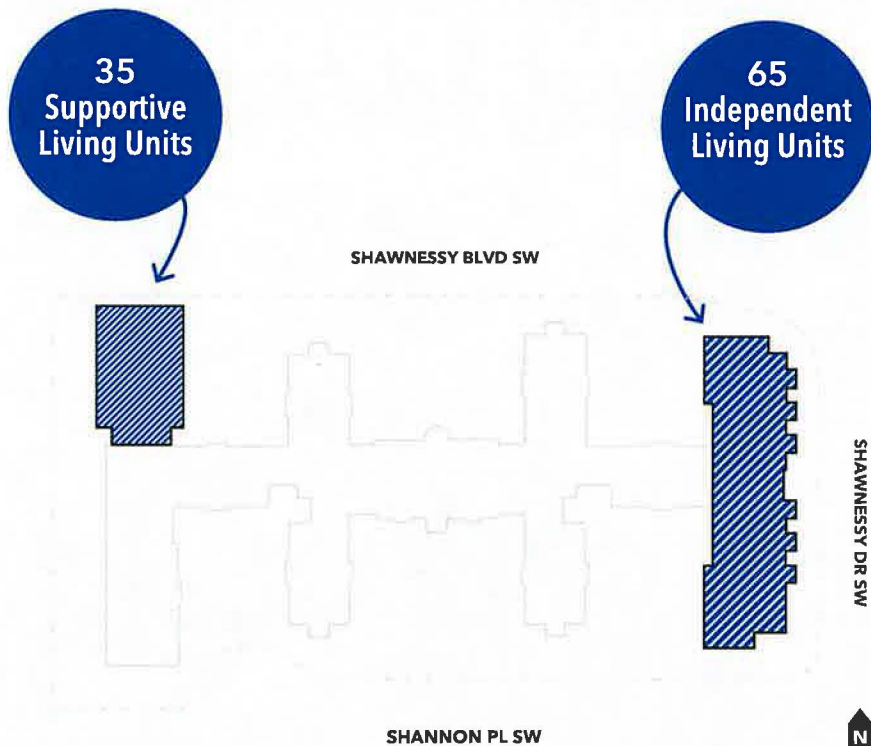


Shawnessy Commons Proposed Expansion

LOC2022-0019

From M-CG d44 to M-C2 f1.2
30 Shannon Place SW

Aging in Place



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

Independent living units are 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.

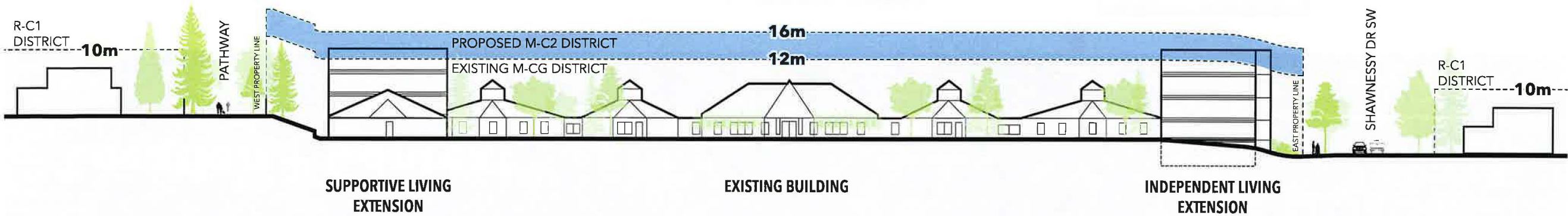
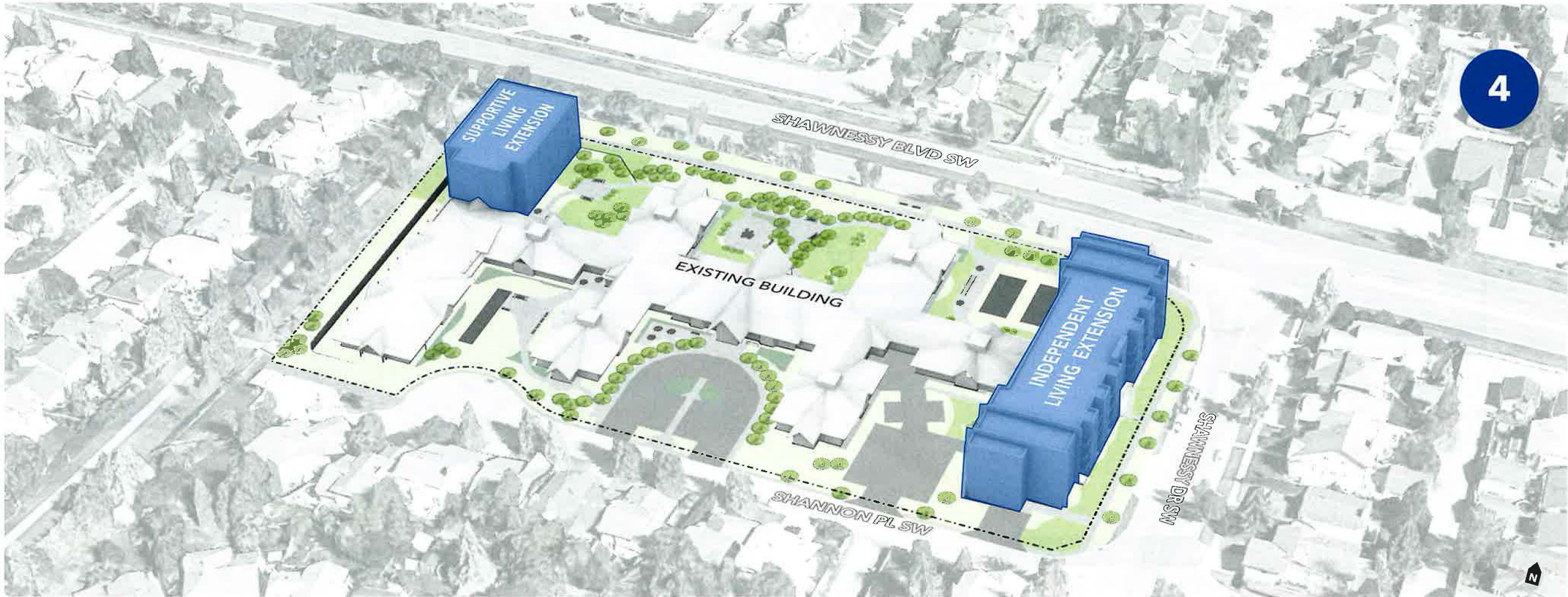


Supportive Living

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





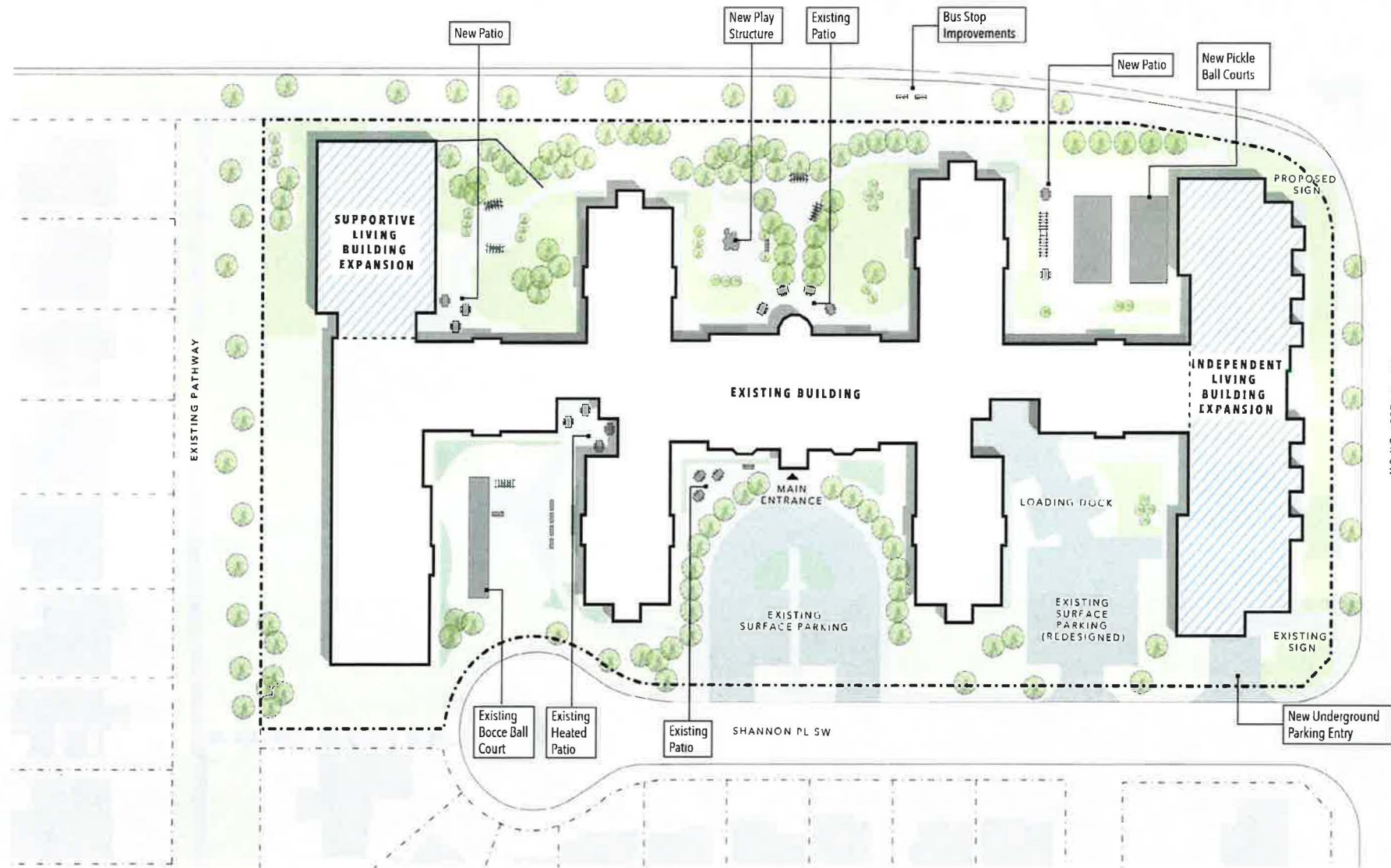
Landscape Enhancements

>60%
Landscaped
Area

83
Retained
Trees

50
Replaced
Trees

* No net loss of trees



Supportive Living Extension - West



Independent Living Extension - East



Applicant-Led Outreach



Project Phone Line + Email Address
Project team contact + e-news update



On-Site Signage
Applicant & city signage



Applicant-Led Information Sessions
In-person & digital (April 19 & 20)



Project Website & Feedback Form
www.silverashawnessy.com



Hand-Delivered Letters (x3)
±300 households



Stakeholder Memos
Community Association & Ward 13



Newsletter Advertorial
February 2022, *The Chronicle*.

**M-CG d44
Current
Land Use**

Multi-Residential - Contextual Grade-Oriented
Max. Height: 12m (±3 storeys)
Intent: Low height, low density multi-residential

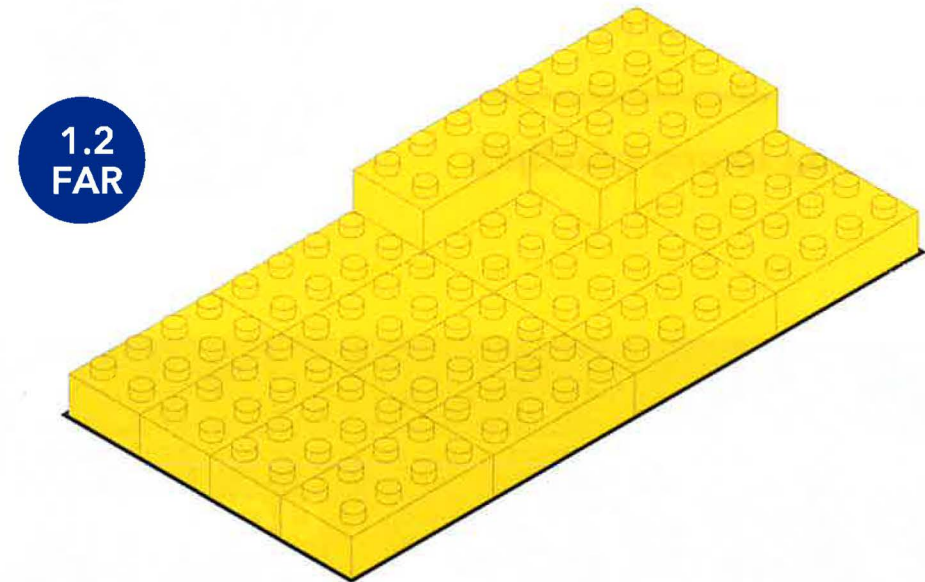


**M-C2 f1.2
Proposed
Land Use**

Multi-Residential - Contextual Medium Profile
Max. Height: 16m (±4 storeys)
Max. FAR: 1.2
Intent: Medium height, medium density multi-residential, adjacent to low density homes.

Floor Area Ratio Modifier (1.2 FAR)

- Limits buildable floor area to less than 1.2 times the area of the site.
- 1.2 FAR closely aligns with the development vision.
- M-C2 District's standard FAR is 2.5.



Seniors: The Fastest Growing Population

AN URGENT NEED

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



139%
by 2042

Calgary's Senior Population Growth

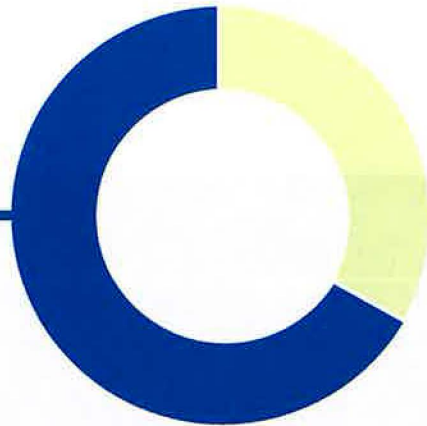
in the Next 20 Years.

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

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

Seniors prefer staying in their local communities as long as possible

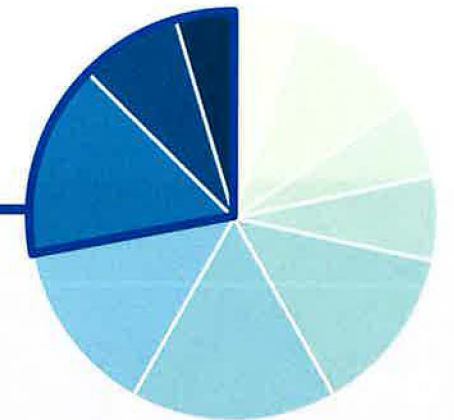
Source: Home and Community Preferences of the 45+ Population, November 2010, AARP



Seniors* account for 28% of Shawnessy Residents (±2,600)

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%				

* Aged 65 plus



Thank You! Questions?

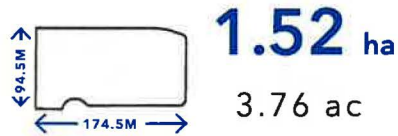


As a non-profit provider with nearly 60 years of service, Calgarians trust Silvera to provide a diverse selection of safe, affordable housing and important services to older adults.



Winner of Calgary Herald & Calgary Sun Readers' Choice Award **Best Seniors' Residences** 2021/2022

SITE AREA



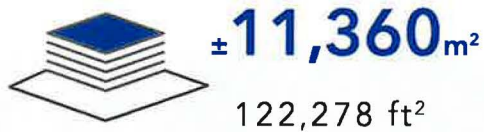
BUILDING HEIGHT



SENIOR DWELLING UNITS



GROSS FLOOR AREA



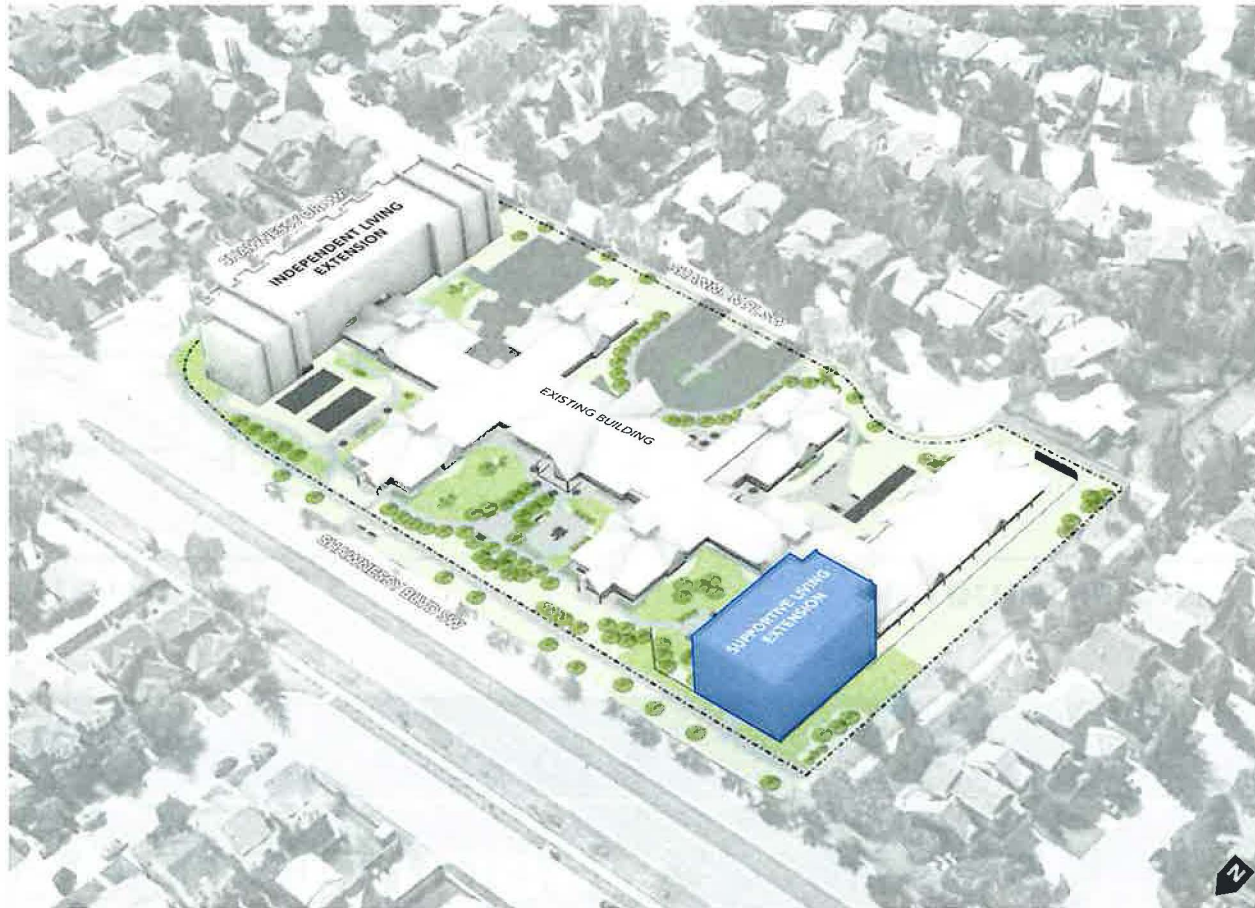
FLOOR AREA RATIO (FAR)



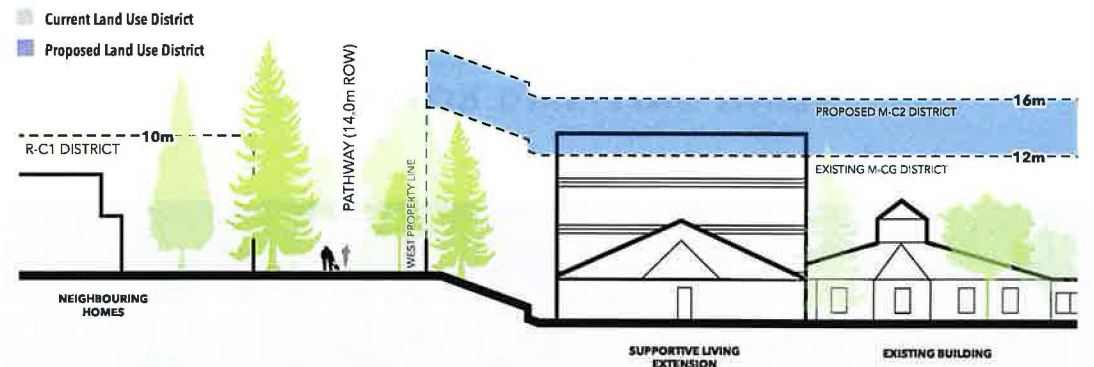
PARKING STALLS



Supportive Living Extension

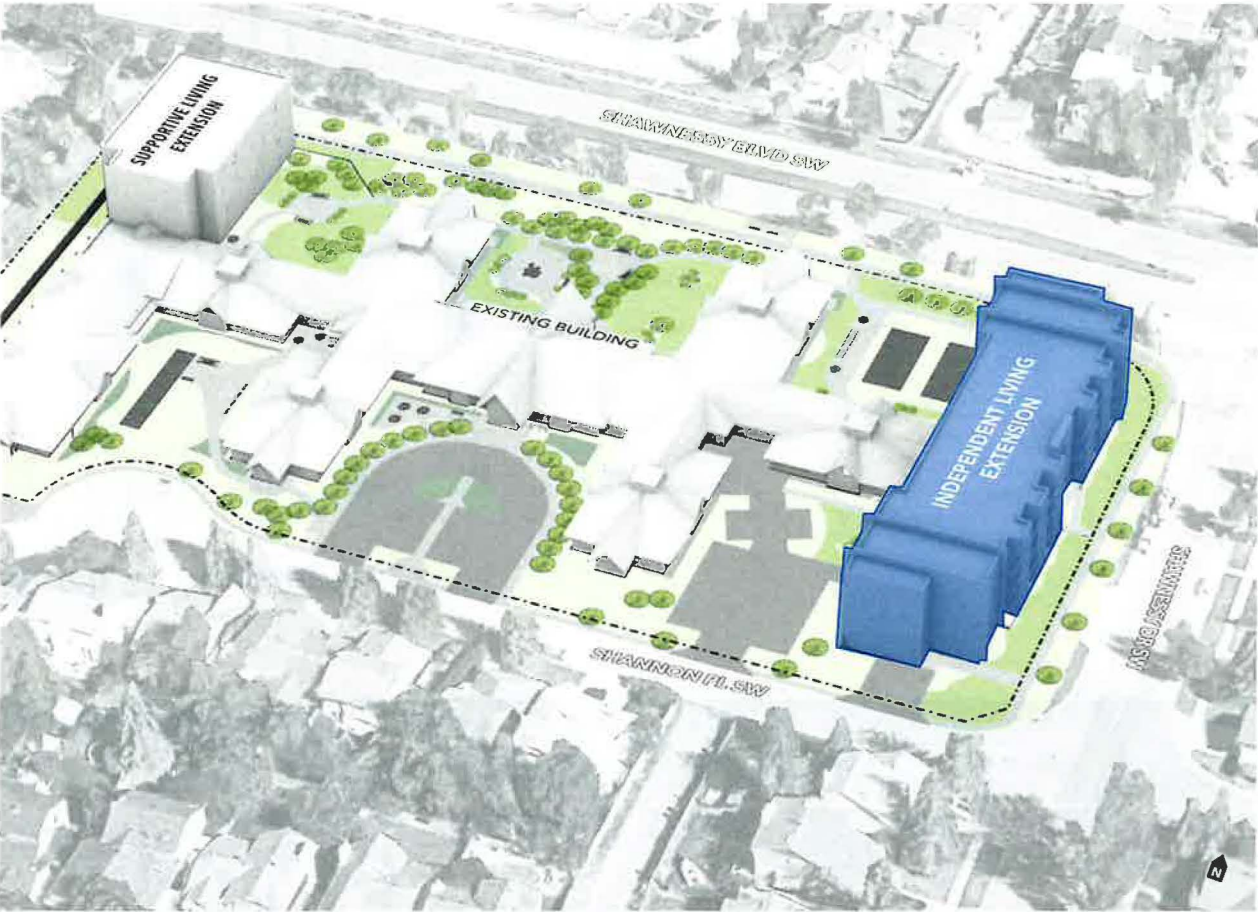


VIEW OF PATHWAY FROM SHAWNESSY BLVD

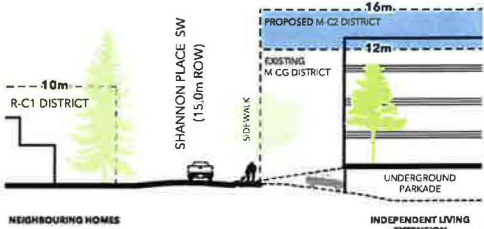


PATHWAY INTERFACE WITH SUPPORTIVE LIVING EXTENSION

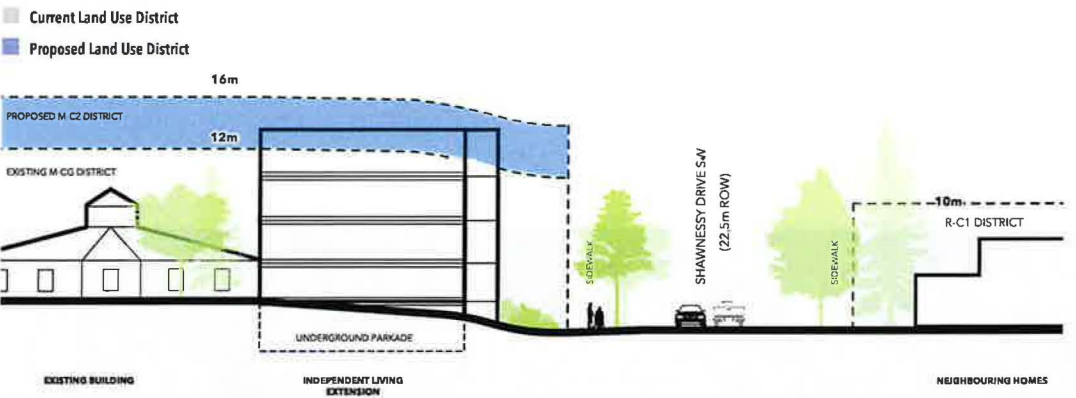
Independent Living Extension



VIEW OF SILVERA SENIORS' COMMUNITY

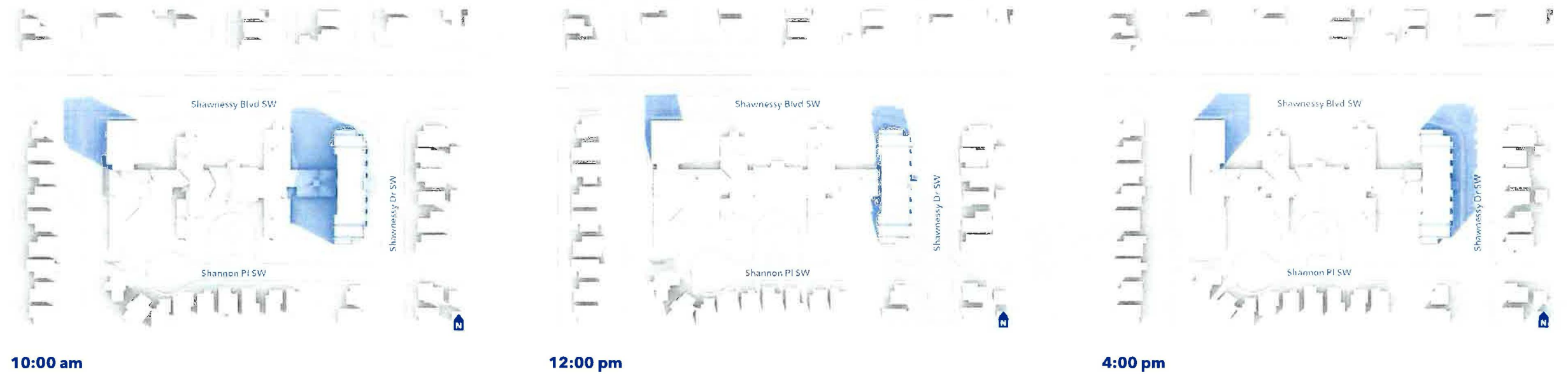


SHANNON PLACE SW INTERFACE



SHAWNESSY DRIVE SW INTERFACE

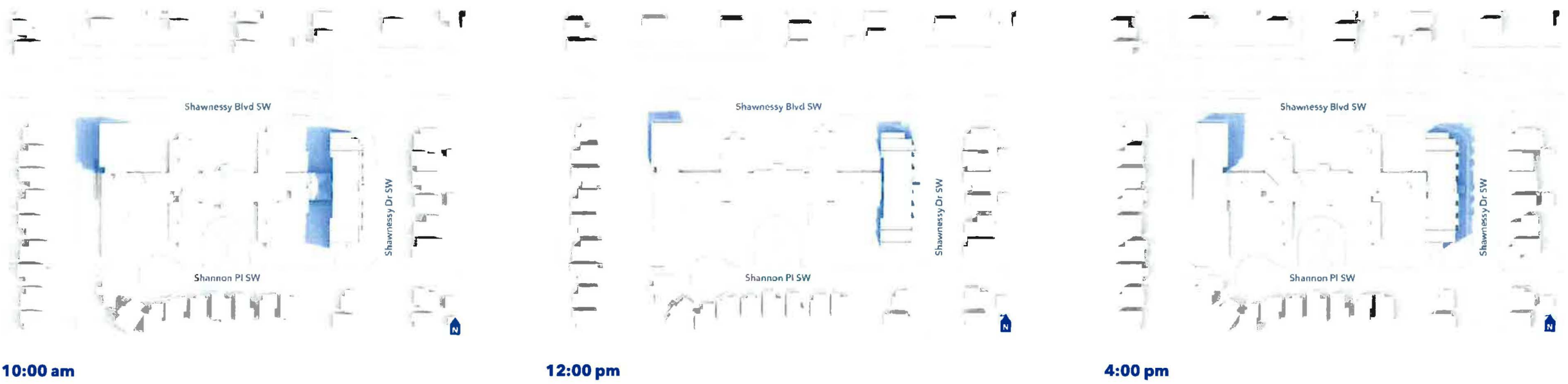
March 21 / September 21



- 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.

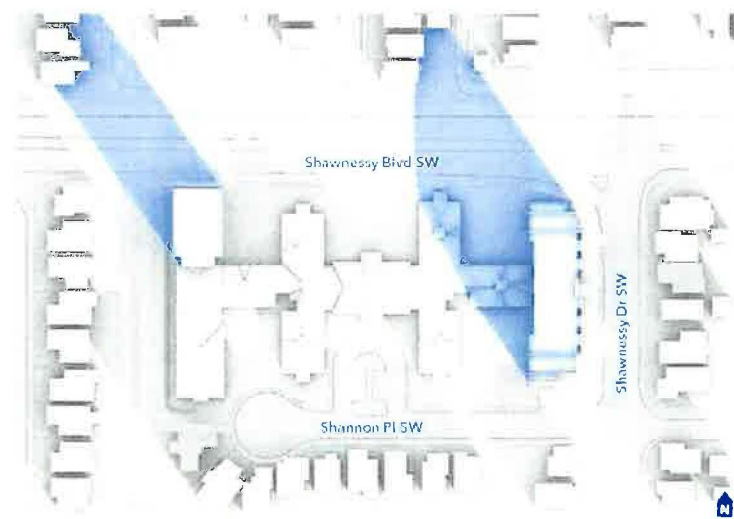
June 21



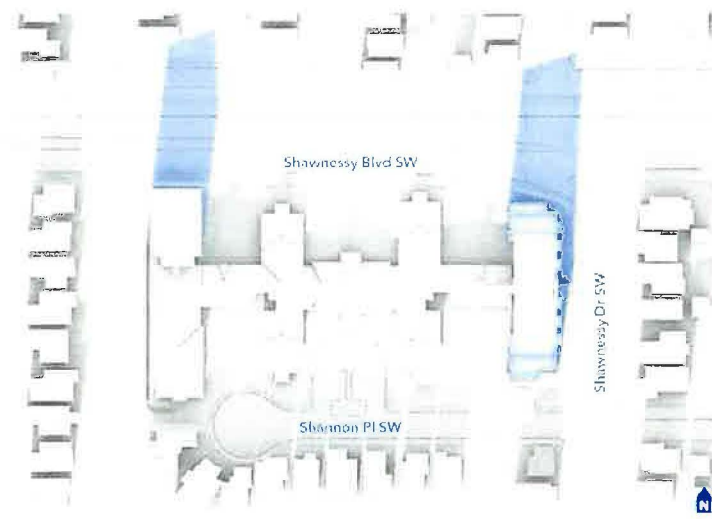
-  Existing Shadow Impact
-  Shadow Impact from Proposed Buildings

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 shadow 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.

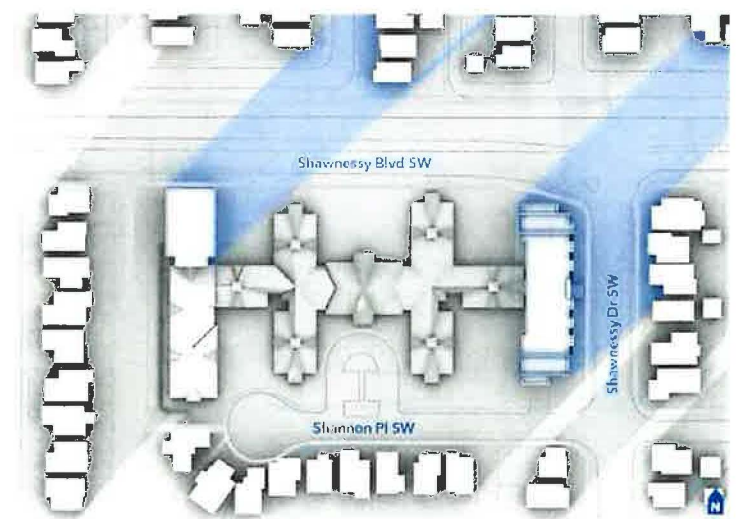
December 21



10:00 am



12:00 pm



4:00 pm

- Existing Shadow Impact
- Shadow Impact from Proposed Buildings

NOTE: Sun shadow study 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.

ON-SITE PARKING

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

Bylaw: 1 Stall per 3 Assisted Living Units



- Staff Parking
- Commuting options: frequent and primary transit, cycling and walking.



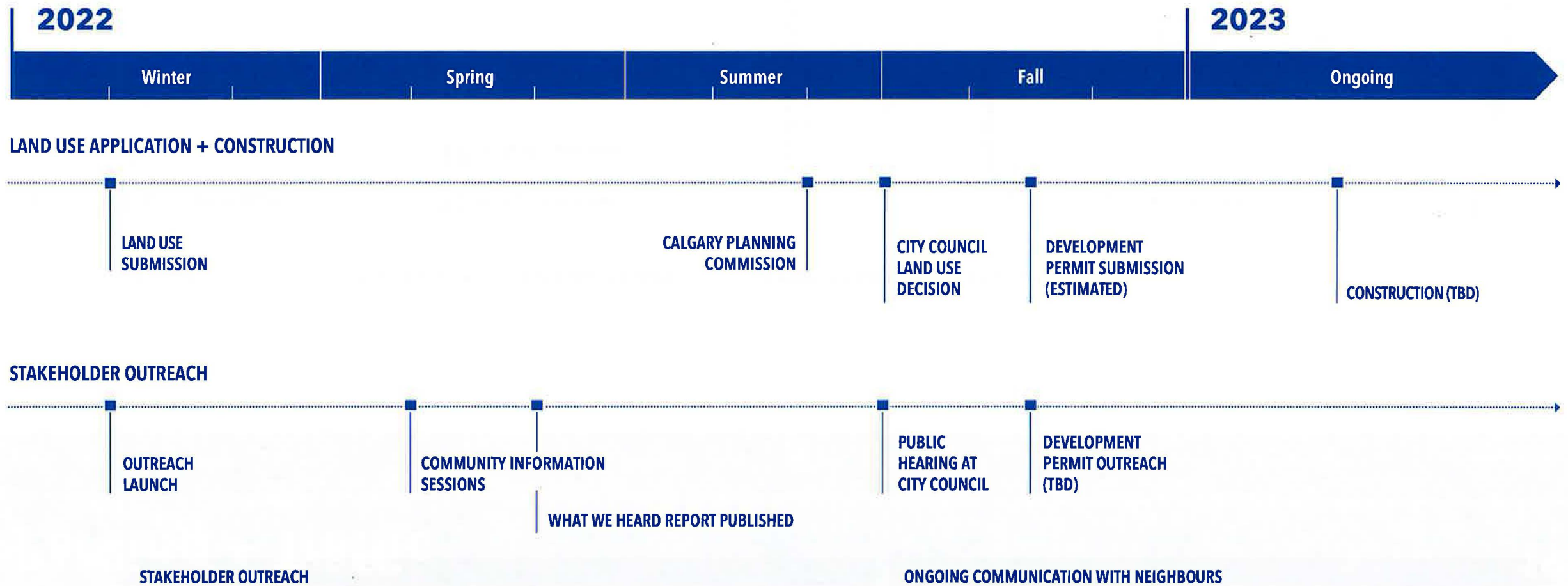
- Low rate of car ownership
- High use of public transit, Silvera's private shuttle service, and electric scooters

LOW RATE OF PEAK HOUR TRIPS

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

ACTIVE TRANSPORTATION MAP





Silvera is committed to **respectful, timely, and orderly construction**, managed through a Construction Management Plan at the Building Permit stage.

- Regular communication with surrounding stakeholders
- Scheduled and highly-coordinated construction deliveries
- Routine street and sidewalk cleaning
- Appropriate construction fencing
- Adherence to the City of Calgary Construction Site Guide, Alberta Safety Codes Act, the Calgary Building Permit Bylaw, the Calgary Noise Bylaw, the Alberta Building Code, and the Alberta Fire Code



