

Applicant Submission



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20.06.2022

RE: Application for Land Use Redesignation in Shawnessy (Ward 13)
LOC2022-0019 | 30 Shannon Place SW | From M-CG d44 to M-C2 f1.2

Planning & Development
The City of Calgary
PO Box 2100, Station M
800 Macleod Trail SE
Calgary, Alberta T2P 2M5

About Silvera for Seniors

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, Silvera serves seniors with differing income levels who come from all walks of life and who represent a divergence of cultural and ethnic backgrounds.

As the senior population in Calgary grows, Silvera continues to experience a high demand for additional seniors' housing in the many communities that they serve. Recent investment in seniors' housing through the National Housing Strategy's Co-Investment Fund has allowed Silvera's team to successfully develop new seniors' housing and expand their established Senior Communities.

Development Vision

The project team is proposing two extensions to the existing Silvera Shawnessy Community building to provide a mix of 65 Senior Independent Living units and 35 Senior Supportive Living units, to be offered with both market and affordable housing models. The development vision includes extensive enhancements to the site landscaping and amenity space, including new outdoor patios, a visitor play structure, and pickle ball courts - with no net-loss of trees. A total of 71 parking stalls are proposed both at-grade and in an underground parkade, exceeding the minimum Bylaw requirements by 9 parking stalls.

Land Use Application

The M-C2 Land Use District supports a maximum building height of four-storeys (16m), a one-storey increase from the M-CG District's three-storey (12m) maximum building height. During the Applicant-led outreach process Silvera's Project Team heard concerns from neighbouring stakeholders that the proposed Land Use change could pave the way for future developments on this site that are above and beyond what is currently proposed. In response to this feedback, a Floor Area Ratio (FAR) modifier has been included in the Land Use Application. This modifier reduces the maximum buildable floor area from the M-C2 District's 2.5 FAR to 1.2 FAR in order to closely align with the development vision and limit what can be built in the future.

Policy Alignment

The proposed Land Use change and development vision is consistent with city-wide goals and policies of the Municipal Development Plan's Age-Friendly Strategy, which encourage the development of senior housing options that are integrated into communities with convenient access to services and amenities. The proposal will contribute to a greater continuum of housing supports, services, and care for residents within Calgary, and enable seniors to "age in place" by staying within the Silvera Shawnessy Community as their needs evolve.