



Issued
May 2022

Silvera Shawnessy Seniors' Community

What We Heard Report
30 Shannon PL SW
LOC2022-0019



What We Heard Report

LAND USE REDESIGNATION APPLICATION

LOC2022-0019
30 Shannon Place SW
Community of Shawnessy
Ward 13

PREPARED ON BEHALF OF

Silvera for Seniors

Issued
June 2022
Version 2.0

PREPARED BY

CivicWorks

PROJECT TEAM

CivicWorks | Urban Systems
Sahuri Architecture | Bunt

PROJECT CONTACT

587.747.0317
engage@civicworks.ca

PROJECT WEBSITE

www.silverashawnessy.com



Copyright © 2022 by CivicWorks Planning + Design Inc.

The information contained in this document is the intellectual property of CivicWorks Planning + Design Inc. (CivicWorks) and the Client. It is intended solely for the evaluation of this application by the Development Authority. Reproduction of portions of this document for use by the Client or Development Authority during the application evaluation period is permitted. Reproduction of any portion of this document or use of the intellectual ideas contained within it for any other purpose is prohibited without the written consent of CivicWorks.

WHY AM I READING THIS REPORT?

This What We Heard Report outlines Silvera’s proposed Land Use Application and Development Vision for an expansion to their existing Seniors’ Community located at **30 SHANNON PL SW**. The report outlines the Applicant-led outreach process to date, summarizes what we heard and provides team responses that address what has changed, what hasn’t changed as a result of feedback, and the rationale behind these decisions.

Contents

LAND USE APPLICATION & DEVELOPMENT VISION

A Message from Silvera.....	6
Why We’re Here.....	7
An Urgent Need for Seniors’ Housing.....	8
Location & Context.....	10
Land Use Application	11
Site Plan.....	12
By The Numbers.....	13
Supportive Living Extension (East Interface).....	14
Independent Living Extension (West Interface).....	16
Parking & Traffic.....	18
Shadow Study.....	19

STAKEHOLDER OUTREACH

Stakeholder Outreach Roles + Responsibilities.....	22
Outreach Program	23
Generalized Timeline	24
What We Heard + Team Responses	25

APPENDIX

Outreach Materials	36
Verbatim Comments	38
Summarized Comments	42

Land Use Application & Development Vision

A Message from Silvera

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 who represent a divergence of cultural and ethnic backgrounds. Silvera is home to more than 1,400 residents and employs 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 experience a high demand for additional seniors' housing in the many communities that we serve. Recent investment in seniors' housing through the National Housing Strategy's Co-Investment Fund has allowed our team to successfully expand and develop new seniors' housing in Calgary. We continue to explore opportunities to expand our seniors' housing options and are planning to do so at our Silvera Shawnessy Community.

The Silvera Project Team is excited to share our initial development vision for a multi-faceted expansion of our existing Community here in Shawnessy. While still in the early stages of a multi-month process, the Silvera Project Team will be looking for feedback on our initial proposal. Stay tuned for upcoming engagement opportunities. We are looking forward to connecting with our neighbours and community leaders as we take these first steps to meet the growing demand for seniors' housing within The City of Calgary.

Sincerely,



Lorne Robertson
Chief Development Officer

Why We're Here



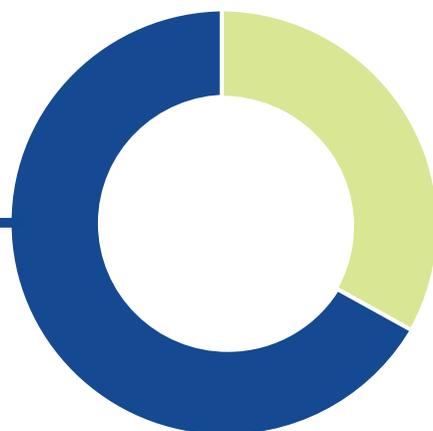
An Urgent Need for Seniors Housing

It's important that we secure affordable and comfortable homes for seniors as they move through all stages of life.

67% of Seniors Strongly Want to Stay in their Local Community

Seniors prefer staying in their local communities as long as possible

Source: Home and Community Preferences of the 45+ Population, November 2010, AARP



Calgary's Senior Population Growth

139%
by 2042

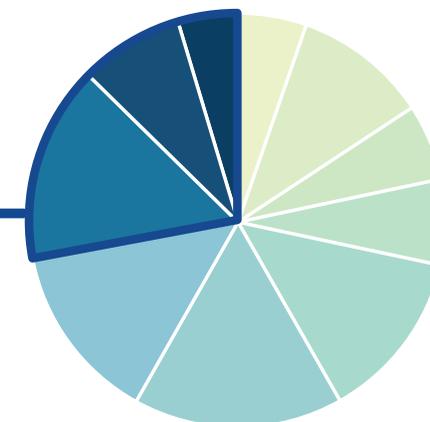
Calgary's Seniors Population Will Grow by 139% in the Next 20 Years.

Source: City of Calgary, 2014 Civic Census; City of Calgary, Corporate Economics, 2014-2042 Projections.

Seniors (65+) account for 28% of Shawnessy Residents

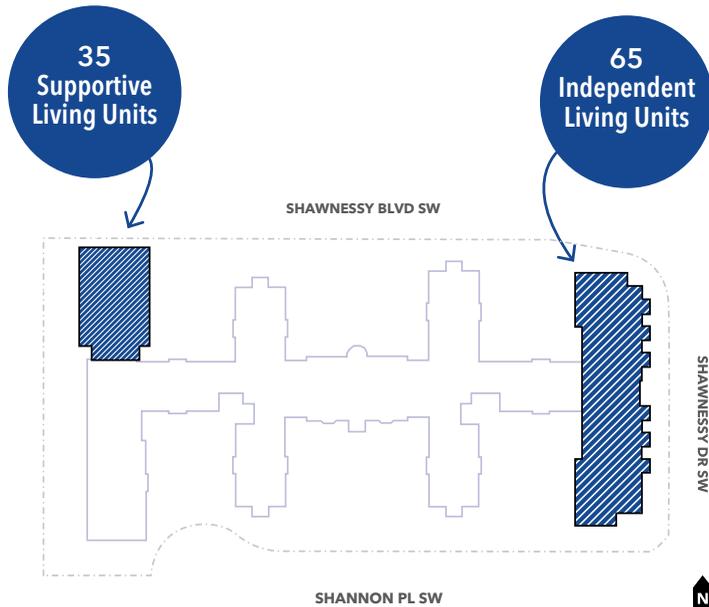
Over 2,600 Seniors will need independent or supportive living in the coming years

0 - 4 y/o	5%	25 - 34 y/o	13%	65 - 74 y/o	15%
5 - 14 y/o	10%	35 - 44 y/o	16%	75 - 84 y/o	8%
15 - 19 y/o	6%	45 - 64 y/o	14%	85+ y/o	5%
20 - 24 y/o	7%				



CONTINUUM OF CARE

Providing a mix of units for all stages of life.



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.



Supportive Living

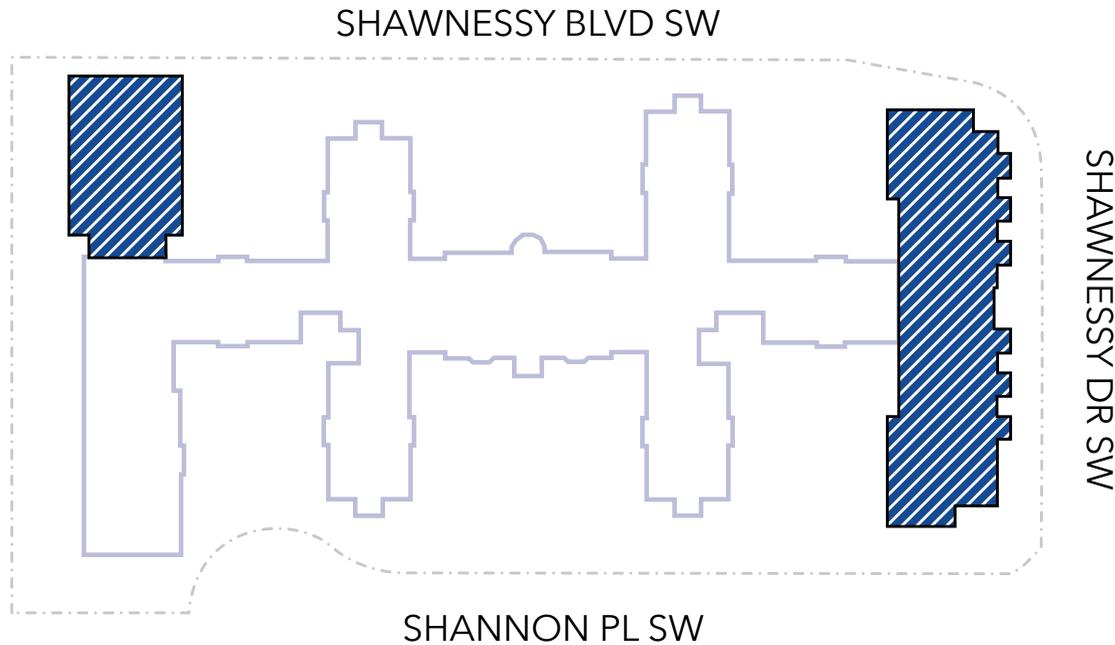
Seniors may transition from independent living units to supportive living units when they require additional support and care. This could include mobility support and scheduled home care.

Location & Context



Land Use Application

Silvera has submitted a Land Use Application to change the Land Use District of the Silvera for Seniors' Shawnessy Community property. The proposed land use change supports two four storey extensions to the existing Silvera Shawnessy Seniors' Community building.



M-CG d44
Current
Land Use

District: Multi-Residential - Contextual Grade-Oriented
Maximum Building Height: 12m (±3 storeys)
Intent: M-CG is a low height, low density multi-residential designation that will typically have higher numbers of Dwelling Units and traffic generation than low density residential dwellings.



M-C2 f1.2
Proposed
Land Use

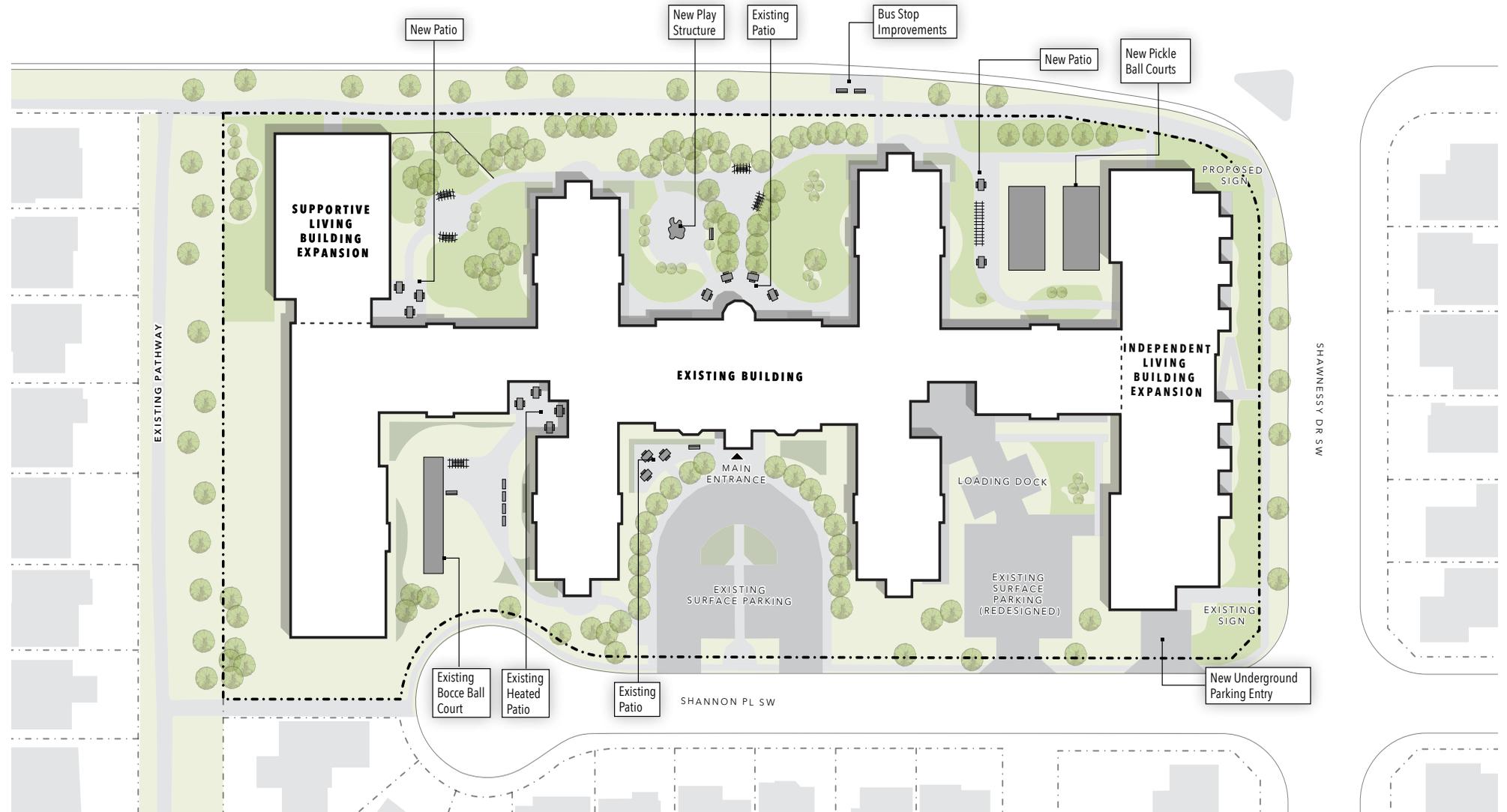
District: Multi-Residential - Contextual Medium Profile
Maximum Building Height: 16m (±4 storeys)
Modifier: 1.2 Floor Area Ratio (limits the maximum buildable floor area)
Intent: M-C2 is a medium height, medium density multi-residential designation that is intended to be developed in close proximity to, or adjacent to, low density residential development.

Site Plan

83
Retained
Trees

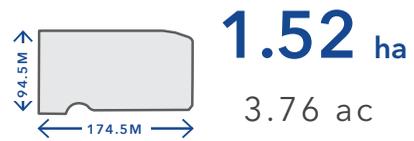
50
Replaced
Trees

** No net loss of trees*



By The Numbers

SITE AREA



BUILDING HEIGHT



SENIOR DWELLING UNITS



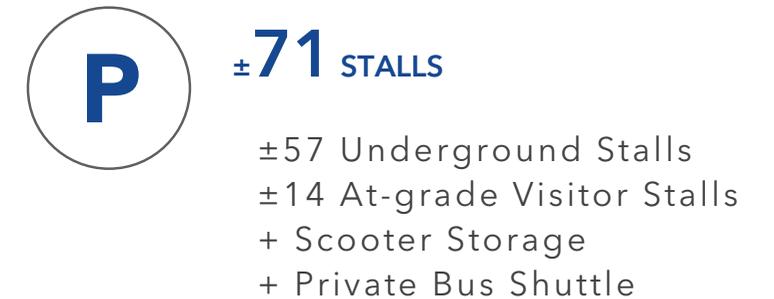
GROSS FLOOR AREA



FLOOR AREA RATIO (FAR)



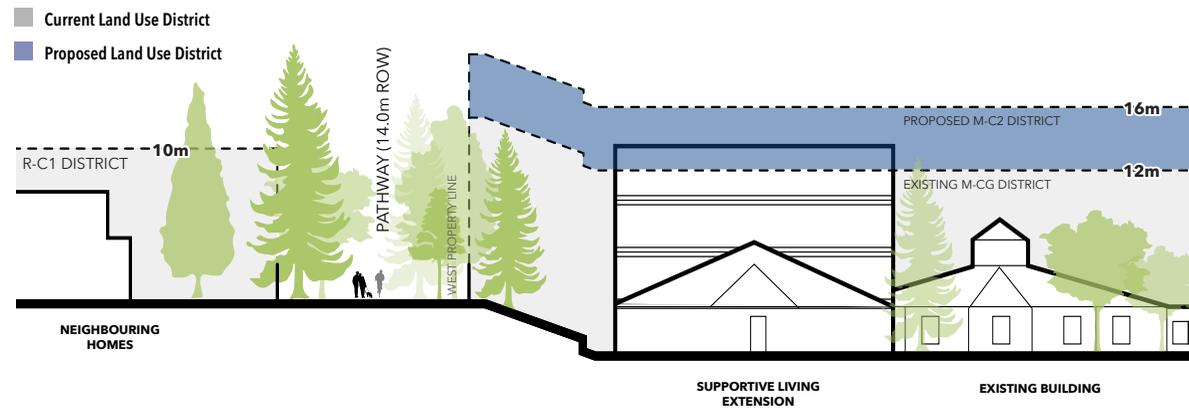
PARKING STALLS



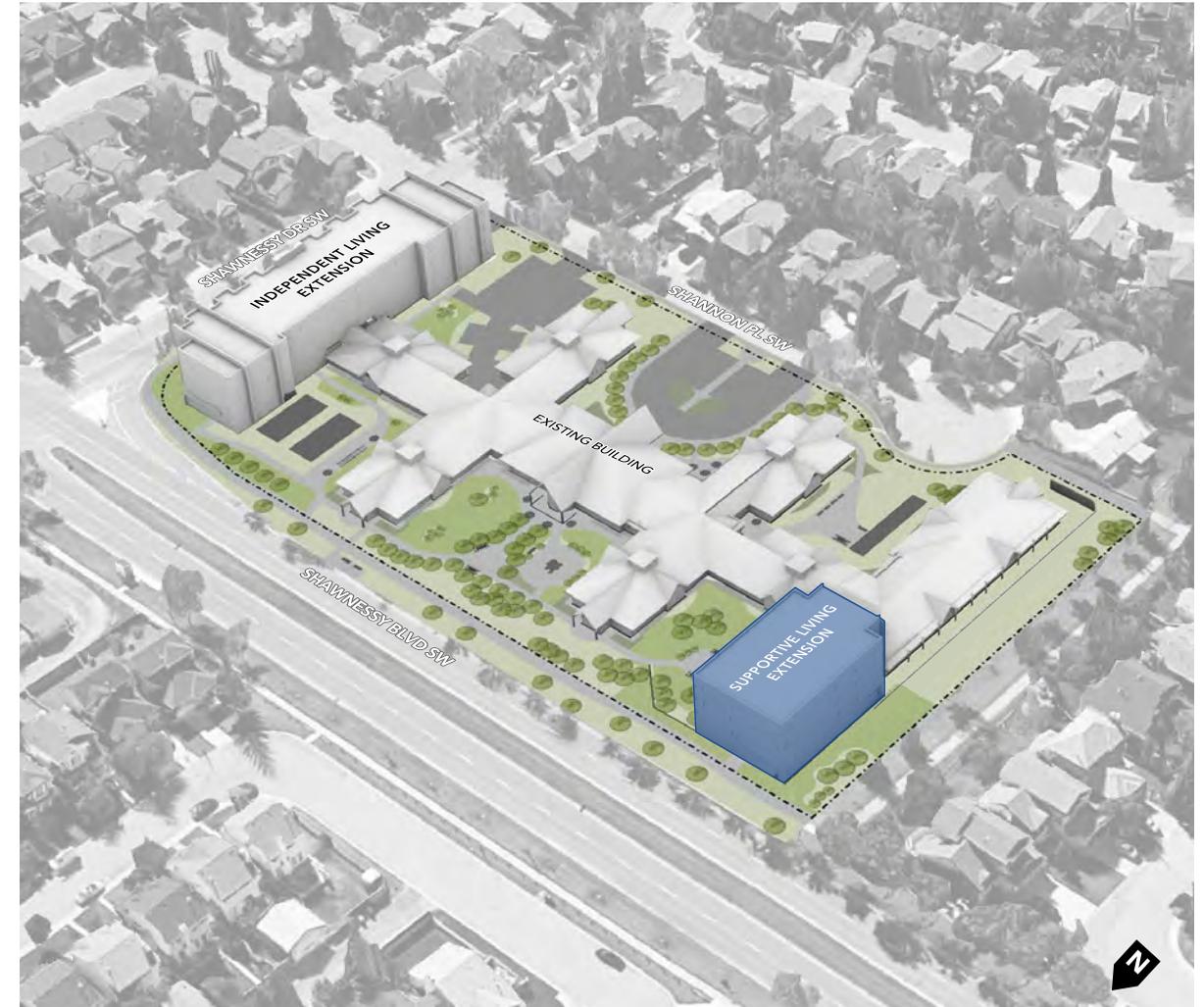
Supportive Living Extension (West Interface)



VIEW OF PATHWAY FROM SHAWNESSY BLVD



PATHWAY INTERFACE WITH SUPPORTIVE LIVING EXTENSION

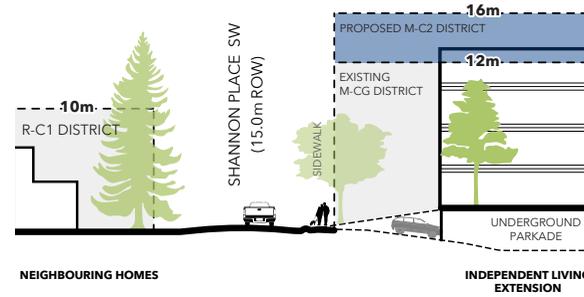




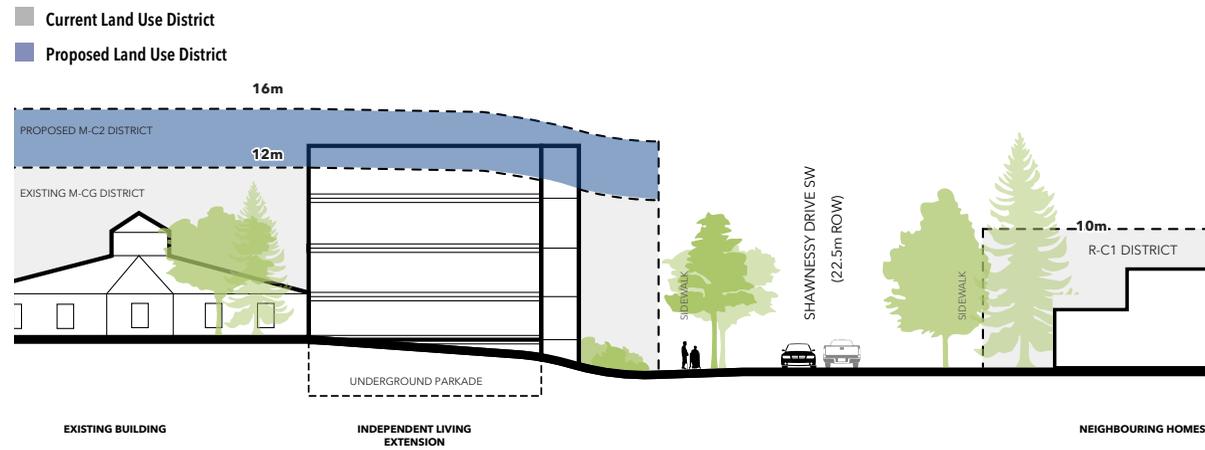
Independent Living Extension (East Interface)



VIEW OF SILVERA SENIORS' COMMUNITY



SHANNON PLACE SW INTERFACE



SHAWNESSY DRIVE SW INTERFACE





Parking & Traffic

ON-SITE PARKING

P **71 Total Parking Stalls**
14 Surface Stalls
57 Underground Stalls



- Staff have a range of active commuting options, including: frequent and primary transit, cycling and walking.

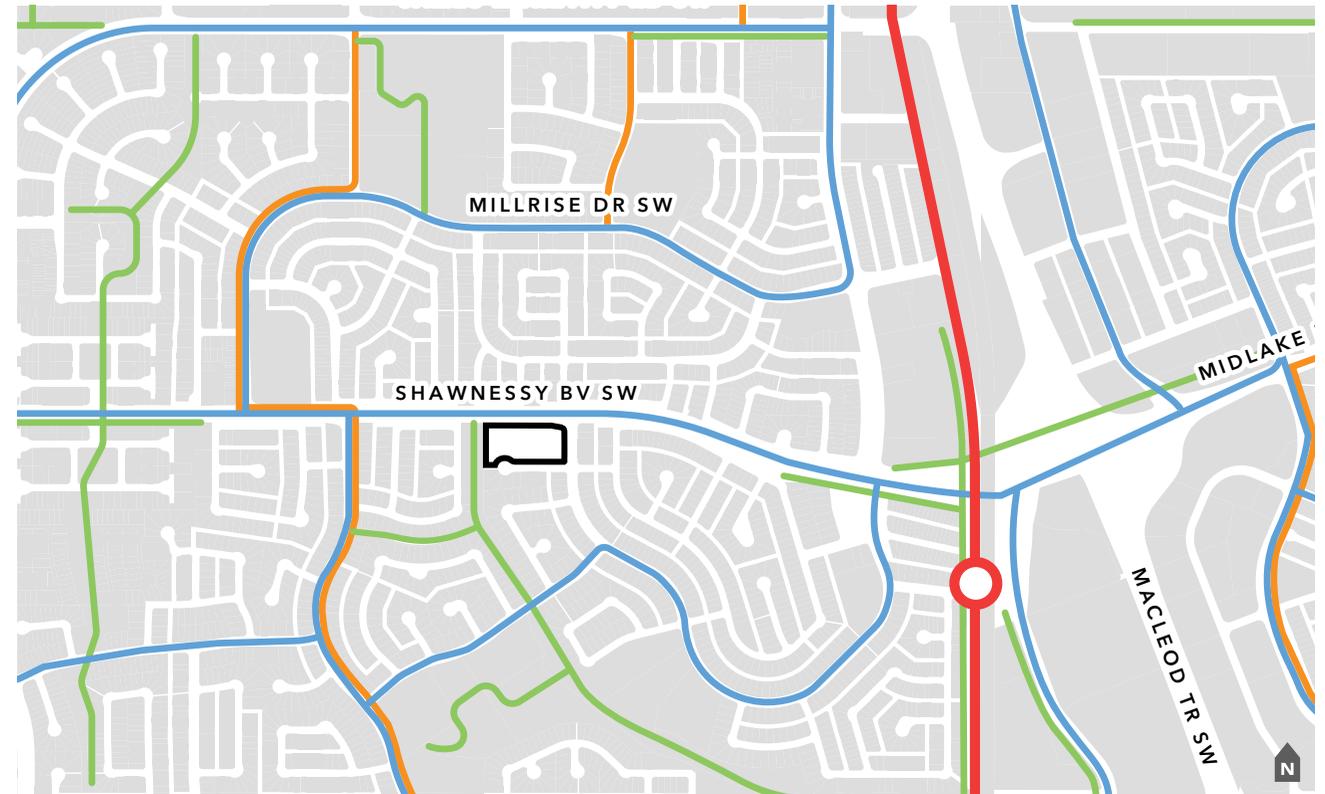
LOW RATE OF PEAK HOUR TRIPS

 **10 am Peak Hour Trips**
19 pm Peak Hour Trips



- Low rate of car ownership
- High use of public transit, Silvera's private shuttle service, and electric scooters

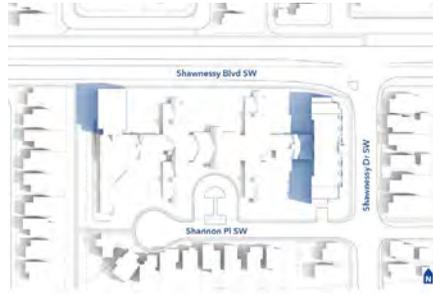
ACTIVE TRANSPORTATION MAP



— Bus Route
 — Red LRT Line
 ○ Shawnessy LRT Station
— Bike Lane
 — Pathway

Shadow Study

June 21



10:00 am



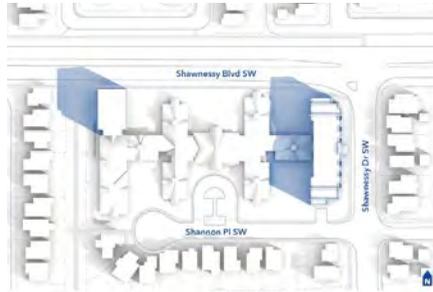
12:00 pm



4:00 pm

- Existing Shadow Impact
- Shadow Impact from Proposed Buildings

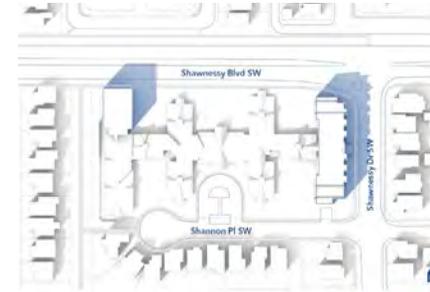
March 21 /
September 21



10:00 am

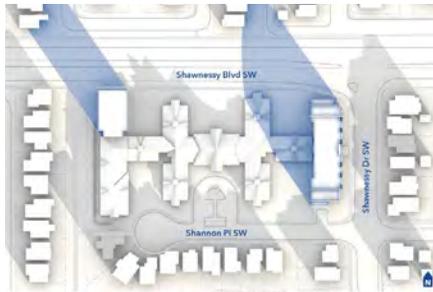


12:00 pm

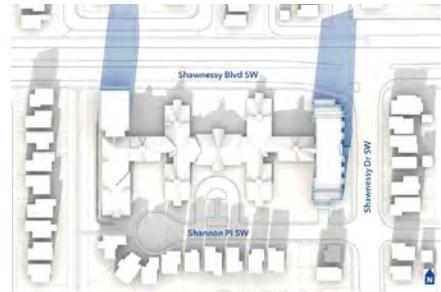


4:00 pm

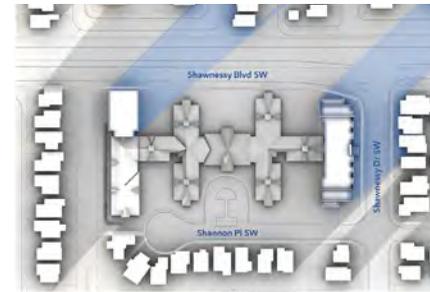
December 21



10:00 am



12:00 pm



4:00 pm

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.

Stakeholder Outreach

Stakeholder Outreach Roles & Responsibilities

WHAT IS OUR ROLE? WHAT IS YOUR ROLE?

Clarifying community outreach roles and responsibilities connected to planning and development projects helps determine who does what, and builds a baseline understanding of the threshold of responsibility across all roles in building a great city. As the proponent of an applicant-initiated development proposal, we have the associated responsibilities of the outreach lead.

CivicWorks - Applicant (Lead)

The applicant (lead) is the primary decision maker for the project leading up to a formal decision of approval/refusal by the designated City decision-making body.

- *Notifies stakeholders of the project and any opportunities to learn more or provide input.*
- *Determines the negotiables and non-negotiables for the project and what is/isn't open for public input.*
- *Communicates the constraints and clarifies the scope of the conversation.*
- *Provides clear, concise, transparent and accurate information.*
- *Holds a respectful conversation.*
- *Reports back if/when collecting input and provides City decision makers with a summary of the community outreach approach that was taken.*
- *Keeps stakeholders in the loop and closes the loop when decisions are made.*

City Administration (Support)

City Administration (support) assists in the outreach process by providing the applicant, community/member-based organizations, and the broader community with information, tools and resources to improve understanding and aid in the overall success of the process.

- *Shares information about City goals and policies.*
- *Explains The City's review and decision-making processes.*
- *Clarifies community outreach roles and responsibilities.*
- *Creates tools and resources for participants, connectors and leads to help them be successful in their outreach roles.*

Community/Member-based Organizations (Connector)

The connector shares information and insights about a specific community or area to help increase understanding of the local context and to help inform community outreach plans.

- *Where possible, shares local information and insights to help build understanding and inform outreach plans.*
- *Where possible, helps raise awareness of opportunities for people to get involved in local planning projects.*

Community/Member-based Organizations (Participant)

The participant is actively involved in the outreach process.

- *Seeks out information and is informed.*
- *Listens and participates respectfully.*
- *Respects the scope of conversation and project constraints.*
- *Provides appropriate feedback and remains open to different ideas.*

City Council and the Development Authority (Decision Maker)

The decision maker is responsible for making the final decision to approve/refuse the planning or development application.

- *Reviews and considers proposed planning or development application.*
- *Reviews and considers the outreach strategy/rational/approach and any feedback that may have been collected.*
- *Approves/refuses the planning or development application.*



Visit <https://www.calgary.ca/PDA/pd/Pages/Community-Outreach/Applicant-Outreach-Toolkit.aspx> for a resource available to anyone who is interested or involved in the community outreach process connected to the planning and development of Calgary and our communities.

Applicant-Led Outreach Program



HAND-DELIVERED LETTERS

Letters were hand delivered to ±322 neighbours in January 2022 and again in April 2022. The letters summarized the LOC Application and development proposal, notified neighbours of upcoming outreach events, and provided contact information for the project team.



COMMUNITY INFORMATION SESSIONS

The project team met with surrounding stakeholders in April 2022 to discuss the initial proposal through two information sessions. An in-person information session on April 19 at the Shawnessy Barn and an online information session on April 20, 2022. Stakeholders were invited via an e-news update, onsite signage and hand delivered invitations.



PROJECT WEBSITE & FEEDBACK FORM

A dedicated website (www.silverashawnessy.com) was launched in January 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.



ON-SITE SIGNAGE

A large sandwich board sign was posted on-site in January 2022 and updated in April 2022. The sign summarized the LOC Application and development proposal, notified neighbours of upcoming outreach events, and provided contact information for the project team.



PROJECT VOICEMAIL & EMAIL ADDRESS

Coinciding with the launch of the on-site signage and mailer, a dedicated voicemail inbox and email mail box (info@silvera.ca) were shared with stakeholders in January 2022. As a direct line to the project team, stakeholders could leave a message and receive a response from the project team.



STAKEHOLDER MEMOS

Detailed memos describing the proposed application were shared with the Shawnee-Evergreen Community Association and the Ward 13 office in January 2022.



COMMUNITY NEWSLETTER

A detailed advertorial was posted in the February 2022 edition of The Chronicle, the official newsletter for the Shawnee-Evergreen Community Association. The advertorial summarized the LOC Application and development proposal, and provided contact information for the project team.

Generalized Timeline



LAND USE APPLICATION + CONSTRUCTION



STAKEHOLDER OUTREACH



What We Heard & Team Response

BALANCING MULTIPLE INTERESTS

An outreach process is more than a compilation of input by the project team. Our role, as the outreach lead, requires active listening to determine the root issues underlying individual statements, and reconciling often competing interests and points of view to arrive at evidence-based planning and design solutions.

The array of interests that influence any development project include, but are not limited to:

 **Calgary's Growth & Development Vision**

Planning for the next generations of Calgarians

 **Our Design Principles**

Key guiding principles for desirable design and development

 **Local Area Policy**

The existing policy framework that guides development

 **Stakeholder Feedback**

What various stakeholders think and say about an issue

 **Economic Viability**

The needs of the developer to create a viable project

OVERVIEW

Our outreach process has been designed to provide multiple opportunities for stakeholders to learn about the vision for the site early on and to share their thoughts—all with the intent of maintaining a respectful and transparent conversation. Through our numerous outreach channels to date, we heard from a variety of stakeholders including surrounding neighbours, City Administration, and the Ward 13 Councillors office. Silvera for Seniors and the project team would like to thank all participants for their time and considered feedback.

In reviewing feedback collected to date, the project team has identified a series of key themes raised by stakeholders. The majority of stakeholders that participated are direct neighbours living across the street along Shawnessy Drive SW, Shannon Place SW or backing onto the adjacent pathway directly West of the subject site. The project team did not receive feedback from the Community Association. The themes outlined in the following pages are broken into What We Heard and the Team Response.

Each team response attempts to address the questions, comments and input received throughout the process. Each key theme includes verbatim comment examples collected during the outreach process.

An inventory of verbatim and summarized feedback collected by the project team through various channels during the outreach process is provided in the Appendix of this document.

KEY THEMES

- 1 BUILDING HEIGHT
- 2 PROPERTY VALUE
- 3 LOCATION & DENSITY
- 4 PARKING & TRAFFIC
- 5 SITE DESIGN & LANDSCAPING
- 6 CONSTRUCTION

1 BUILDING HEIGHT

WHAT WE HEARD

Building height was a common theme amongst neighbouring stakeholders. The project team heard that direct neighbours consider the four storey building too tall and worry that it would stick out in the neighbourhood, potentially causing issues with shadowing, privacy and a loss of views. During the in-person information session we heard that some neighbours were worried that after receiving Land Use approval Silvera would redevelop a larger portion of the site than is currently proposed.

EXAMPLE VERBATIM COMMENTS

"A 4 storey building across the street is an eyestore. It is also an invasion of our privacy. 4 storeys are too much. A compromise of 2 storeys would be more acceptable."

"I live a few blocks away and support the intent and vision for this project."

"Privacy concerns with balconies and overlooking"

"100% not working, Devalue Property, Create more traffic, Parking Issues, Safety of Pedestrians, Privacy, Sun Blocking Yards, Effects Wildlife, Future expansion of the rest of the building, would be tallest building in our community, stick out like sore thumb, ..."

"Building a four-storey building in a middle of a residential zone, would impact the market value of the adjacent properties by lowering it."

TEAM RESPONSE

The project team is proposing two four storey extensions to the existing Silvera Shawnessy Seniors' Community to support new Independent and Supportive Living Units. Silvera has outgrown its current facility on this site, and the sizable undeveloped portions of this property offer an opportunity to provide additional seniors housing where it is needed most, in an established community with a large and growing seniors population.

The scale of the proposed building expansion is needs-based and purpose built. The proposed development vision represents a considered building design that efficiently makes use of the building's current operational and amenity spaces, connects seamlessly to the existing building footprint, and retains all of the current apartments so that senior residents can remain in their homes during construction.

Land Use Change

The proposed Land Use change would redesignate Silvera's site from the Multi-Residential - Contextual Grade-Oriented (M-CG) District (up to 12m / ±3 storeys) to the Multi-Residential Contextual - Medium Profile (M-C2) District (up to 16m / ±4 storeys) with to support the proposed building extensions and account for grade changes across the site. According to the Land Use Bylaw the M-C2 District is intended to be "developed in close proximity to, or adjacent to, low density residential development". The M-C2 Land Use District includes a number of rules that strategically shape the building form and encourage good design through floor area ratio limitations, building setbacks, landscaping and amenity requirements among others in order to create a sensitive transition with surrounding homes.

What Has Changed - Floor Area Ratio Modifier

During the Applicant Led Outreach process the Applicant Team heard concerns from neighbouring stakeholders that the proposed Land Use Change could pave the way for future developments on this site, above and beyond what is currently proposed. Specifically, there were concerns that other wings of the existing seniors' community building could also be increased to four storeys.

Silvera has shared a well-resolved development vision with stakeholders, and would like to assure stakeholders that there are no plans to develop this site beyond what has been shared. To alleviate concerns and address feedback from neighbouring stakeholders and the Ward 13 office, the Applicant Team has added a Floor Area Ratio (FAR) modifier to the Land Use Application. Floor Area Ratio modifiers are rules in the Land Use Bylaw that limit the maximum buildable floor area on a given site. The M-C2 District has a standard Floor Area Ratio rule of 2.5 which allows for a maximum buildable floor area that is two and a half times the total site area. Silvera is proposing an FAR modifier of 1.2, reducing the maximum buildable area to less than half of what is typically allowed under the M-C2 District.

The FAR modifier has been crafted to align closely with the Development Vision for this site. A Development Permit will be submitted shortly following a decision on the Land Use Application and stakeholders will have the opportunity to engage further through the Development Permit review process.

Shadowing and Privacy

A shadow study demonstrating the anticipated shadow impact of the development has been included on page 19 of this document. To address privacy concerns, special consideration will be given at the development permit stage to the window size and location, as well as landscaping and screening opportunities along the property lines.

Views

The project team heard concerns from neighbours along the western edge of property that their views of downtown may be impacted by the building. The proposed building expansion is designed to limit the impact on surrounding homes where possible. Silvera's site is approximately one storey lower than the neighbouring homes to the west. As a result, the proposed development will have the appearance of a three storey building along this western edge. There is also a ±45 ft wide landscaped pathway between the western edge of the site and the backyards of the neighbouring homes which acts as an extensive natural buffer.

2 PROPERTY VALUE

WHAT WE HEARD

Neighbouring stakeholders expressed concern that their property value would go down as a result of the proposed building expansion. In some cases feedback related to property value noted that residents have lived in the community for long periods of time and did not anticipate that Silvera would further develop their site. Some stakeholders had additional concerns related to property taxes and assessments.

EXAMPLE VERBATIM COMMENTS

"Who will pay for the devaluation of my property? 100% no"

"Living in Shannon Village, we pay more for taxes for backing onto green area. There are no 4 storey buildings in Shawnessy currently. Will I be compensated for property devaluation?"

"When we purchased our home 7 years ago, we valued and enjoyed the green space across the street separating our home from the senior's facility. Had we known that the facility had plans to expand onto that space, we would have purchased elsewhere or offered considerably less for our home."

"What measures will be taken to compensate the families in the 6 homes towered over by your condo building?"

TEAM RESPONSE

The Silvera Shawnessy Seniors' Community is a non-profit seniors' housing provider that has been an established fixture of the Shawnessy community since the neighbourhood's beginnings. As the community evolves and the seniors' population continues to grow, it is more important than ever that established seniors communities also grow to accommodate more residents.

Property Value

The project team has made an effort to limit the potential impact of the proposed expansion on surrounding property values through quality design, long lasting materials, and attractive landscaping - which will be further refined through a future development permit application. In terms of City process, property value is not a land use consideration. 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.

Property Tax

The City of Calgary determines property value assessments for the purposes of property taxes on a yearly basis, and there are established processes in place to submit disputes.

LOCATION & DENSITY

WHAT WE HEARD

During the in-person open house the project team heard from neighbouring stakeholders that they had concerns about the proposed use and considered the site an inappropriate location for seniors housing because it is too close to a busy road, too busy for a quiet neighbourhood, or not located close enough to the amenities found along Macleod trail. Some stakeholders did not support the proposed density because of concerns around small units and overcrowding, however, most feedback received about density was related to parking and transportation.

EXAMPLE VERBATIM COMMENTS

"This building will be the tallest building in Shawnessy and should not be on a residential road."

"You propose there will be 100 more units added. That is far too great a density for such a small area as Shannon place"

"Why don't you build the building on the Shawnessy Blvd? So you don't affect the neighbours!"

TEAM RESPONSE

Appropriate Location

The Silvera Shawnessy Seniors Community is an established facility that is well-connected to parks, pathways, community spaces, major roadways (including Shawnessy Blvd SW) and transit options. The proposed expansion is a great opportunity to improve and make better use of existing facilities on a relatively large parcel of land in order to efficiently support more seniors' units. By making improvements to the existing dining areas, social spaces and outdoor amenities, Silvera will both improve the facility for current residents and introduce new, high quality seniors housing options to the neighbourhood.

Aging in Place in Shawnessy

There is an urgent need for additional seniors housing within the City of Calgary. As the "Baby Boomer" generation ages, Calgary's senior population is expected to grow by 139% in the next 20 years. Silvera for Seniors currently has a waitlist of ±500 seniors. The Shawnessy neighbourhood has a particularly high population of senior residents. According to the municipal census approximately one third of local residents (±2,600 people) living in the neighbourhood are over the age of 65.

Most seniors prefer to remain within their community as they age. The proposed mix of new Independent and Supportive Living units allows seniors to stay in their community and enjoy all that Shawnessy has to offer as their needs change. This model allows seniors to seamlessly transition through a continuum of seniors' housing from Home Living, to Independent and Support Living options. Silvera is a non-profit seniors housing provider and many Silvera residents are people of modest means looking to spend no more than 30 per cent of their income on rent. The proposed expansion will include a mix of units offering both market rate and affordable price points.

4 PARKING & TRAFFIC

WHAT WE HEARD

The project team heard concerns that the proposed expansion would impact on the surrounding transportation network, including onstreet parking availability. Among this feedback was a concern that traffic would increase as a result of the development and not enough parking stalls were being provided.

EXAMPLE VERBATIM COMMENTS

"A parking nightmare currently exists.... (No seniors don't drive, but maintenance staff, nursing staff, cleaning staff, cooking staff...visitors....caretakers)."

"This really sucks!! The traffic is already unbelievable. To increase the residences by 100 is ridiculous. More staff more trucks. It is already a congested area"

"We are concerned that the parking for visitors and guests will overflow onto the stret potentially blocking our driveay and those of our neighbours. Drivers already block our driveway frequently due to the location of our home and this issue will worsen with the extra traffic and volume of people associated with the new condo building."

"It will also increase traffic in our area, which we have no cross walk still (as promised by past Alderman)."

TEAM RESPONSE

Parking Study

A Parking Study was prepared by Bunt & Associates Transportation Engineers to provide a clear understanding of the proposed development's parking demand and anticipated peak hour trips to and from the building. The study was prepared following City of Calgary standards and metrics and takes the transportation patterns of future residents, staff, operations, and visitors into consideration. The findings of the report indicate that there is more than sufficient parking proposed, and expansion is not anticipated to significantly impact the transportation network or trigger any additional infrastructure, such as traffic lights or cross walks.

The proposed development will provide a total of 71 parking stalls (57 underground/14 at-grade) to support the anticipated parking demand for senior residents, staff and visitors. The number of proposed parking stalls exceeds the City's Land Use Bylaw parking requirements.

Transportation Options

It is well documented that seniors have a low rate of car ownership and a high use of public transit. Senior residents will have easy access to frequent and primary transit options at this location, including transit connections to the Shawnessy LRT station. Silvera also provides a private shuttle service for errands and appointments. Many senior residents prefer to take local trips on electric scooters, and the proposed development will include additional storage space for these scooters.

Staff will be encourage to park on site and will have a range of alternative commuting options including frequent and primary transit, and cycling/walking along regional pathways.

5

BUILDING & LANDSCAPE DESIGN

WHAT WE HEARD

The project team heard a range feedback from stakeholders related to the overall site and building design. Some neighbouring stakeholders commented that the building does not fit with the character of the community and sticks out. We also heard concerns that reducing the landscaped area would result in less access around the site, and wildlife being impacted.

EXAMPLE VERBATIM COMMENTS

"We did not purchase our home to end up with a view of a four storey concrete building."

"Ugly building and massing"

"Not enough access around the site and difficult to reach the amenity space"

"We tend to have lots of deer come up this way on the green spaces and this will impact the wild life"

TEAM RESPONSE

Building Design

Conceptual preliminary building visualizations have been shared with stakeholders to generally demonstrate the proposed building height, site layout and development vision. This proposal is in the Land Use Application stage, which is an early stage in the development application process. The building design - including building articulation, façade treatments, material palette will be further refined through a future Development Permit application process, and neighbouring stakeholders will have an opportunity to engage as part of the City's Development Permit review. The Development Permit application will also undergo detailed review by the City's Urban Design Review Panel.

Landscape & Amenity

The Silvera Shawnessy Seniors' Community site is quite large and features extensive landscaping. When fully developed, the existing building and proposed building expansion will have a combined footprint that covers approximately 35% of the property. More than 60% of the total site area will be retained for landscaping and amenity space (when accounting for parking, drop off and back of house areas).

The project team has prepared a detailed landscape concept for the proposal, which will also be further refined through the development permit application process. The landscape concept retains or replaces all of the existing private trees on the site as well as the adjacent public street trees, resulting in no net loss of trees. The landscape concept proposes additional outdoor amenity spaces for residents including patios, seating areas, a playground for visitors, and a pickle ball court. These spaces are easily accessed by residents of the building, and the site is surrounded by sidewalks or a pathway on all four sides. As part of the Development Permit, Silvera is proposing improvements to the adjacent bus stop, and widening the sidewalk along Shawnessy Blvd SW.

6 CONSTRUCTION

WHAT WE HEARD

The project team heard concerns about the impact of construction including noise, dust, staff parking, pedestrian safety and road/sidewalk closures. Some stakeholders told us that an extensive construction period would be disruptive in their day to day lives.

EXAMPLE VERBATIM COMMENTS

"Together with the length of time needed to undertake this enormous construction project and the resulting noise, dirt and tremendous inconvenience to home-owners it immediately does not sit well with us."

"A project of this scope will generate a high volume of noise and daily disruption including large vehicles, machinery, work crews and safety barricading throughout the neighbourhood. Our street will be a construction zone for at least a year."

"All the street parking taken up by construction workers and their equipments, all the noise for months were unbearable. I can't believe way more extensive development work is being proposed in this quite residential neighborhood."

TEAM RESPONSE

Silvera is committed to respectful, timely, and orderly construction, that follows the City of Calgary and Province of Alberta regulations and bylaws to ensure that surrounding neighbours and the Shawnessy community are impacted as little as possible. Construction will be managed through a Construction Management Plan at the Building Permit stage. The anticipated date of construction is unknown to the project team at this time, but will be shared with neighbours before construction begins.

Respectful Construction Practices Include:

- Adherence to the City of Calgary Construction Site Guide, Alberta Safety Codes Act, Calgary Building Permit Bylaw, the Calgary Noise Bylaw, Alberta Building Code, and Alberta Fire Code;
- Scheduled and highly-coordinated construction deliveries;
- Routine street and sidewalk cleaning;
- Appropriate construction fencing; and
- Regular communication with Silvera for Senior Community residents, surrounding neighbours, and the Shawnessy community.

Road & Lane Access During Construction

Localized public lane or roadway closures are sometimes necessary to tie developments into water, gas and sanitary pipes. The City requires that access to neighbouring homes is maintained from the road and/or laneway during construction. Any time a public road or laneway is closed for construction, the City requires that developers give advance notification to surrounding neighbours and share information about any planned detours.

Appendix

Outreach Materials

Land Use Change & Building Expansion

SILVERA FOR SENIORS

30 Shannon Place SW | LOC2022-0019
From: Multi-Residential Contextual Grade-Oriented (M-CG) District
To: Multi-Residential - Contextual Medium Profile (M-C2) District

Hello Neighbour!

We are proposing a land use change (also known as rezoning) to the Silvera Shawnessy Community site. The proposed change will support the development of two four-storey (16m) extensions to the existing building, unlocking 100 new units for seniors. This expansion will include Independent Senior Living units and Supportive Senior Living units, which will be offered under both market and affordable housing models.

Get in Touch

If you have any questions, comments, or concerns, please get in touch.

Web: SilveraShawnessy.com
Email: info@silvera.ca
Phone: 587.391.9285



ON-SITE SIGNAGE

IN-PERSON OPEN HOUSE & VIRTUAL ONLINE INFORMATION SESSION

Silvera Shawnessy Community

About | Development Vision | Project Timeline | Project Team | Outreach | Events | Back to Silvera Website

Silvera Shawnessy Community

Land Use Change & Building Expansion

About

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 who represent a divergence of cultural and ethnic backgrounds. Silvera is home to more than 1,400 residents and employs 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 experience a high demand for additional seniors' housing in the many communities that we serve. Recent investment in seniors' housing through the National Housing Strategy's Co-Investment Fund has allowed our team to successfully expand and develop new seniors' housing in Calgary. We continue to explore opportunities to expand our seniors' housing options and are planning to do so at our Silvera Shawnessy Community.



Contact
The Project Team

Messages sent through the online feedback form below will be received by members of the Silvera Shawnessy project team.

Name *

First Name Last Name

Email *

Message *

PROJECT WEBSITE

30 Shannon Place SW
Proposed Expansion & Land Use Application

SILVERA
FOR SENIORS

Hello, Shawnessy!

The Silvera for Seniors project team is excited to announce plans for an expansion to our existing Community in Shawnessy to help meet the growing demand for seniors' housing in Calgary.

A land use application has been submitted to the City of Calgary to support future development with a maximum height of four storeys. The expansion will provide ~100 new Independent and Supportive Living units with both market and affordable housing models for seniors.

Note: Visualizations are conceptual in nature. The architectural design of the proposed building will be determined at the Development Permit stage.



Conceptual view looking south from Shawnessy Boulevard SW.



Conceptual view looking northwest from Shawnessy Drive SW.

Share Your Thoughts

In all we do, we remain committed to being good neighbours and working with the communities where we build. Get in touch to learn more or share your thoughts with the project team.

Find out more and share your thoughts:
SilveraShawnessy.com

Contact us:
info@silvera.ca
587.391.9285

COMMUNITY NEWSLETTER & RESIDENT LETTER

Land Use Change & Building Expansion

SILVERA
FOR SENIORS

30 Shannon Place SW
From: Multi-Residential Contextual Grade-Oriented (M-CG) District
To: Multi-Residential - Contextual Medium Profile (M-C2) District

Silvera is excited to share proposed changes to our existing Community here in Shawnessy. We are looking forward to connecting with our neighbours and community leaders as we take these first steps to meet the growing demand for seniors' housing within The City of Calgary.

Development Vision

We are proposing a land use change to support two four-storey (16m) extensions to the existing community building, resulting in 100 new seniors units. The proposed units will include Independent Senior Living and Supportive Living options, which will be offered under both market and affordable housing models.

Land Use Change

We have submitted a Land Use change application (sometimes referred to as "rezoning") with the City of Calgary. If approved, the proposed land use change would transition 30 Shannon Place SW from its existing Multi-Residential - Contextual Grade-Oriented [M-CG d44] District to a Multi-Residential - Contextual Medium Profile [M-C2] District. This land use change is required to enable our development vision. Visit the City of Calgary's Development Map dmap.calgary.ca to follow our application's progress.

Join the Resident meeting on February 17, 2022 at 10:00am to learn more.

Get In Touch

To share your feedback with the project team and to learn more:
Visit www.SilveraShawnessy.com
Email info@silvera.ca
Phone 587.391.9285

Scan this code using the camera on your mobile device to visit SilveraShawnessy.com



www.silverashawnessy.com | info@silvera.ca | 587.391.9285

1/2

VERBATIM COMMENTS: info@silvera.ca & project website feedback form

The following is a record of the verbatim correspondence received via the project dedicated email address and project website feedback form in February 2022. Personally identifying information has been removed from participant submissions. No other edits to the feedback have been made, and the verbatim comments are as received.

Hello neighbours,

I live across the street from Silvera seniors lodge at [REDACTED] Shannon place. I'm afraid I have to say that we are strongly opposed to your proposal to expand the existing property. Together with the length of time needed to undertake this enormous construction project and the resulting noise, dirt and tremendous inconvenience to home-owners it immediately does not sit well with us. As you are well aware, the parking situation is not adequate at present and can only in the future get far worse with the number of people who need to park their vehicles now and at completion. You propose there will be 100 more units added. That is far too great a density for such a small area as Shannon place. Tenants as well as their guests will need to share what limited parking that you will provide and many will spill onto the street where employees and home owners already park. As you are well aware Shannon place is a cul de sac meaning there is one way in and out which will result in a great amount of congestion on the short narrow street for the number of vehicles utilizing it. In addition to the intolerable noise, construction vehicles, dirt and dust we will be subjected to for two to 3 years there is danger for the number of pedestrians including young children who need to commute to work and school. On the residential side of the street there is no sidewalk which will force adults and young children to dodge and weave their way around construction vehicles as they move about the already narrow street. Also after completion there will be far too much traffic for an area with such limited space which will lead to endless disputes. I strongly suggest you look in to another area with more space to build your project. More space for parking is most certainly needed. This is far too much density for a concentrated area such as Shannon place.

Thank you,
[REDACTED]

I live a few blocks away and support the intent and vision for this project. My question is not about the building, but about if there be SL4D (dementia) beds available. Can you direct me to the right person & contact info to ask?
[REDACTED]

I live on Shannon Place and I am deeply concerned. Just last summer, you guys did extensive landscaping work which caused a lot of inconvenience for several months. All the street parking taken up by construction workers and their equipments, all the noise for months were unbearable. I can't believe way more extensive development work is being proposed in this quite residential neighborhood.

How will this benefit our street and our community? How will this effect our housing values?
The noise and inconvenience for months/years....plus the traffic increase it will bring.

This is a residential detached housing zone. Noone in this community will be welcoming this.
I will be strongly opposing this proposal.

Good Evening,

Please accept this as a letter of concern regarding the Shawnessy Silvera Senior's Home Expansion project.

As homeowners on Shawnessy Drive, we are directly and negatively impacted by this expansion in the following ways:

Devaluation of our property: When we purchased our home 7 years ago, we valued and enjoyed the green space across the street separating our home from the senior's facility. Had we known that the facility had plans to expand onto that space, we would have purchased elsewhere or offered considerably less for our home. The new four-storey condo building going up in that space will significantly devalue our home as it acts as a wall outside our front door blocking much of the afternoon

sun and causing the curb appeal to plummet. Furthermore, we have a large window in the front of our home extending up to the second storey that will no longer be private as it will look directly into the units across the street.

Parking: We are concerned that the parking for visitors and guests will overflow onto the street potentially blocking our driveway and those of our neighbours. Drivers already block our driveway frequently due to the location of our home and this issue will worsen with the extra traffic and volume of people associated with the new condo building.

Construction: A project of this scope will generate a high volume of noise and daily disruption including large vehicles, machinery, work crews and safety barricading throughout the neighbourhood. Our street will be a construction zone for at least a year.

What measures will be taken to compensate the families in the 6 homes towered over by your condo building? We will be active in advocacy for change of the proposed plan and coordinating with our neighbours.

Sincerely,
[REDACTED]
[REDACTED]

Hello [REDACTED]

We're reaching out in regards to a notification advising us of a Land Use Change & Building Expansion for the Silvera For Seniors Shawnessy Lodge.

Our home is diagonally across the street on Shawnessy drive from the lodge ([REDACTED]) and we are concerned about the impact it will have to our street, neighbor's and our own property values.

This proposed plan is showing a four storey addition, which will be the highest building in our community. We did not purchase our home to end up with a view of a four storey concrete building.

The proposed expansion is being built directly west of our homes, it will block out the sun from the yards.

We tend to have lots of deer come up this way on the green spaces and this will impact the wild life as well.

It will also increase traffic in our area, which we have no cross walk still (as promised by past Alderman).

The parking for residents, visitors and workers is insufficient and we will end up having parking issues. As in the past when a function is held all our parking beside and in front of our home is taken up. (Granted with Covid there hasn't been a function for awhile, but we expect it to start up again).

We have not been impressed with Silvera in the past, as when renovating their Kitchen area they had a large refrigerator truck with a generator running all night for several nights in a row.

A small addition to an existing building within a residential community is one thing, but a four storey concrete building is unacceptable.

How would any of you feel if this was being proposed to be built directly across from your home and property?

How many signatures are needed to stop this four storey addition?

Thank you [REDACTED]

Hello,

I'm one of the residents on Shannon Place SW and I received today a flyer about intension of changing the Land Use for 30 Shannon Place SW, to supports two four-storey (16m) extension. Building a four-storey building in a middle of a residential zone, would impact the market value of the adjacent properties by lowering it. Definitely I'll follow up closer this process, as of now I'm very unhappy with your intention.

Best regards,

[REDACTED]

VERBATIM COMMENTS: information session feedback forms & sticky notes

The following is a record of the verbatim correspondence received via the feedback forms from the in-person information session in April 2022. Personally identifying information has been removed from participant submissions. No other edits to the feedback have been made, and the verbatim comments are as received.

"I need to consider the natural sunlight, shadow, air condition, traffic... affect the neighbours!!!"
Holly

How many times do we have to say no?"
[REDACTED]

Good Morning,

Please accept this as a letter of concern regarding the Shawnessy Silvera Senior's Home Expansion project at 30 SHANNON PL S. As homeowners on Shawnessy Drive, we are directly and negatively impacted by this expansion in the following ways:

Devaluation of our property: When we purchased our home 7 years ago, we valued and enjoyed the green space across the street separating our home from the senior's facility. Had we known that the facility had plans to expand onto that space, we would have purchased elsewhere or offered considerably less for our home. The new four-storey condo building going up in that space will significantly devalue our home as it acts as a wall outside our front door block much of the afternoon sun and causing the curb appeal to plummet. Furthermore, we have a large window in the front of our home extending up to the second storey that will no longer be private as it will look directly into the units across the street. This building will be the tallest building in Shawnessy and should not be on a residential road.

Parking: We are concerned that the parking for visitors and guests will overflow onto the street potentially blocking our driveway and those of our neighbours. Drivers already block our driveway frequently due to the location of our home and this issue will worsen with the extra traffic and volume of people associated with the new condo building.

Construction: A project of this scope will generate a high volume of noise and daily disruption including large vehicles, machinery, work crews and safety barricading throughout the neighbourhood. Our street will be a construction zone for at least a year.

We will be active in advocacy for change of the proposed plan and coordinating with our neighbours.

100% not working, Devalue Property, Create more traffic, Parking Issues, Safety of Pedestrians, Privacy, Sun Blocking Yards, Effects Wildlife, Future expansion of the rest of the building, would be tallest building in our community, stick out like sore thumb, past experience with Silvera Kitchen renovation kept us awake with generator running, parking as some seniors do drive.

Who will pay for the devaluation of my property? 100% no

This really sucks!! The traffic is already unbelievable. To increase the residences by 100 is ridiculous. More staff more trucks. It is already a congested area. A 4 storey building across the street is an eyestore. It is also an invasion of our privacy. 4 storeys are too much. A compromise of 2 storeys would be more acceptable.

The Development will de-value our property, the traffic will increase in the area, putting a four storey building 100 ft. from my property will have a major impact, not in a good way. Hopefully won't get approved.

Shannon Place is already crowded with cars, especially during weekend. Even adding new parking lots it will not be enough to support the parking easier. The street will be more crowded and polluted. I do not agree with the building of the proposal.

Living in Shannon Village, we pay more for taxes for backing onto green area. There are no 4 storey buildings in Shawnessy currently. Will I be compensated for property devaluation? A parking nightmare currently exists.... (No seniors don't drive, but maintenance staff, nursing staff, cleaning staff, cooking staff...visitors....caretakers.). Would be ok with 12m as currently bylaw. 100% against as well!!!!

Why don't you build the building on the Shawnessy Blvd? So you don't affect the neighbours!

Ugly building and massing

Shadow impacts

Privacy concerns with balconies and overlooking

Not enough access around the site and difficult to reach the amenity space

SUMMARIZED COMMENTS: project phone line & information session feedback

The following is a record of the paraphrased feedback received via the project dedicated phone line and during the in-person and virtual open houses. Personally identifying information has been removed from participant submissions. No other edits to the feedback have been made, and the paraphrased comments focus on the general topics of conversation.

Building casting shadows on east facing yards in the morning

Concerns about decreasing property value

Will property taxes be lower now that property values will go down?

Residents are paying the price with lower property value and paying taxes for seniors housing that they don't want

Eastern neighbours losing view to downtown, reducing property value

Wrong location, noise and pollution from the busy road

Wrong location, in the middle of a quiet neighbourhood, should be located closer to Macleod Trail/ higher density areas

Senior units too small

Construction will result in traffic lights that will end up causing more traffic back-ups along Shawnessy Drive

Construction disruptions related to noise, dust, staging, and parking etc

Concern that Silvera will redevelop the full site to 4 storeys after being redesignated to M-C2, rather than the two extensions shown to neighbours

Too tall, first four storey building in the neighbourhood.

Building height and design doesn't blend into the community, room to improve the architectural design.

Prefer that the site is redeveloped to two storeys rather than the proposed extensions.

Individual noted that they would be happy if the expansion was two stories but felt that four storeys was too much.

Concern that if the MC2 land use is approved Silvera will come back and build 4 storeys across the entire site.

Concern that this will require additional staffing to support the additional supportive living units. Issue with staff currently parking to the west of the site on Shannon Cir SE and walking over to the lodge and the expansion may make this worse.

General concern for the vehicular and pedestrian traffic along Shannon Place. With the link to the pathway system at the west end of this road they have community foot traffic which is a concern if vehicular traffic is also going to increase.

Intersection unsafe. Need lights at the intersection at Shawnessy Dr and Shawnessy Blvd, issues getting out of driveway, speeding along Shawnessy blvd near that intersection

Parking congestion, more staff and onstreet parking along the cul de sac would be a problem

Some sort of parking system needed -for example logging in to a parking app

Needs to be more aesthetically pleasing

Parking is an issue, people aren't parking in the lot, people are parking in the street, will become more of an issue with construction/delivery/staff/EMS

Too much density for a small area

Two year construction, worried about safety along Shannon, no sidewalk, noise, dirt, crowding, vehicles

Concerns with drop in housing prices, worried that development will be similar to living downtown with density, danger with overcrowding/traffic, noise

Not well thought out and inconsiderate

Silvera is putting profit before people

Silvera could demonstrate its commitment to reducing street congestion by insisting staff park in designated area now so when development starts staff are practicing this. That however raises another issue, where do staff park when development is underway.

SUMMARIZED COMMENTS: project phone line & information session feedback

Concerned with height increase at this location - no other buildings in neighbourhood this tall, will block views

Doesn't like the building design, it's a big box

It would be the tallest building in Shawnessy, 4 storeys is too tall, would be okay with 2 storeys

Knows residents of the senior community, who have said food is terrible, don't believe seniors should be put through those living conditions and "most evil bunch of people in terms of management, food, and care"

Building doesn't belong in our community - don't want construction noise, traffic, etc.

concerns that building height blocking view to City/sunlight

Concerns that the busy road causes pollution and would intolerable for seniors, seniors would be forced to stay in their rooms with their windows closed

Worried that the site will cause traffic lights to be installed, during construction which would cause more back up traffic

Traffic snarls will be a nightmare, underground parking onto Shannon place is a disaster waiting to happen

SUMMARIZED COMMENTS stakeholder feedback summarized by City File Manager

1. More population, lack of parking and traffic congestion;
2. Privacy concerns;
3. The family friendly neighbourhood will be lost;
4. This will set a precedent for other larger height buildings in the locality;
5. The building is called a high rise building by the community;
6. This will decrease property values;
7. This will discourage investment in the area;
8. Traffic safety concerns;
9. Construction and noise concerns;
10. The buildings will block the sunlight and view





460 - 5119 Elbow Drive SW P 403 201 5305
Calgary, Alberta T2V 1H2 F 403 201 5344

[civicworks.ca](https://www.civicworks.ca)