

Livingston Terrace Land Use Application

Item 8.1.14 | LOC2022-0011 | CPC2022-0381

85 Livingston Hill NE

Seniors Housing Continuum



A Growing Need



Calgary's seniors population is expected to grow by **139% in the next 20 Years.**



Seniors are the fastest growing segment of the population and account for **1 in 10 Albertans.**



500 Seniors are currently waitlisted for Silvera alone.



Home Living

As seniors are looking for the next step with a little bit more support than their current homes, Silvera offers a comfortable transition.



Independent Living

For seniors seeking a community-focused living arrangement with access to a range of amenities and services such as daily dining, house keeping and active living programs.

Market + Affordable Units



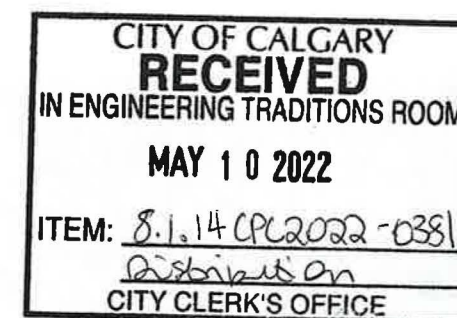
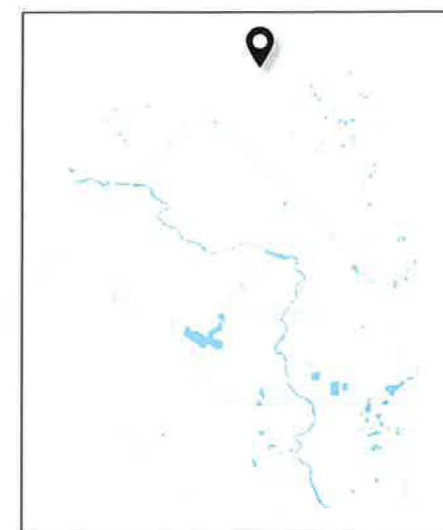
Supportive Living

Seniors may transition from independent living units to supportive living units when they require additional support and care. This could include mobility support and scheduled home care.

Livingston Community



Easy access to on-demand **transit, parks, pathways, businesses** and the **Livingston Hub** HOA community centre and recreation facility.



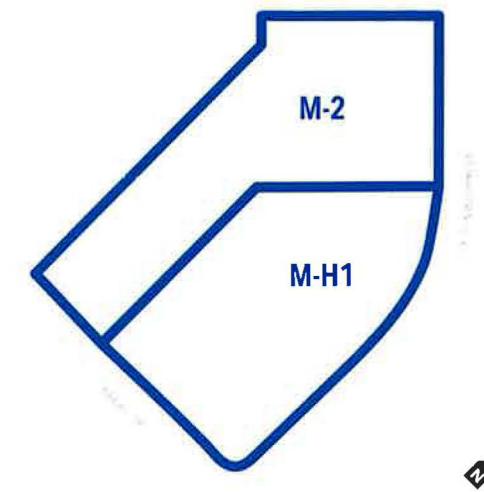
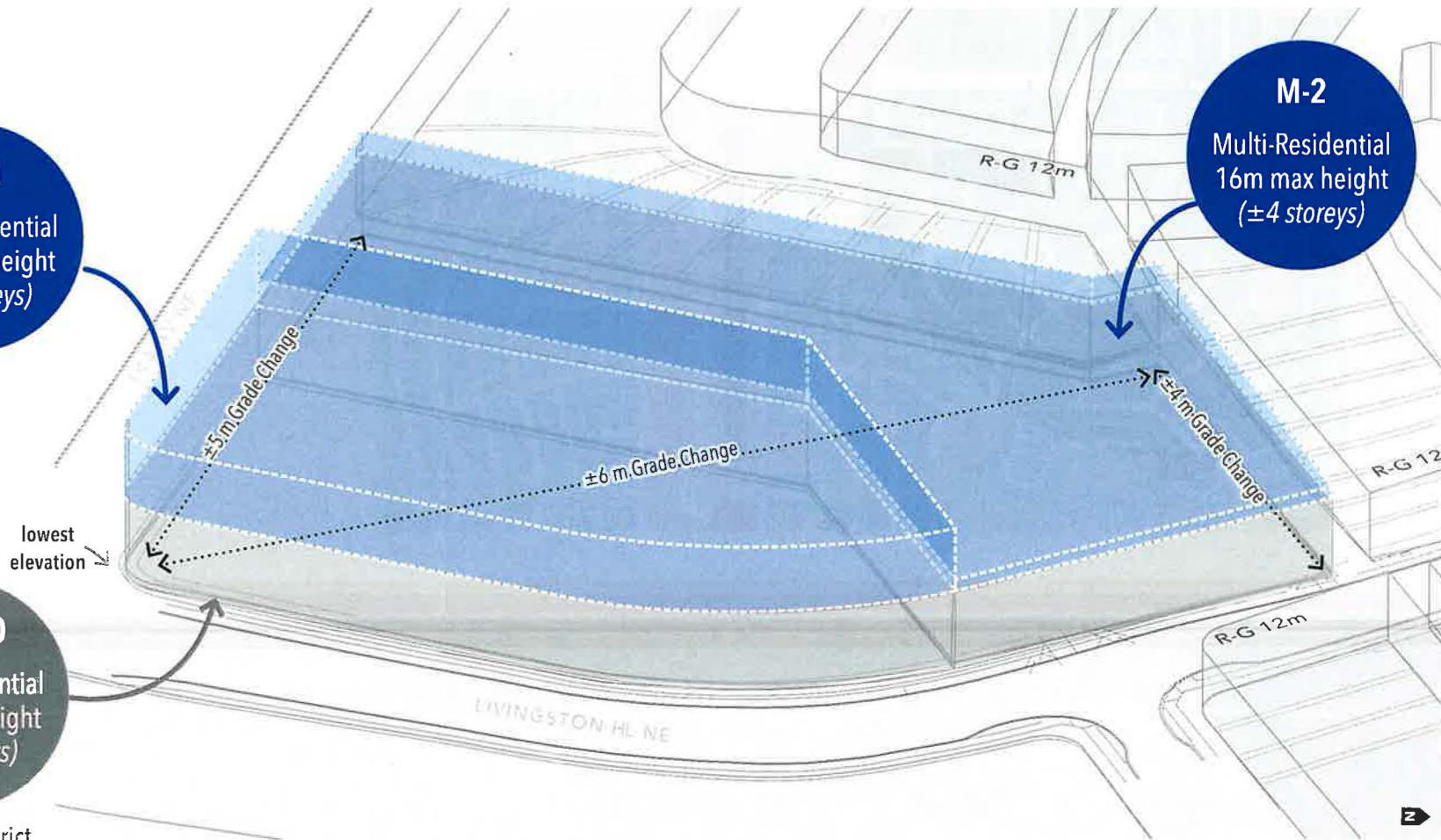
Land Use Change



M-H1
Multi-Residential
26m max height
(±6 storeys)

M-2
Multi-Residential
16m max height
(±4 storeys)

M-1d60
Multi-Residential
14m max height
(±4 storeys)



Current District

Phased Development Vision

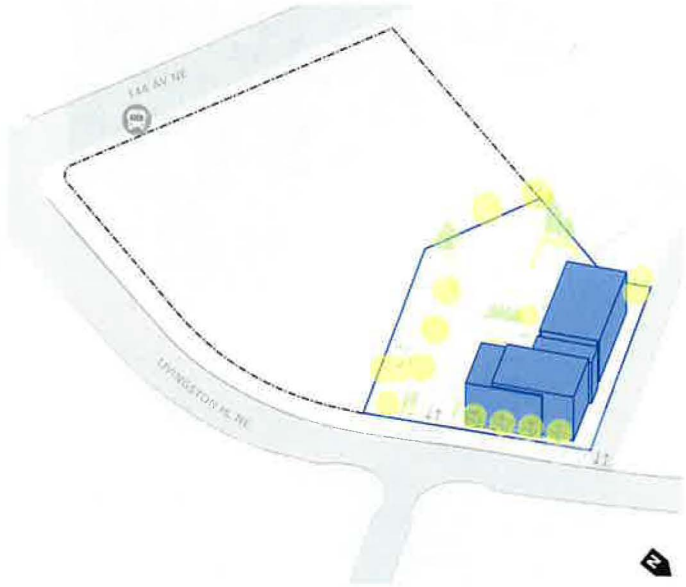


PHASE 1



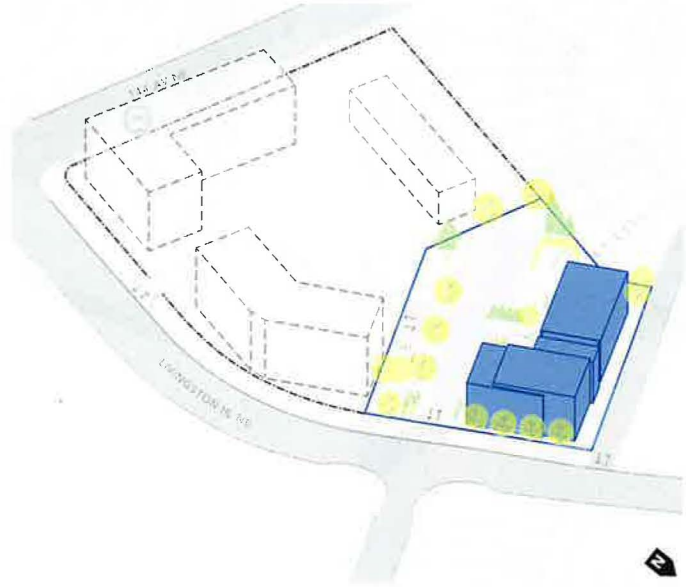
- 42 Senior Independent Living Units
- 23 Parking Stalls + Scooter Parking
- 4 Storeys (±16m)

PHASE 2



- 63 Senior Independent Living Units
- 28 Parking Stalls + Scooter Parking
- 3 to 4 Storeys (±16m)

FUTURE DEVELOPMENT (TBD)



- Future Development + Parking TBD
- Townhouse and Multi-Residential Buildings
- ±3 to ±6 Storeys (±16m to ±26m)

Development Vision

SILVERA FOR SENIORS



Development Vision



S2 Architecture
Renderings provided by S2 Architecture.
Renderings are artistic representations and are subject to change.

Applicant-Led Outreach



SILVERA TULA Livingston Landscape Site Plan Render - Phase 2



Land Use Change & Development Permit Application

85 Livingston Hill NE | City File Number: LOC2022-0011
 from: Multi-Residential - Low Profile (M-1) District
 to: Multi-Residential - Medium Profile (M-2) District and
 Multi-Residential - High Density Low Rise (M-H) District

Hello Neighbour!

Silvera is excited to share a proposed development and land use change in Livingston. With nearly 60 years of service, Silvera is a trusted leader in providing a diverse selection of affordable housing, market housing and supportive services to Calgary's older citizens. As a non-profit organization, we serve seniors with differing income levels who come from all walks of life and represent a divergence of cultural and ethnic backgrounds. Silvera is home to more than 400 caring employees throughout our 25 supportive and independent living communities across the city.

As the senior population in Calgary grows, Silvera continues to expand our seniors' housing in the many communities that we serve. The Rapid Housing 2.0 Initiative has allowed our team to explore opportunities to expand our seniors' housing in Livingston Hill NE.

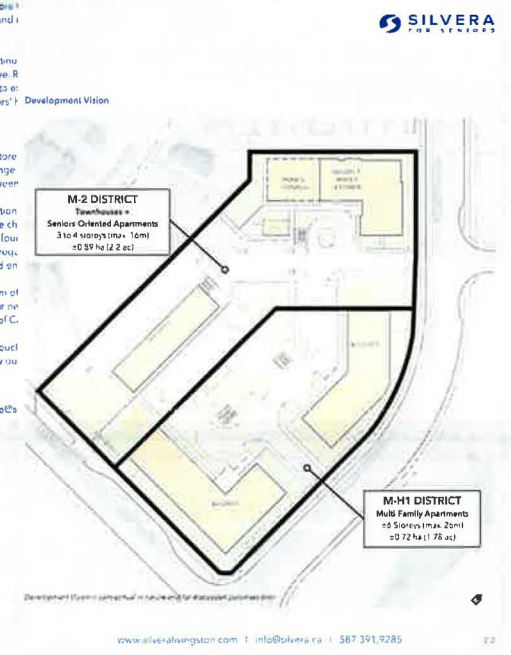
Development Vision
 In our first phase, we are proposing a three and four storey building. The remainder of this large site is intended for a range of buildings, including townhouses and apartments between the M-2 and M-H Districts.

We have submitted a Land Use Redesignation application to the City of Calgary. If approved, the proposed land use change is from its existing M-1 District, which currently supports four storey townhouses, to the M-2 District and the M-H District. This land use change is required to impact building height measurements and zoning.

This proposal is intended to create a greater continuum of seniors' housing. We are looking forward to connecting with our neighbours and addressing the growing demand for seniors' housing within The City of Calgary.

If you have any questions or comments please get in touch with us at www.silveralivingston.com, or 587.391.9285. To follow our development map visit dmap.calgary.ca.

www.silveralivingston.com | info@silvera.ca



- HAND DELIVERED LETTERS (±245)**
- COMMUNITY ONLINE NEWSLETTER + E-NEWS**
- ON-SITE SIGNAGE**
- STAKEHOLDER MEMOS**
- PROJECT VOICEMAIL & EMAIL ADDRESS**
- PROJECT WEBSITE & FEEDBACK FORM**

Rapid Housing 2.0 Initiative



CANADA

Federal government announces \$38M to build affordable housing units for Calgary seniors

By Paula Tran • 770 CHQR

Posted March 9, 2022 2:11 pm Updated March 9, 2022 7:40 am



WATCH: More than 200 new affordable housing units will be available in Calgary over the next two years with a focus on seniors in need. This will come after a funding boost from the federal government. Adam MacVicar reports — Mar 9, 2022

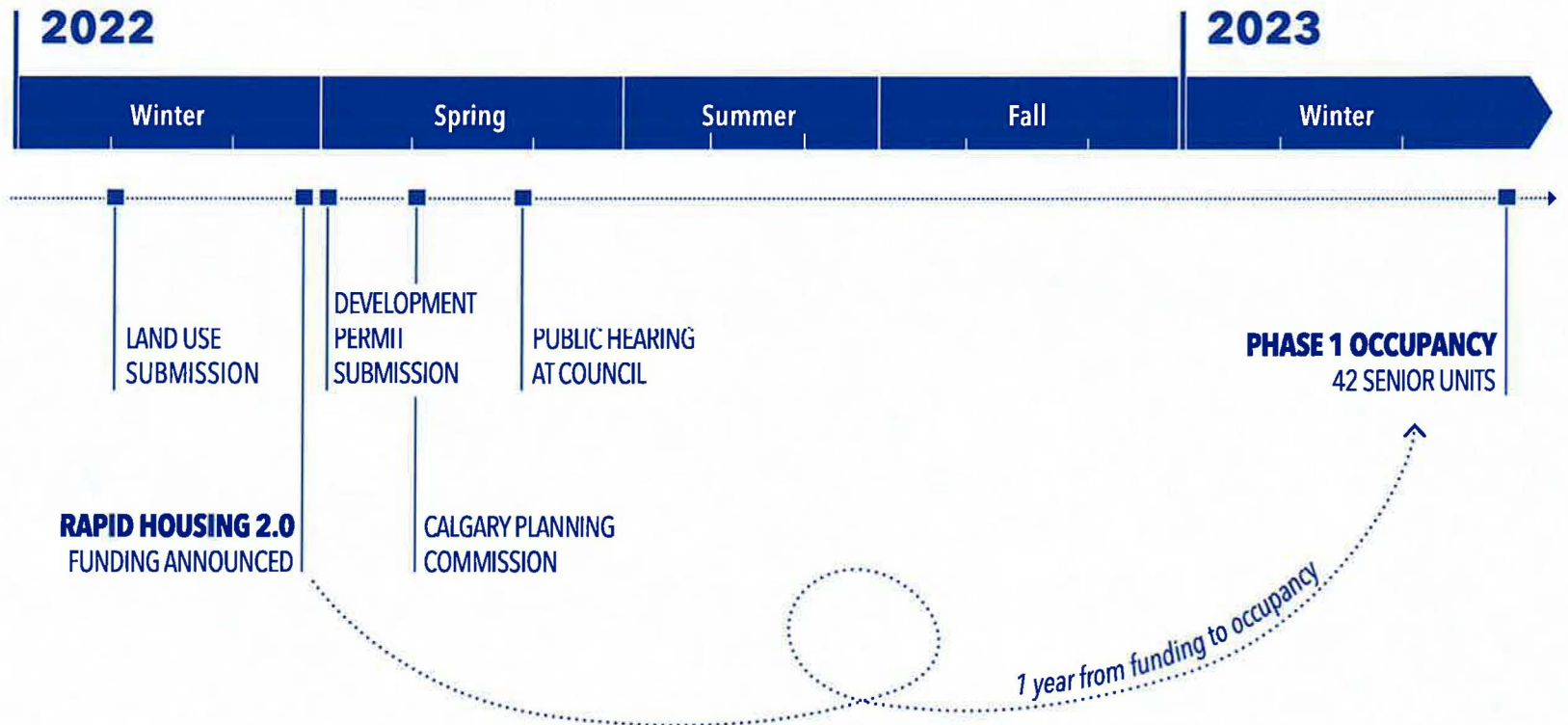
Comment icons: f, t, e, +

-A A+

The federal government is committing \$38 million to build hundreds of new permanent housing units in Calgary.

Ahmed Hussen, Minister of Housing and Diversity and Inclusion, made the announcement in Calgary on Wednesday morning.

"Every Canadian deserves a safe and affordable place to call home. Our government continues to create more affordable homes that meet the needs of seniors in Calgary. This is the National Housing Strategy at work," he said.



STAKEHOLDER OUTREACH

ONGOING COMMUNICATION WITH STAKEHOLDERS

Supplemental Slides

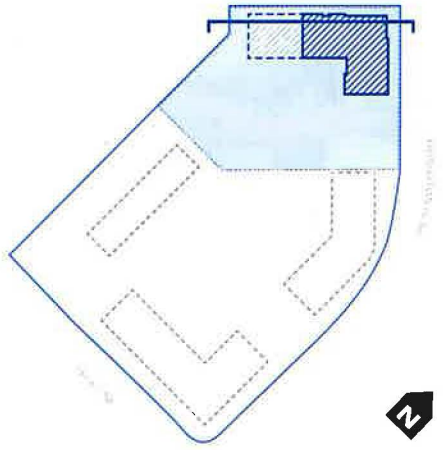
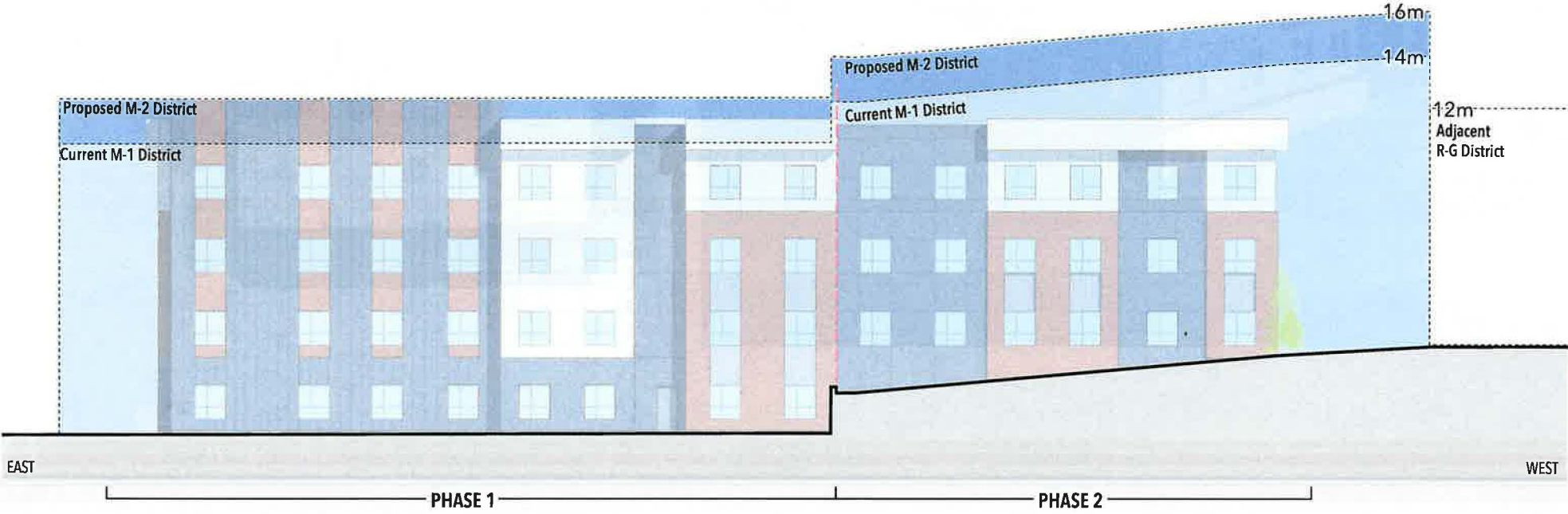
Development Vision



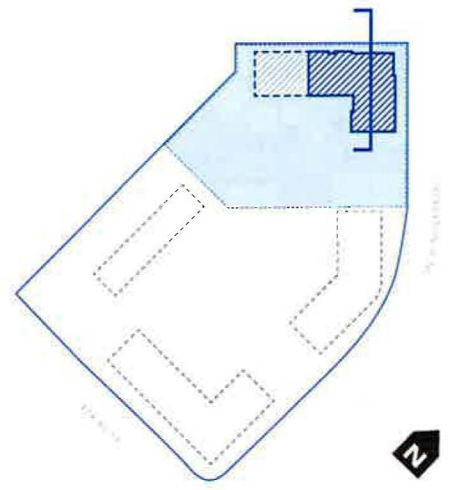
Renderings provided by S2 Architecture
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Building Height



Building Height



Site Photos



View 1



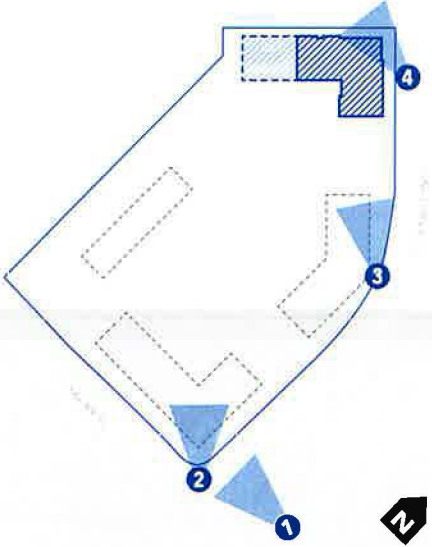
View 2



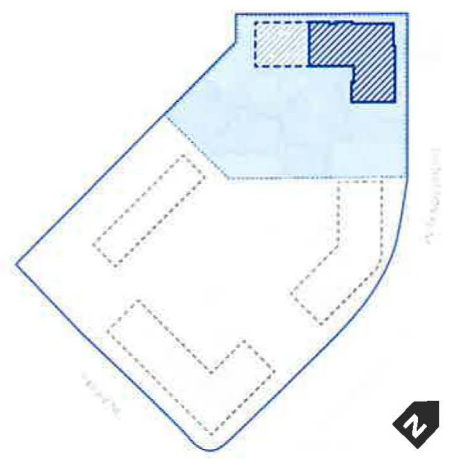
View 3



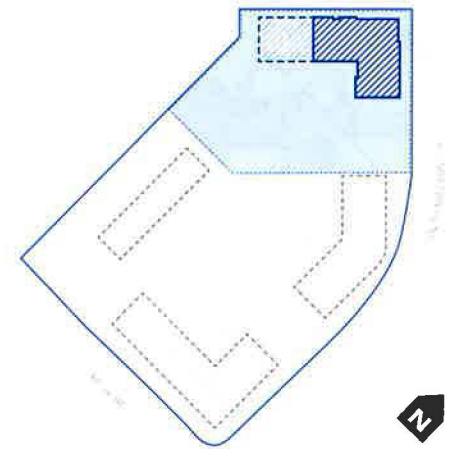
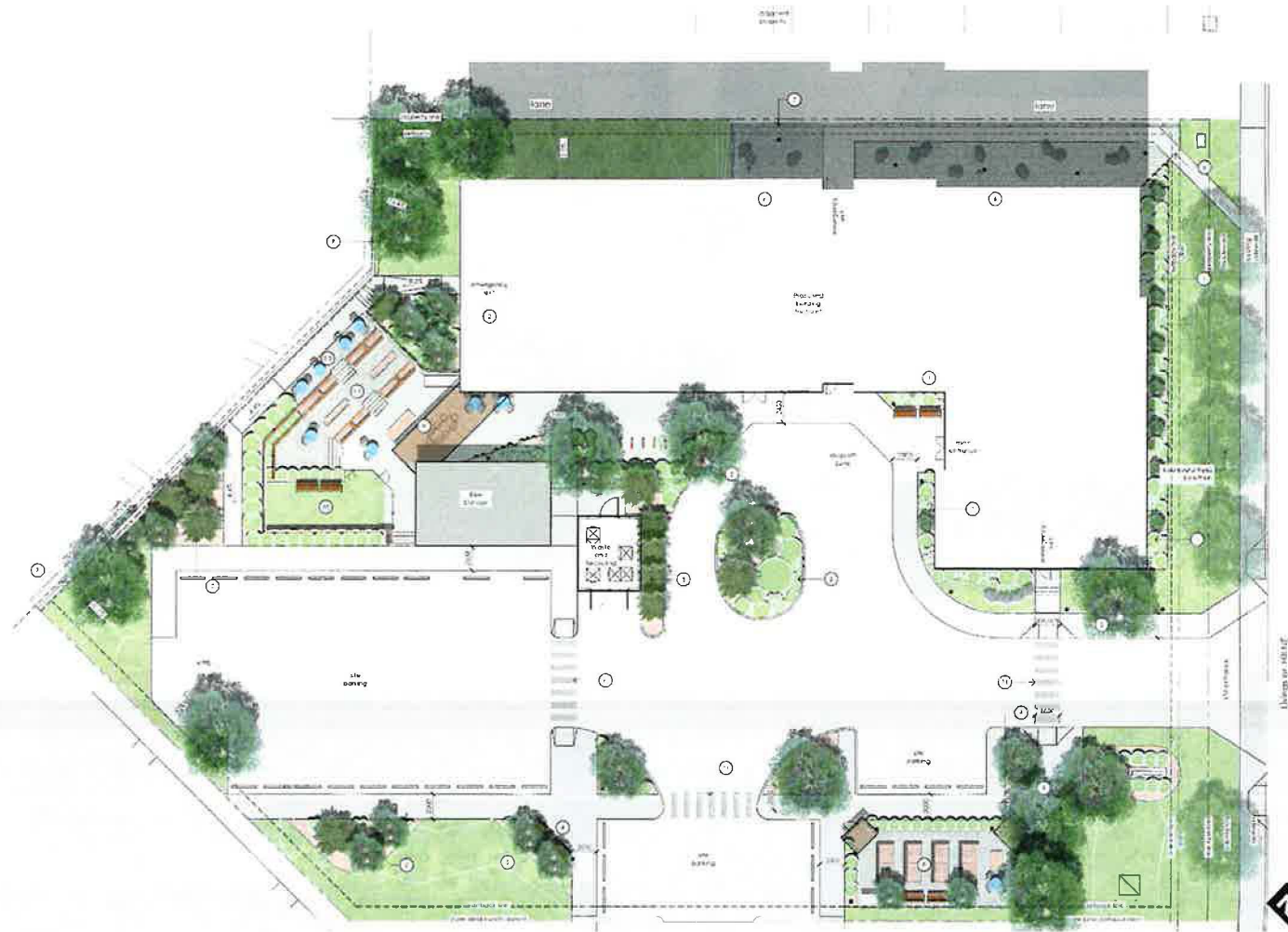
View 4



Phase 1 Development Permit



Phase 2 Development Permit



Development Permit Parking



TRANSPORTATION OPTIONS



- Low documented rate of car ownership
- On-demand transit options connect to BRT (#301)
- Electric scooter parking supports local trips

PARKING DEMAND



28 Stalls
Total Parking Stalls for 62 Units (Phase 1 & 2)

1 Stall per 2.8 Units
Avg. Parking Demand for Senior Units in Calgary

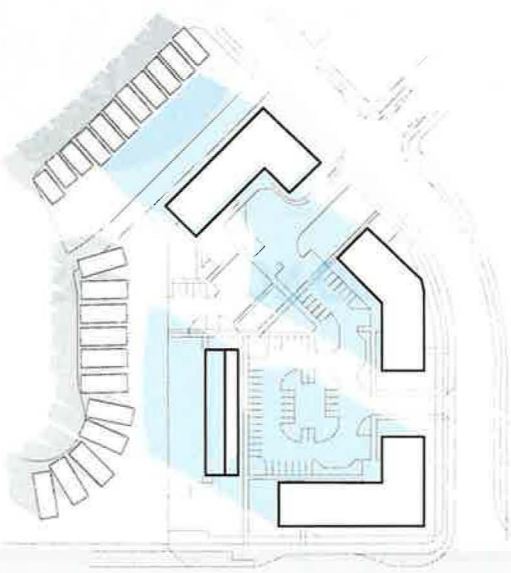
21 to 28 Stalls
Anticipated Parking Demand (Visitor & Resident Stalls)



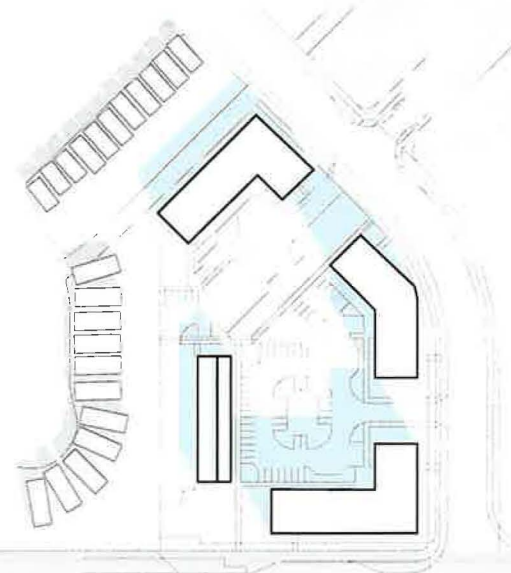
Shadow Studies



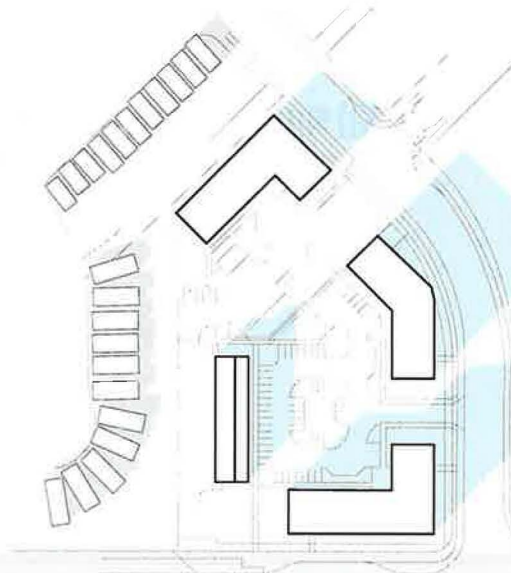
March 21 + September 21



10:00am



12:00pm



4:00pm

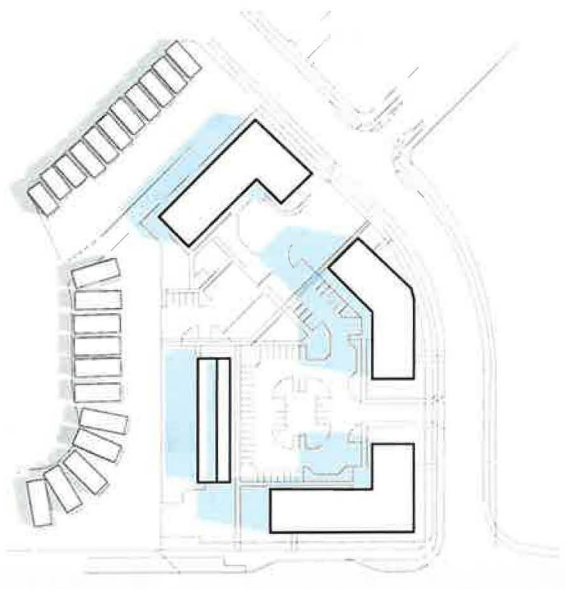
- Existing Shadow Impact
- Shadow Impact from Proposed Buildings

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.

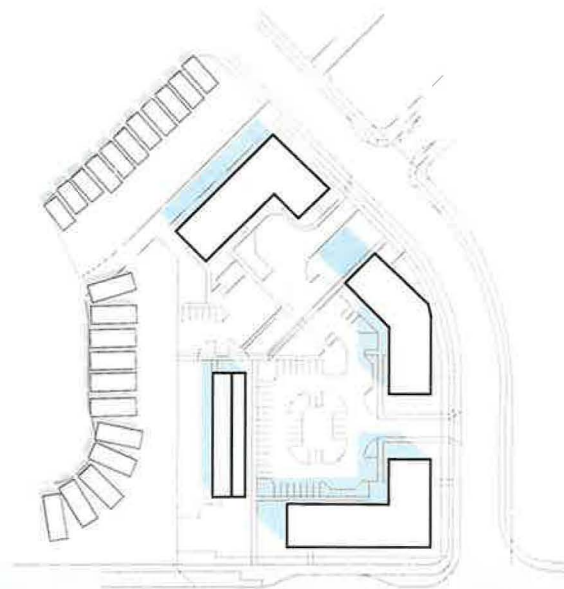
Shadow Studies



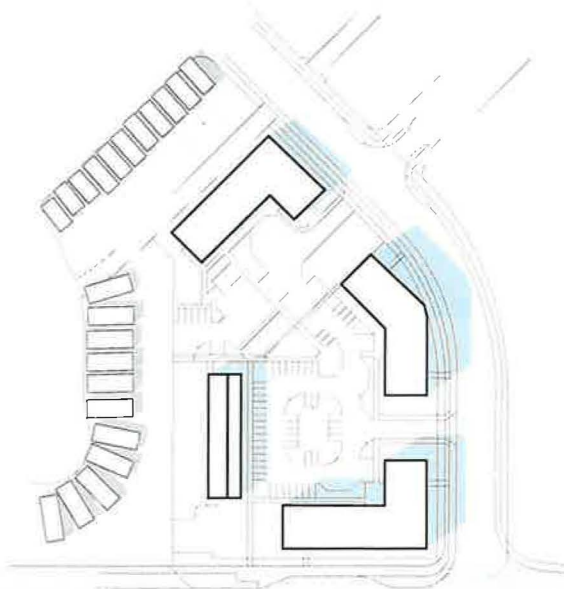
June 21



10:00am



12:00pm



4:00pm

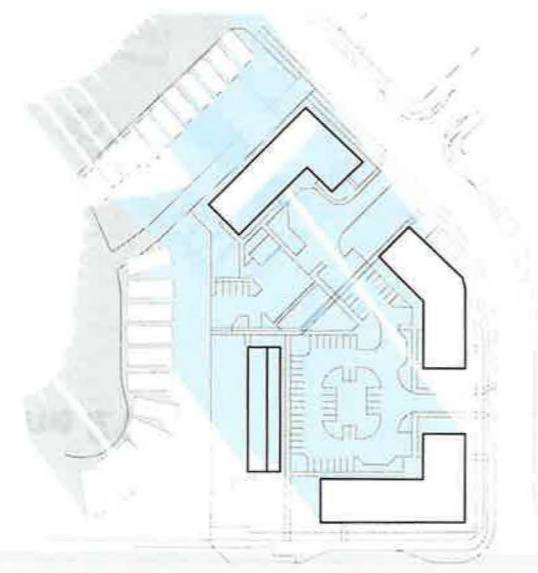
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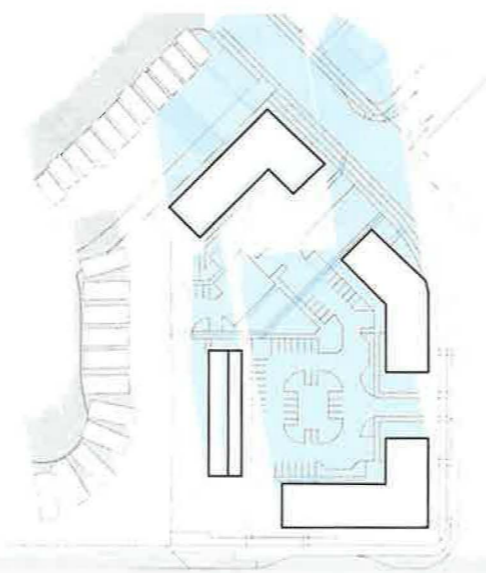
Shadow Studies



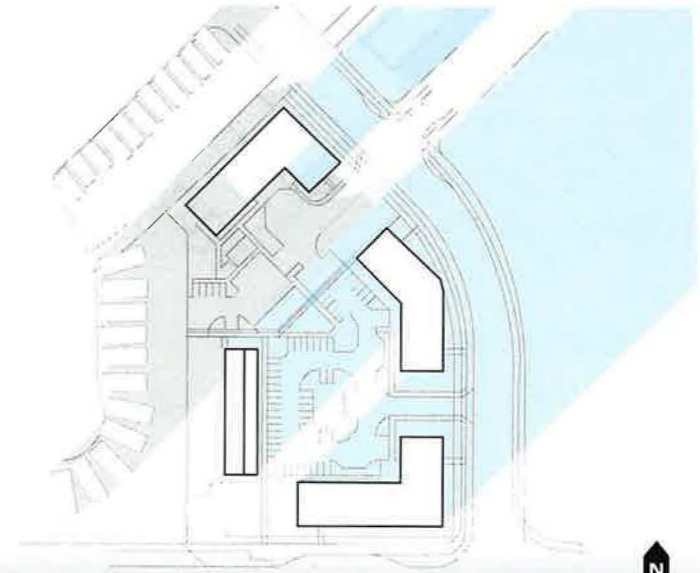
December 21



10:00am



12:00pm



4:00pm

- Existing Shadow Impact
- Shadow Impact from Proposed Buildings

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A Growing Need



Calgary's seniors population is expected to grow by **139% in the next 20 Years.**

Nearly **500 seniors** waitlisted for Silvera



Today, seniors represent the fastest growing segment of the population accounting for **1 in 10 Albertans.**

Today, seniors require various types of care during different phases of their lives, including **independent living options.**

To meet the growing demand, ultimately, we need to **build more seniors' housing.**

Winner of Calgary Herald & Calgary Sun Reader's Choice Award **Best Senior's Residences** 2021/2022