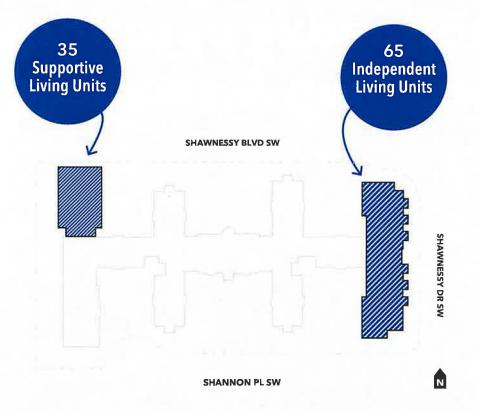


Shawnessy Commons Proposed Expansion

LOC2022-0019 From M-CG d44 to M-C2 f1.2 30 Shannon Place SW

Continuum of Care

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

Independant 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.

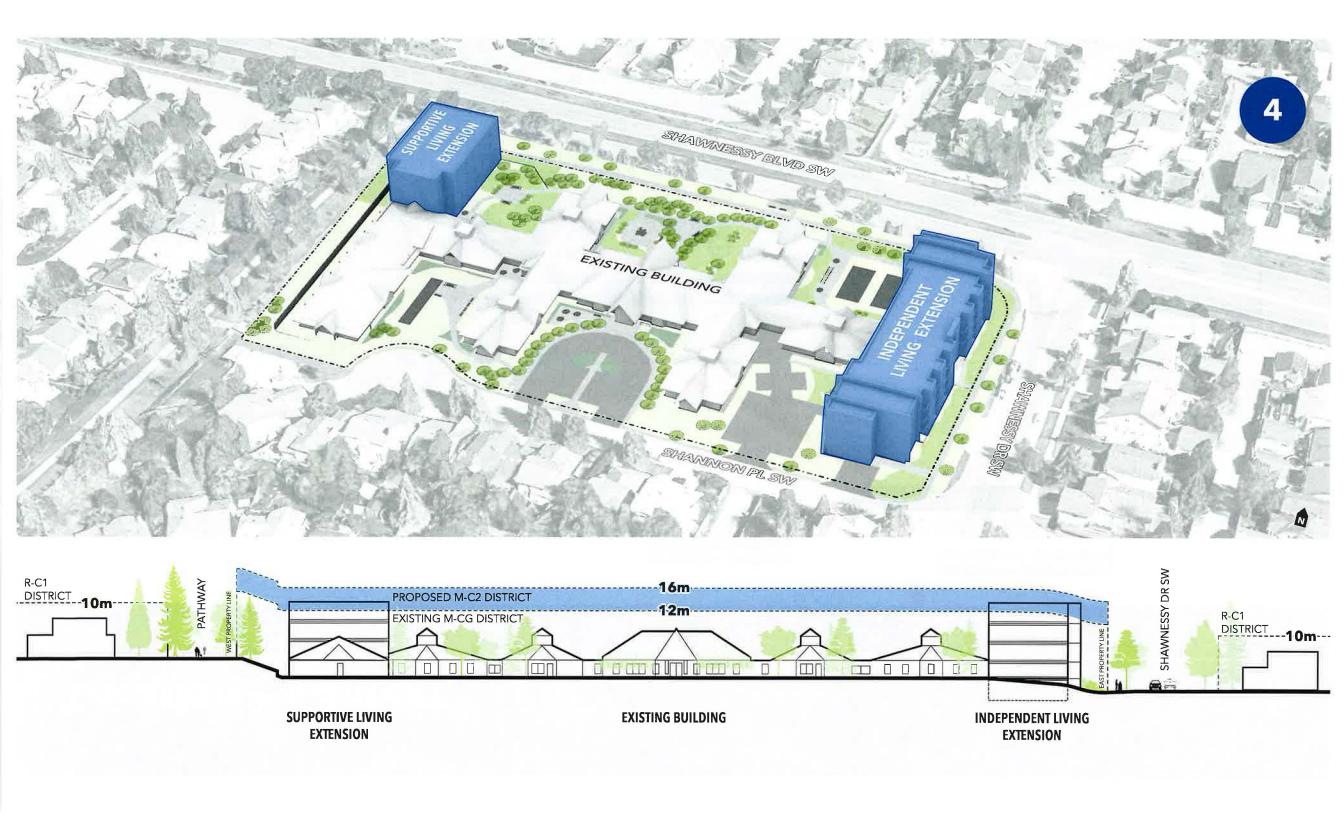


Supportive Living

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





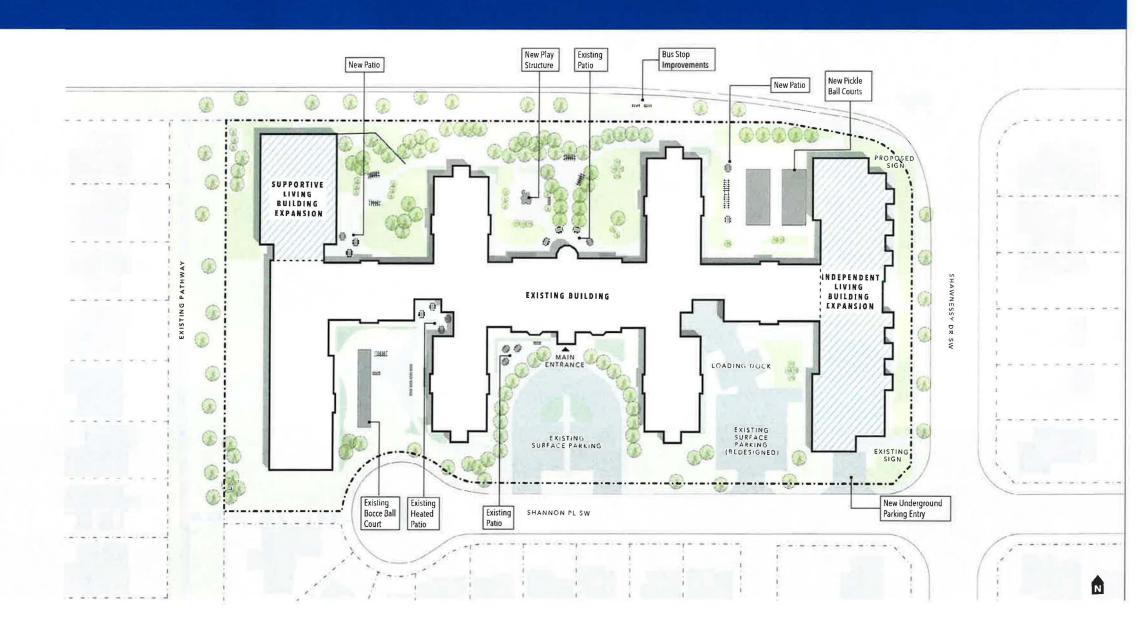
Landscape Enhancements



83 Retained Trees

50 Replaced Trees

* No net loss of trees



Supportive Living Extension - West



Independent Living Extension - East



Applicant-Led Outreach









Silvera Shawnessy Community
Land Use Change & Building Expension

Abbet

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Project Phone Line + Email AddressProject 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 MemosCommunity Association & Ward 13



Newsletter Advertorial February 2022, *The Chronicle*.

Land Use Change

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

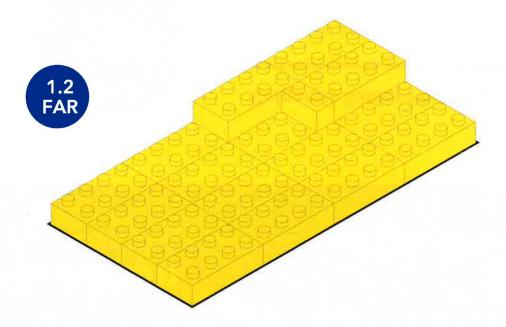
Max. Height: 16m (±4 storeys)

Max. FAR: 1.2

Intent: Medium height, medium density multiresidential, 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.

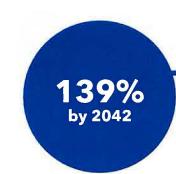


Seniors: The Fastest Growing Population

AN URGENT NEED

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





Calgary's Senior Population Growth

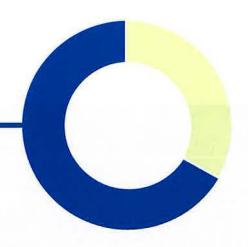
in the Next 20 Years.

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

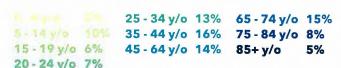
67% of Seniors Strongly Want to Stay in their Local Community

Seniors prefer staying in their local communities as long as possible

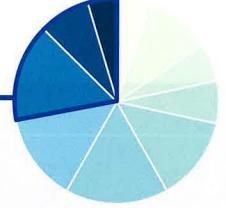
Source: Home and Community Preferences of the 45+ Population, November 2010, AARP



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



* Aged 65 plus



Why We're Here

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.

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

500 seniors Waitlisted to Silver

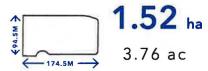
Today, seniors require various types of support during different phases of their lives, including both independent and supportive living services.

To meet the growing demand, we need to invest and expand in existing facilities for changing health needs,

for changing health needs, and ultimately, we need to build more seniors' housing. Winner of
Calgary Herald
& Calgary
Sun Readers'
Choice Award
Best Seniors'
Residences
2021/2022

By The Numbers

SITE AREA



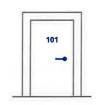
BUILDING HEIGHT



4 STOREYS

16m Maximum

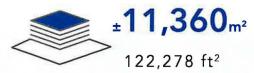
SENIOR DWELLING UNITS



±100 SENIOR UNITS

±65 Independent Living Units ±35 Supportive Living Units

GROSS FLOOR AREA



FLOOR AREA RATIO (FAR)



0.7 FAR

1.2 FAR Maximum

Total gross floor area of
a building divided by the
gross site area of its parcel.

PARKING STALLS



±71 STALLS

±57 Underground Stalls ±14 At-grade Visitor Stalls

+ Scooter Storage

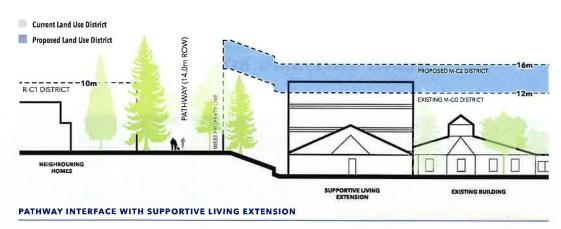
+ Private Bus Shuttle

Supportive Living Extension





VIEW OF PATHWAY FROM SHAWNESSY BLVD

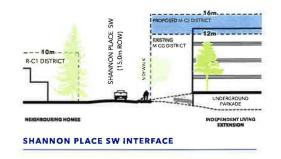


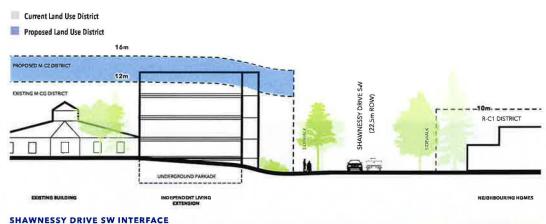
Independent Living Extension





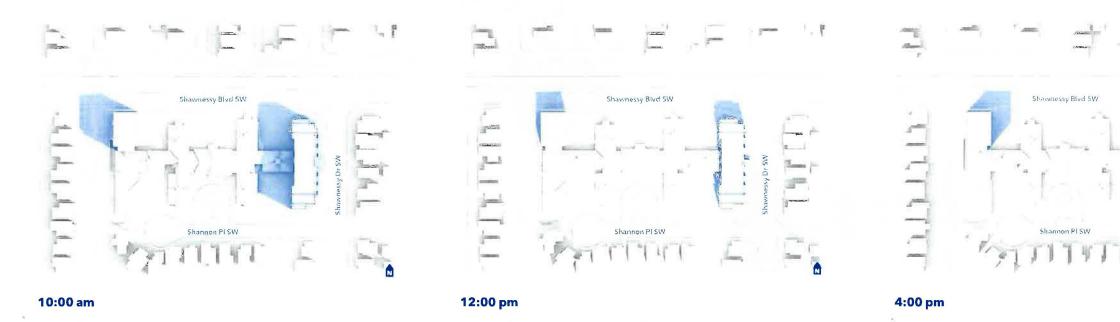
VIEW OF SILVERA SENIORS' COMMUNITY





Shadow Studies

March 21 / September 21

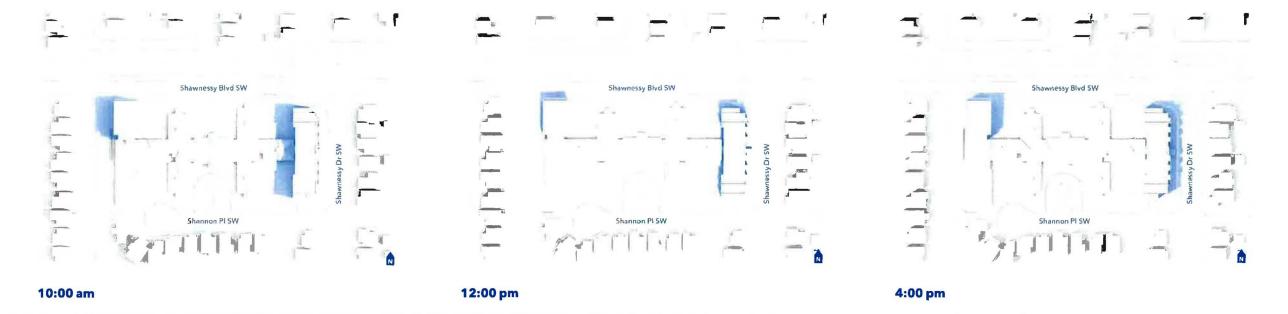


- Existing Shadow Impact
- Shadow Impact from Proposed Buildings

NOTE. Some maken studies and diagrams are consistently attended from the practices to help disclose to a the samples are sense a study are successful attended to the control of the control of the control of the control of the proposed are been also as the control of the proposed are broken as the control of the proposed are broken as the control of the proposed are broken as the proposed are broken and the proposed are broken as the proposed are broken as the proposed are broken and sample for a standard fortune. Similarly an are broken and established the of Control on an area of the proposed are broken as the proposed are broken as

Shadow Studies

June 21

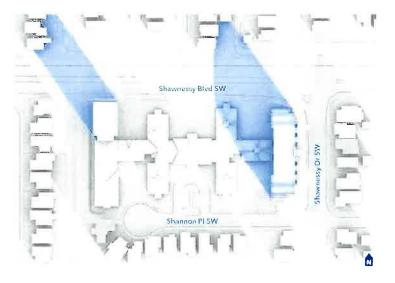


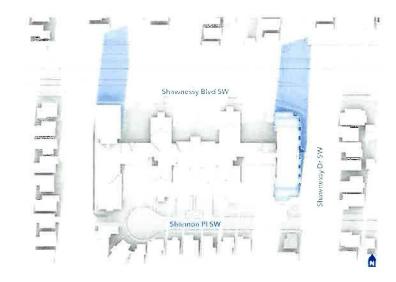
- **Existing Shadow Impact**
- Shadow Impact from Proposed Buildings

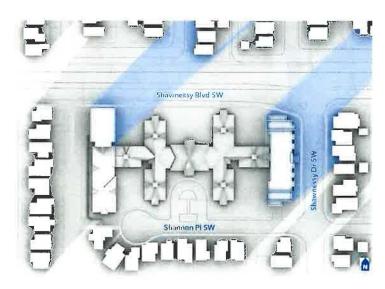
NOTE: Surringdow studies and diagrams are created using industry standard modeling practical to help illustrate how the surring screen a study area and parametrisk could be consist by a proposed development upon the nating surrounding content. The results of our standard studies are content and represent 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

December 21







10:00 am 12:00 pm 4:00 pm

- Existing Shadow Impact
- Shadow Impact from Proposed Buildings

NOTE. Some fractions studies and characters are consisted comprised by constant muching profities to help illustrate from the constitution of the condition can be a property from the extension of the results of singular and substantial or extension of the property of the property architectual design, parentyling both from and improved an improperty of the property architectual design, parentyling both from and information of the property architectual design, parentyling both from and included Cay of Calcary requirements.

Parking + Traffic

ON-SITE PARKING



71 Total Parking Stalls

14 Surface Stalls57 Underground Stalls

Bylaw: 1 Stall per 3 Assisted Living Units

LOW RATE OF PEAK HOUR TRIPS



10 am Peak Hour Trips

19 pm Peak Hour Trips

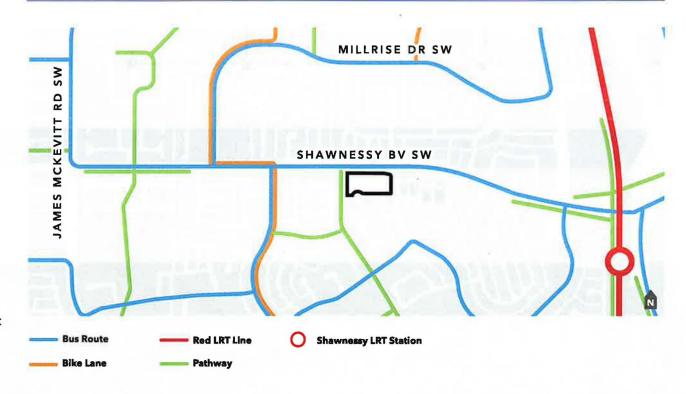


- Staff Parking
- Commuting options: frequent and primary transit, cycling and walking.

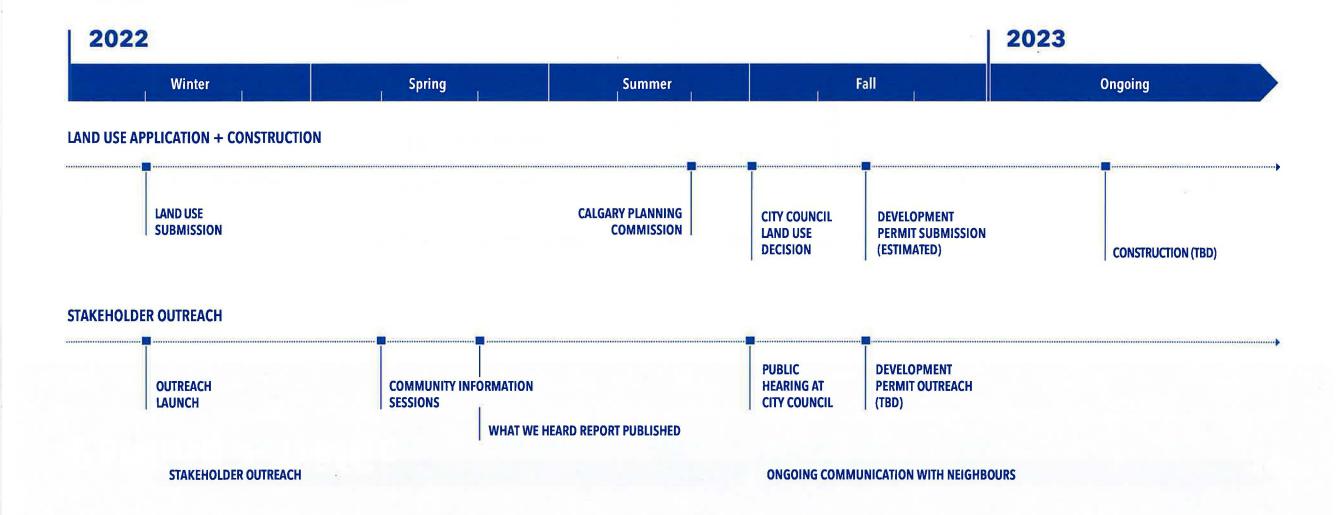


- Low rate of car ownership
- High use of public transit, Silvera's private shuttle service, and electric scooters

ACTIVE TRANSPORTATION MAP



Timeline



Respectful Construction Practices

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



Site Photos

