



PROJECT WEBSITE & FEEDBACK FORM

A dedicated website (www.silveralivingston.com) was launched in February 2022 to provide a project overview with convenient 24-hour access to the most up-to-date project information. The site includes a built-in feedback form for questions and comments which are sent directly to the project team.

WHAT WE HEARD + TEAM RESPONSE

OVERVIEW

Our outreach process was designed to provide multiple opportunities for stakeholders to learn about the vision for the site and to share their thoughts – all with the intent of maintaining a respectful and transparent conversation.

Through the outreach process the project team has received comments directly from stakeholders and a summary of the feedback that has been received by City Administration. Silvera for Seniors and the project team would like to thank all participants for getting involved and sharing their feedback.

In reviewing feedback collected to date, the project team has identified four key themes raised by stakeholders. The themes outlined in the following page are broken into What We Heard and the project team's response.

OUR COMMITMENT

Since no single design solution can satisfy all stakeholder groups completely, the project team cannot integrate everything suggested by our neighbours and the community at-large. Our promise, however, is that we are transparent about how we reach our conclusions, making the following commitments to all who participate in our outreach process:

- We will provide you with quality information about the project.
- We will ask for your thoughts on key areas of the project.
- We will share what we have heard and our team's response to it.

1 Multi-Family Housing

WHAT WE HEARD

We heard concern around the appropriateness of multi-family development at this location. Some stakeholders had questions around what types of housing would be built, and how multi-family development would impact property values.

TEAM RESPONSE

Since the Phase 1A Livingston Outline Plan was approved in 2014, this five acre site has always been intended for multi-family development. The property is current designated with the Multi-Residential - Low Profile (M-1) District which allows ± 4 storey multi-family buildings. This site is well connected and located at the intersection of two major roadways, along an on-demand transit route and across the street from a park and future school site (refer to Development Vision Figure on page 4).

Multi-Family Housing Options

Silvera for Seniors doesn't intend to develop the full property as seniors housing. In the first stage of development Silvera plans to build a 4 storey apartment building for seniors. In the future Silvera may partner with a developer or another non-profit housing provider to complete development on the remainder of the property. Future development could include a broad range of possible housing options including "market" housing options such as owner-occupied units or purpose-built rentals; and "non-market" housing options such as affordable housing or other seniors housing models.

Loss of Property Value

Livingston is a newly emerging and partially developed community, and this property has been publicly identified for multi-family development since the early planning stages.

In terms of City process, Council members and Administration are limited to reviewing land use applications based on the merit of the planning considerations only, and property value does not fall within that category.

2 Building Height Impact

WHAT WE HEARD

We heard concerns over the proposed building height, with some stakeholders noting a loss of privacy/views, and shadowing on adjacent properties as potential issues.

TEAM RESPONSE

The Land Use application and site design reduces the development's impact on neighbours by placing low scale buildings (3-4 storeys) beside existing homes and taller mid-rise buildings (± 6 storeys) furthest away from neighbours and at the lowest point of the property. The proposed land use redesignation would increase the site's maximum allowable building height from 14m (± 4 storeys) to 16m in the northwest portion of the site, and 26m within the southeast.

Privacy, Views and Shadow Impact

This site is located on a hill which drops approximately six metres (two storeys) from the highest to lowest point. The proposed development takes advantage of this slope by building into the hill. This approach limits the impact on neighbour's privacy, views and sunlight. Once the site has been graded neighbouring homes will all sit at a higher elevation than the property, and most will be separated by a series of retaining walls.

A shadow study demonstrating the anticipated shadow impact of the development has been included on page 5 of this document. To address privacy concerns, special consideration will be given at the development permit stage to both the window location and screening opportunities along the property lines.

3 Traffic + Parking

WHAT WE HEARD

We heard concerns that the proposed development could cause slow downs at the intersection of Livingston Hill NE and 144 Ave NE, and result in on-street parking supply being impacted.

TEAM RESPONSE

Road Network

This site is located on the corner of two major roadways, a Collector Road (Livingston Hill NE) and an Arterial Road (144 AV NE). Both the intersection and the roadways have been designed to accommodate a high volume of vehicular traffic - accounting for traffic at full community build-out and beyond.

Phase 1 - Seniors Building

Seniors buildings have a very low documented rate of car ownership and associated car trips. A Parking Study has been prepared by a registered Transportation Engineer for this first phase of development. The Parking Study found that the seniors building will require between 21 and 28 parking stalls to accommodate all residents, visitors and staff. The project team is proposing 28 stalls for this building.

Other modes of transportation will also be available for residents, visitors and staff. The site is located along an on-demand transit route that connects with the #301 BRT. Residents will also be able to make local trips by electric scooter, supported by scooter storage areas and charging stations.

The City determines whether a Transportation Impact Assessment (TIA) is required for each new development. In this case, the first phase of development has a low anticipated volume of traffic and does not meet the threshold to trigger a TIA.

Future Multi-Family Phases

Development on the remainder of the site will be refined as new partners become involved. Future development will likely include a mix of surface and underground parking options and will be subject to parking policies outlined in the Land Use Bylaw. A Transportation Impact Assessment and/or Parking Study may be required by the Calgary Transportation Department to assess the impact of future development on this site. These studies would be triggered at the Development Permit stage.

www.silveralivingston.com

4 Senior Residents + Noise

WHAT WE HEARD

We heard concerns that the noise generated by surrounding properties including the future school site (children playing, gatherings etc.) could negatively impact future senior residents and lead to strained relationships between neighbours.

TEAM RESPONSE

It's considered best practice to place seniors housing near local amenities like parks and schools because they are complementary uses. The Municipal Development Plan encourages seniors care facilities "to accommodate the needs of an aging population in a manner that provides for social inclusion". These guidelines note that seniors housing should be located near parks and other amenities; and be designed in a manner that integrates with the neighbourhood to facilitate a feeling of inclusiveness.

Sound Attenuation

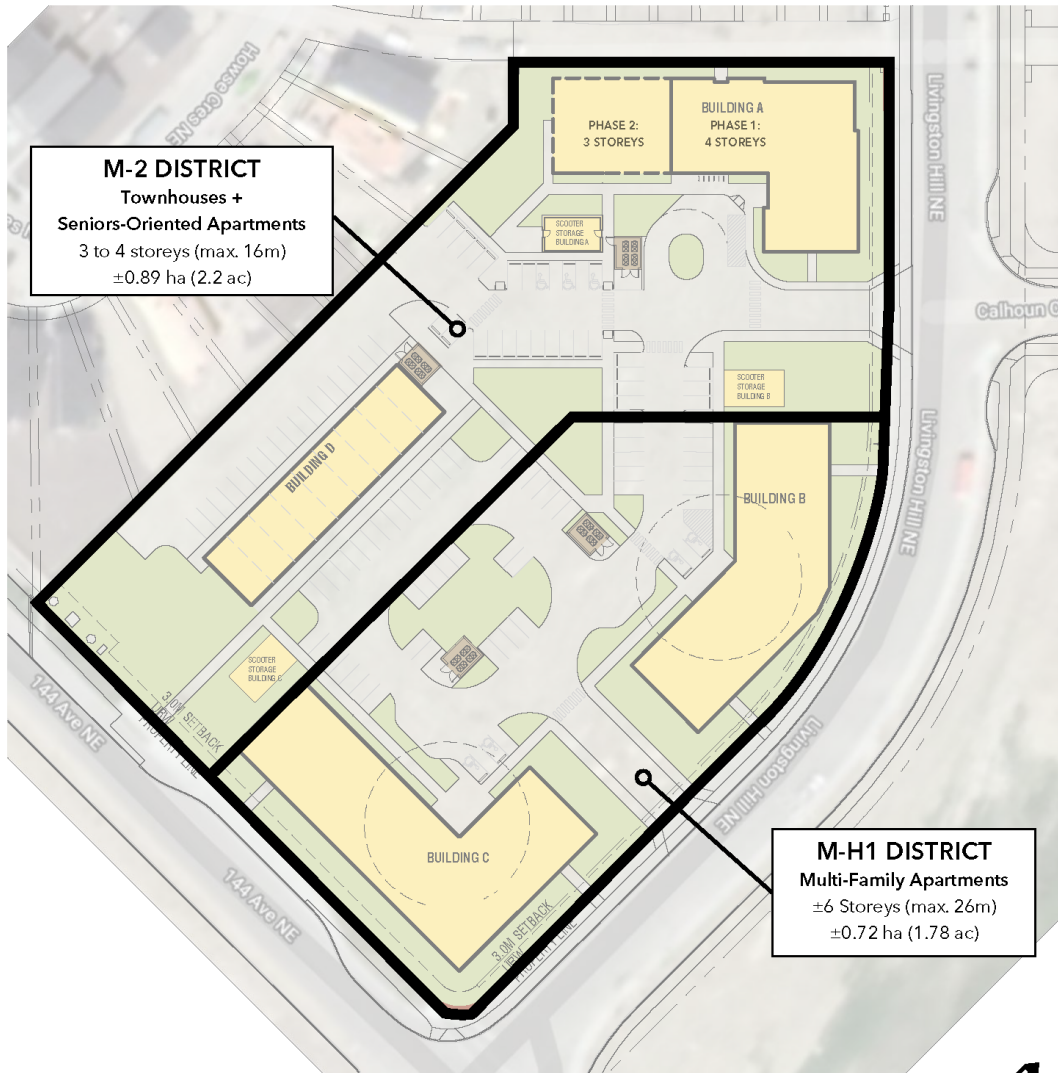
The proposed seniors building will be built with high quality and long lasting materials that exceed sound attenuation requirements in the building code. Conventional wall construction offers a Sound Transmission Class (STC) rating of between 36 and 38. Through the use of modular construction this development targets a higher STC rating of ± 57 . As a result, future senior residents will be able to enjoy a quiet environment throughout the day.

APPLICANT-LED OUTREACH SUMMARY (LOC2022-0011)

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DEVELOPMENT VISION

A Concurrent Development Permit Application will be submitted by Silvera for Seniors for Building A in 2022. The remainder of the site is conceptual in nature and intended to demonstrate internal laneway locations and potential building footprints. Buildings B, C and D are subject to change and will be reviewed through future Development Permit Applications. Stakeholders will have the opportunity to participate further in future engagement as each Development Permit Application is submitted.

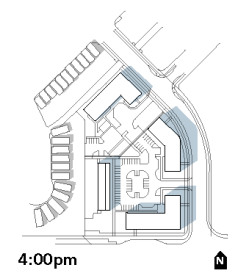
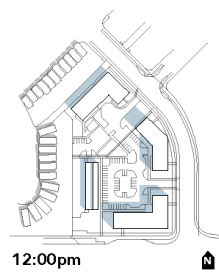
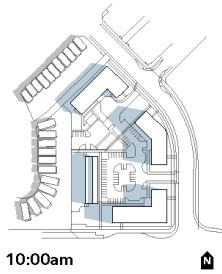


Development Vision is conceptual in nature and for discussion purposes only.

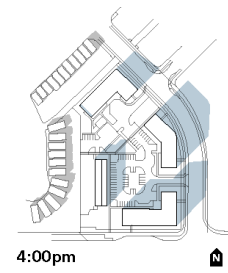
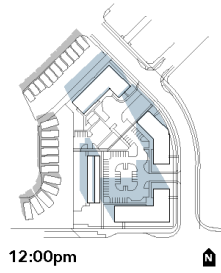
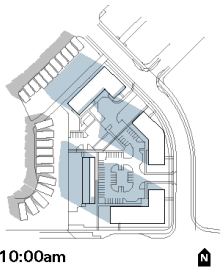
SHADOW STUDY

■ Shadows - Proposed Buildings
■ Shadows - Existing Context

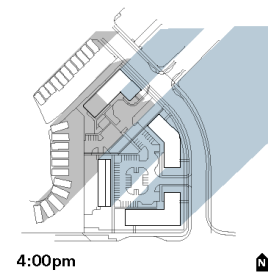
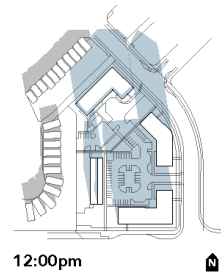
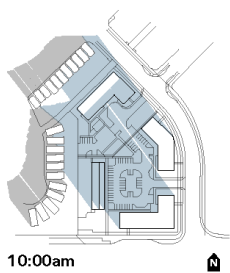
JUNE 21



SEPTEMBER 21 & MARCH 21



DECEMBER 21



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 architectural design, surrounding built form and natural features. Simulated dates and times are based on established City of Calgary requirements.