

**Innovation for
Community Based
Housing:
Communities and
Housing for Health
and Well-Being**



ABOUT SILVERA FOR SENIORS



CREATED AS A HOUSING MANAGEMENT
BODY.

60 YEARS OLD.

HOME TO MORE THAN 1,450 RESIDENTS
IN 26 SUPPORTIVE LIVING AND
INDEPENDENT LIVING
COMMUNITIES.

CAPITAL GROWTH STRATEGY
BUILDING ON THE SUPPORT FOR
GROWTH IN AFFORDABLE HOUSING
PROVIDED BY ALL LEVELS OF
GOVERNMENT.



360 Living Model, where the conversation begins with – “Design a model where housing, health, social and lifestyle needs are intertwined and can be advanced together.”



360 - Planning

**CourAGE states;
New Communities of
Living -
aging in place models,
three points of
consideration for
people:**

- 1. Healthy with minimal care needs - including models from multigenerational housing to homesharing and co-housing.**
- 2. Moderate with care needs and**
- 3. Advanced complex care needs.**



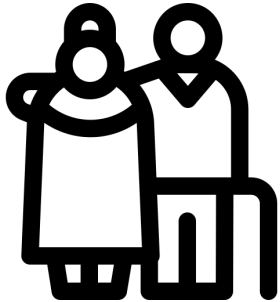
MASTER PLAN FOUNDATION – Westview in Glamorgan

Planning Principles

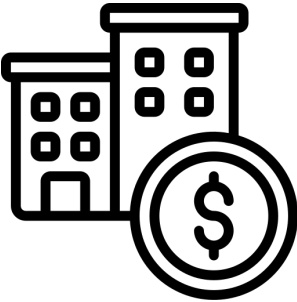
1. INTEGRATION OF INDEPENDENT & ASSISTED LIVING



6. ENHANCED OUTDOOR EXPERIENCE



2. MAXIMIZE LAND VALUE & SITE UTILIZATION



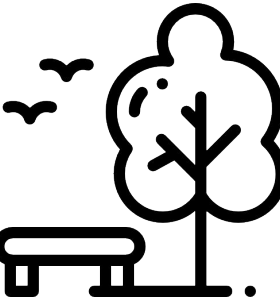
7. RESIDENT SAFETY



3. OPPORTUNITY FOR PHASING



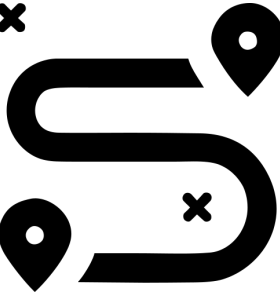
8. ENHANCED AESTHETIC OF PUBLIC AREAS, INSIDE AND OUT



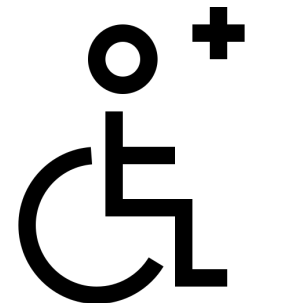
4. SENSE OF PLACE / COMMUNITY



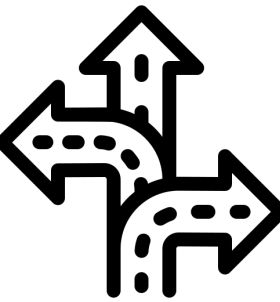
9. CONTINUOUS PEDESTRIAN ROUTES



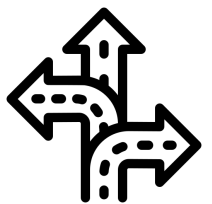
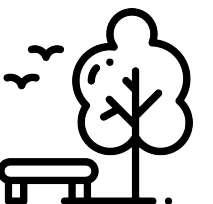
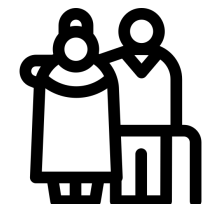
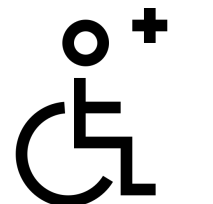
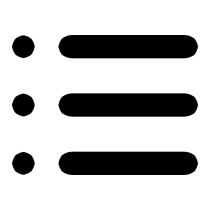
5. UNIVERSAL DESIGN



10. CONNECTIONS TO ROAD, REGIONAL PATHWAY, TRANSPORTATION NETWORKS



RECONNECTING TO THE COMMUNITY



MASTER PLAN FOUNDATION

Project Charter

- KEY PARTICIPANTS ON BOARD AND OTHER TEAM MEMBERS AT ONSET OF THE DEVELOPMENT
- DEVELOPED CONSENSUS
- PROVIDED ALIGNMENT AND COMMON UNDERSTANDING
- IDENTIFIED STAKEHOLDERS EARLY
- ADDRESSED VALUES AND GOALS
- DEVELOPED PROJECT THEMES AND PRIORITIES



QUALITATIVE PROGRAMMING PRIORITY SUMMARY

OUR PURPOSE

Live your best life.

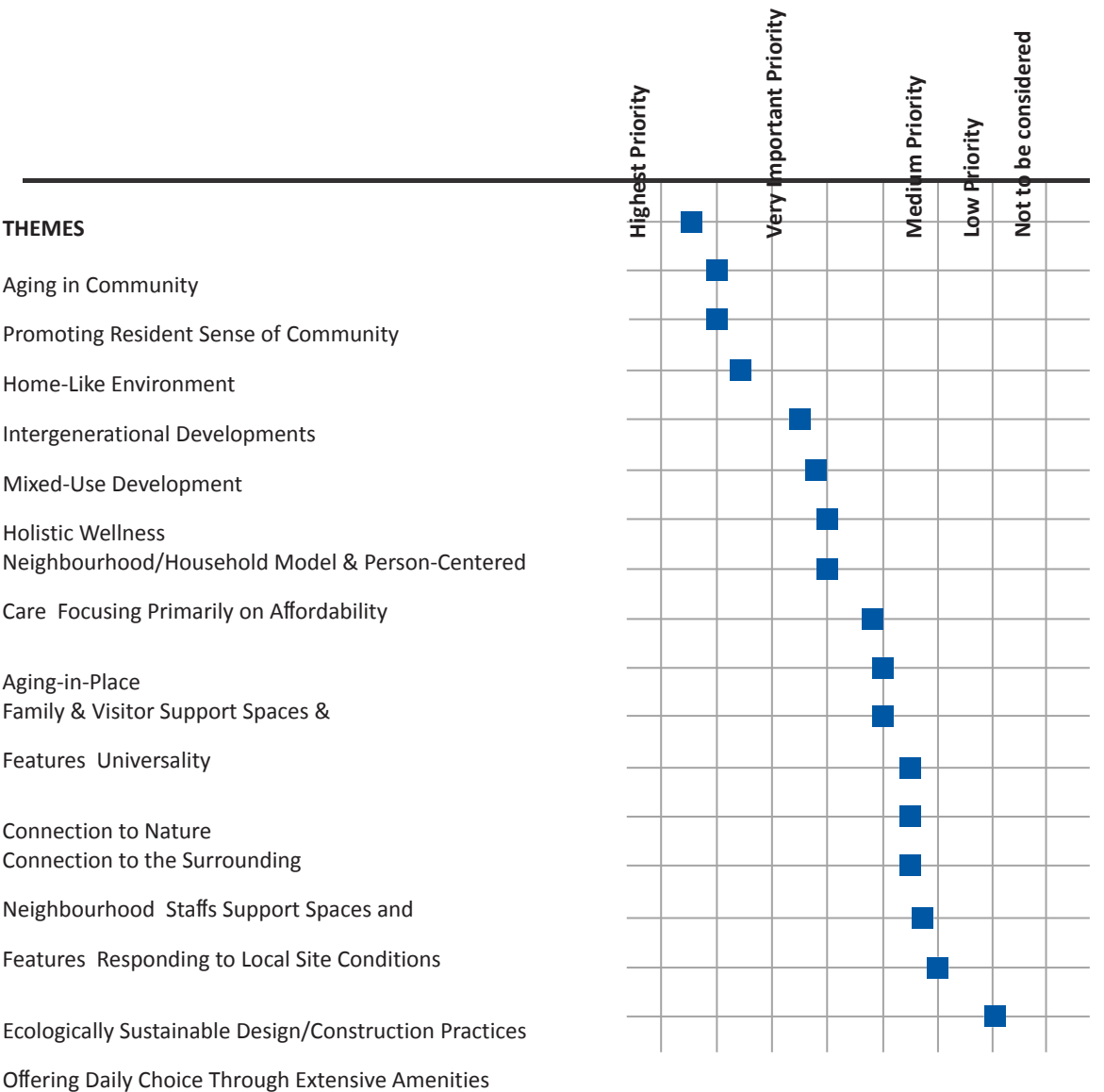
WE VALUE

Accountability

Honesty

Relationships

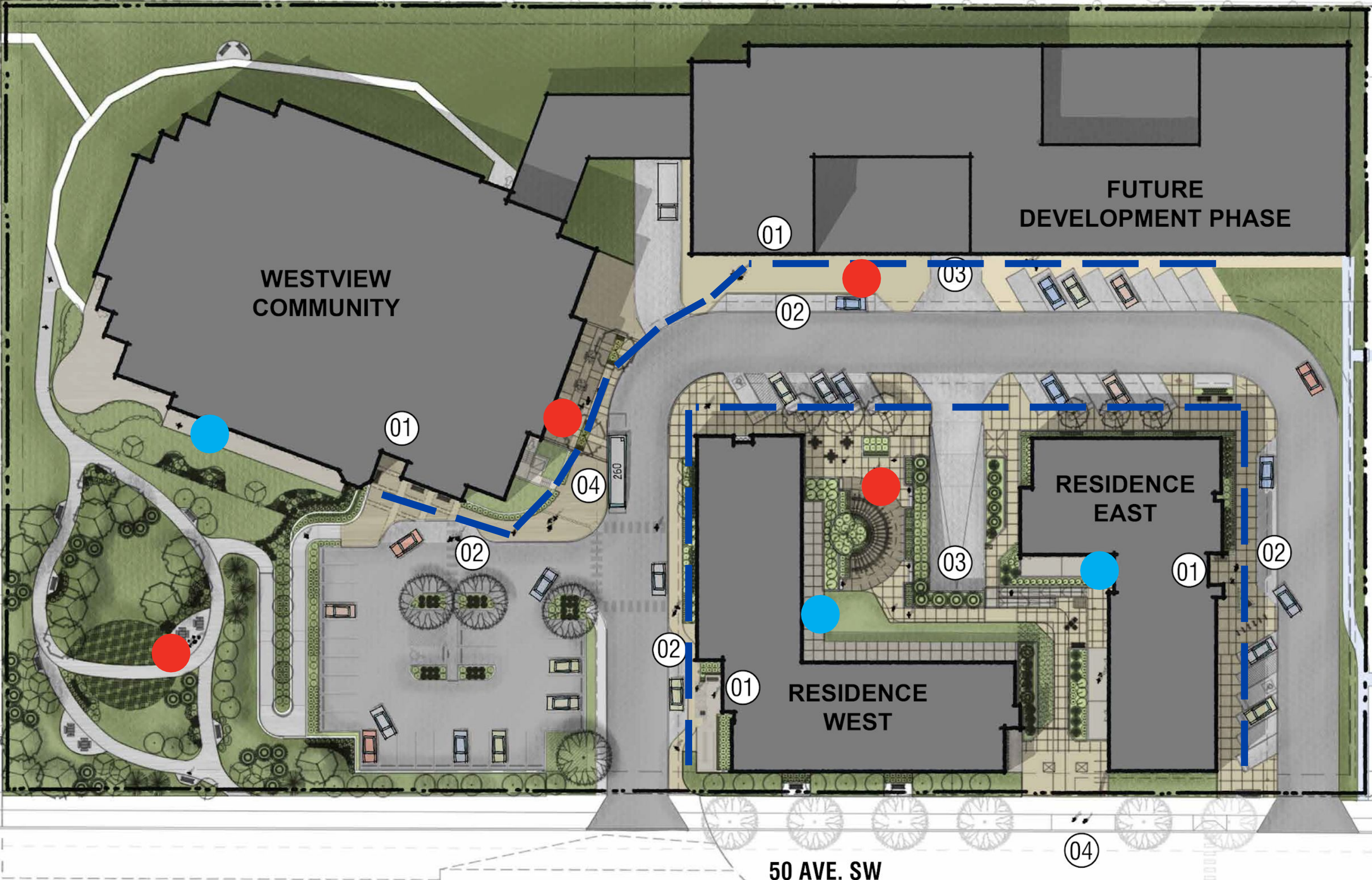
Innovation



Taken from: <http://www.silvera.ca/about-us/>

MASTER PLAN DEVELOPMENT

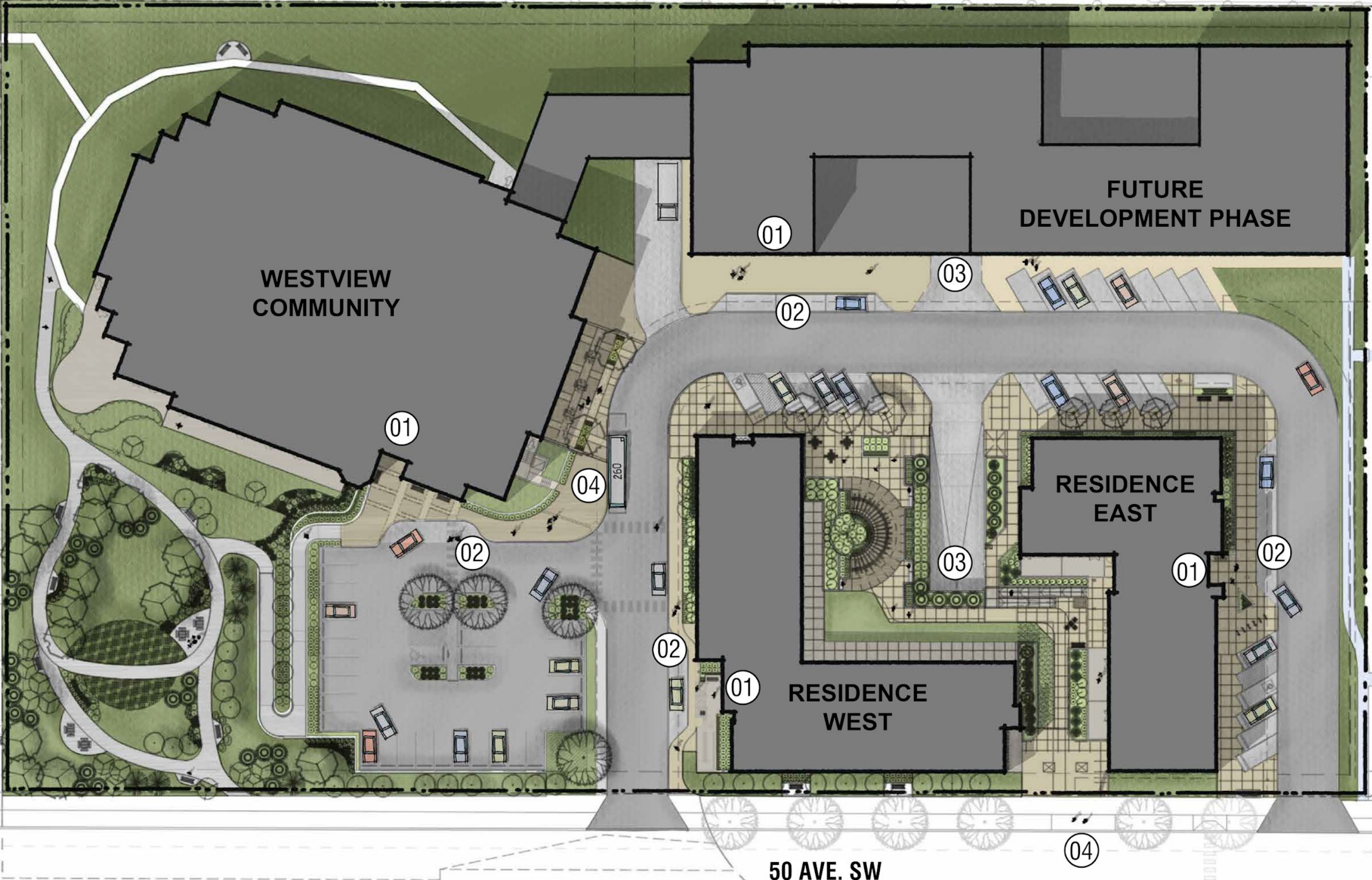
Design Response to Engagement



- ① MAIN ENTRY
- ② DROP OFF PARKADE
- ③ ACCESS BUS
- ④ STOP
- HEATED SIDEWALKS
- PATIOS - ACTIVATION
- DESTINATIONS

INTEGRATING WESTVIEW

Creating a Community Hub



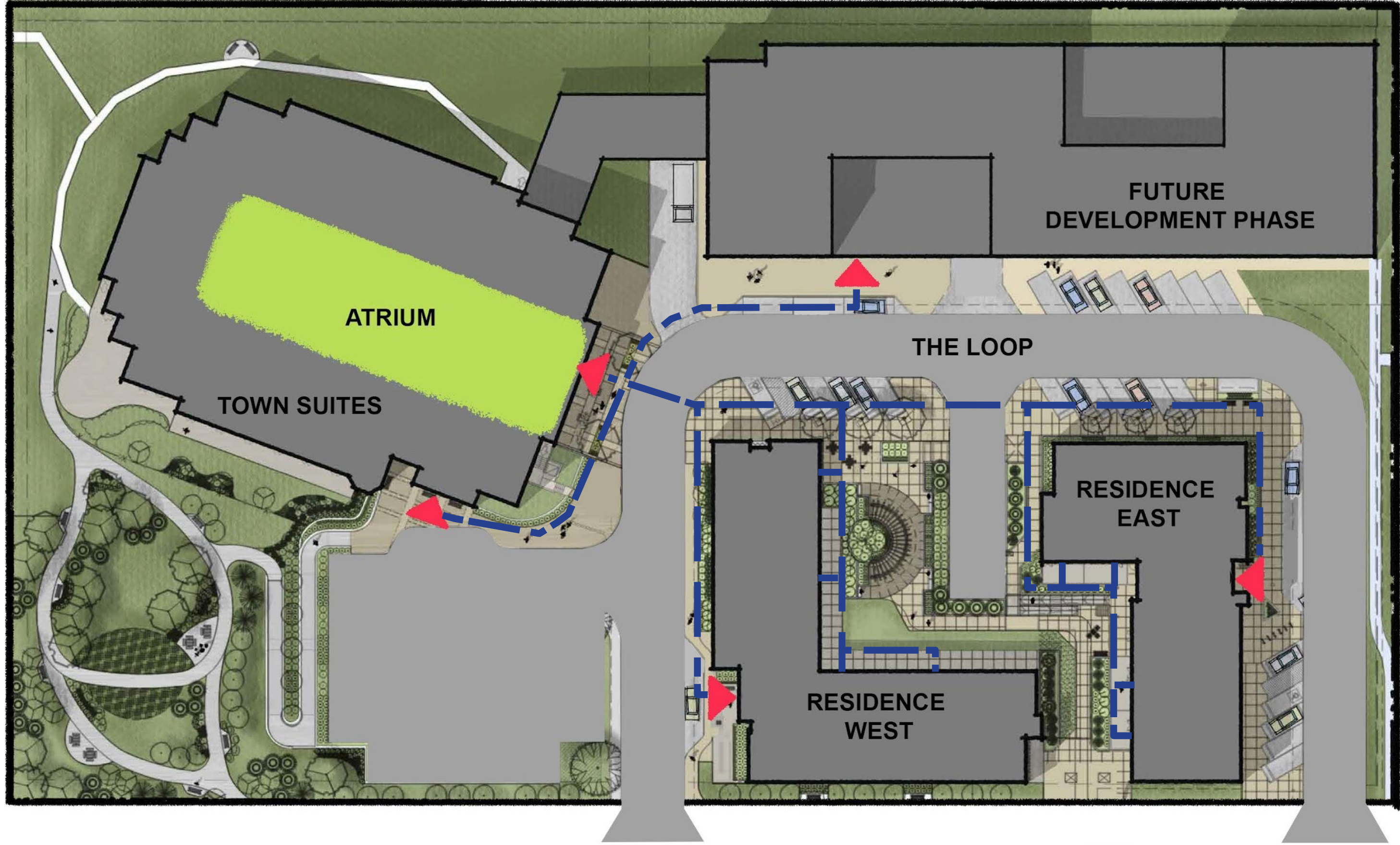
- MASTER PLAN CONNECTION
- RESPONDING TO CHANGING MARKET:
 - Creation of 1 and 2 bedroom suites
 - Reduction in occupancy
- ROLE OF THE ATRIUM
- LEARNING CENTRE
- BISTRO AND FLEXIBLE DINING
- ACCESS TO PROGRAMS
- MASTER PLAN HARDSCAPE AND SOFTSCAPE
- LIFE CYCLE UPGRADES
- COMFORT UPGRADES

REIMAGINING WESTVIEW TOWN SUITES



TOWN SUITES KEY OBJECTIVES

Integrated Connection



- SITE DESTINATION
- FUTURE-FOCUSED
- MODERNIZATION
- BEST PRACTICES

50 AVE

PUBLIC | PRIVATE ZONING

Town Square



- CONNECTION PRESERVING PRIVACY AND SECURITY
- OUTDOOR TO INDOOR PUBLIC SPACES
- PUBLIC ZONES TO SEMI-PRIVATE ZONES
- SEMI-PRIVATE TO PRIVATE ZONES
- PRIVATE TO OUTDOOR SEMI-PRIVATE ZONES

	SEMI-PRIVATE/ TRANSITION ZONES		STAFF / BOH AREAS
	PUBLIC ZONE		OFFICE / RECEPTION
	PRIVATE ZONE		PLANTERS
	PUBLIC TO SEMI-PRIVATE		ENTRY POINTS

TOWN SQUARE

Before | After



ATRIUM ACTIVATION

The Creative Space



ATRIUM ACTIVATION

The Learning Studio



SEMI-PRIVATE RESIDENT ZONES

Resident Amenities



RESIDENT SUITES

Living Areas



- LIVING ROOM REFRESH
- FINISHES AND FIXTURES REPLACEMENT
- DOOR AND HARDWARE

- FUTURE-FOCUSED
- MODERNIZATION



RESIDENT SUITES

Washrooms



- TUBS TO SHOWERS CONVERSIONS
- FINISHES AND FIXTURES REPLACEMENT
- MODERNIZATION

- BEST PRACTICES
- NEW LIGHTING
- ACCESSIBILITY



SITE CONNECTION

Resident Patios | Public Patios



- LOWER LEVEL SUITE PATIOS
- HORTICULTURE PATIO
- WALKING PATHS
- BISTRO PATIO
- RAMP CONNECTOR

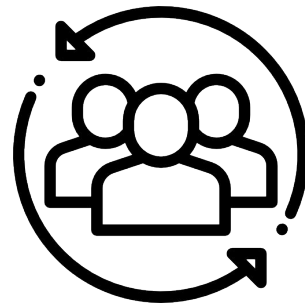
THE SITE - Greenfield



MASTER PLAN FOUNDATION

Planning Principles

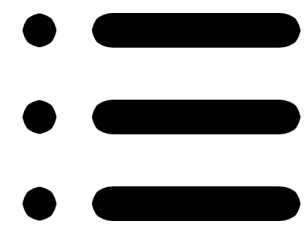
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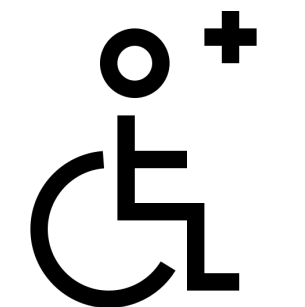
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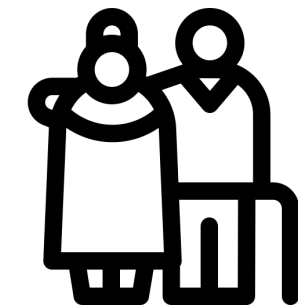
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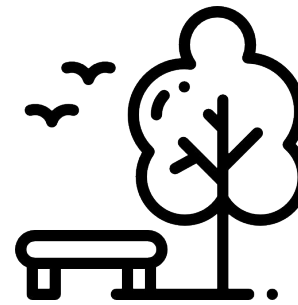
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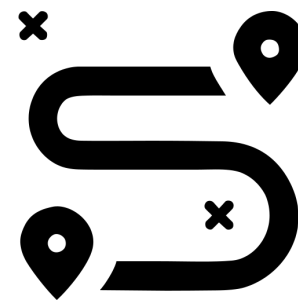
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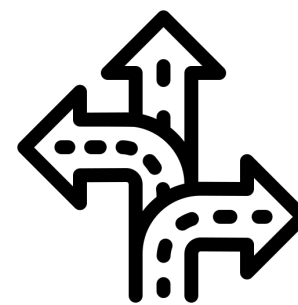
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10. CONNECTIONS TO ROAD NETWORK



Brookfield Livingston – Current Phase



Livingston Community

Community by Numbers



30,000
Future Population



2017
Launch Year



7
of Schools



200
Park Spaces in Acres



1295
Community Size in Acres

The homeowners association (HOA) facility AKA The Livingston Hub

The 35,000 sq. ft. HOA is the central gathering place for residents and their guests. It features fun amenities for everyone in your family to enjoy.

Outdoor fun

With 250 acres of open space, parks and prairies, there is plenty of room for fun and unique outdoor amenities. Enjoy the temporary off-leash dog park, bike pump track, and three parks equipped with accessibility features, and more exciting amenities to come!

Designed for togetherness

Livingston's planning and design embody a truly healthy community. Spaces are meant for connecting with neighbours. Run, bike, walk or ski using the network of pathways throughout the community and pedestrian-friendly streets.

Connected and Accessible

Livingston has quick access to Stoney Trail, Deerfoot Trail and is less than 15 minutes away from the Calgary International Airport. Plus, Livingston is planned to include future C-train stations on the Green Line.

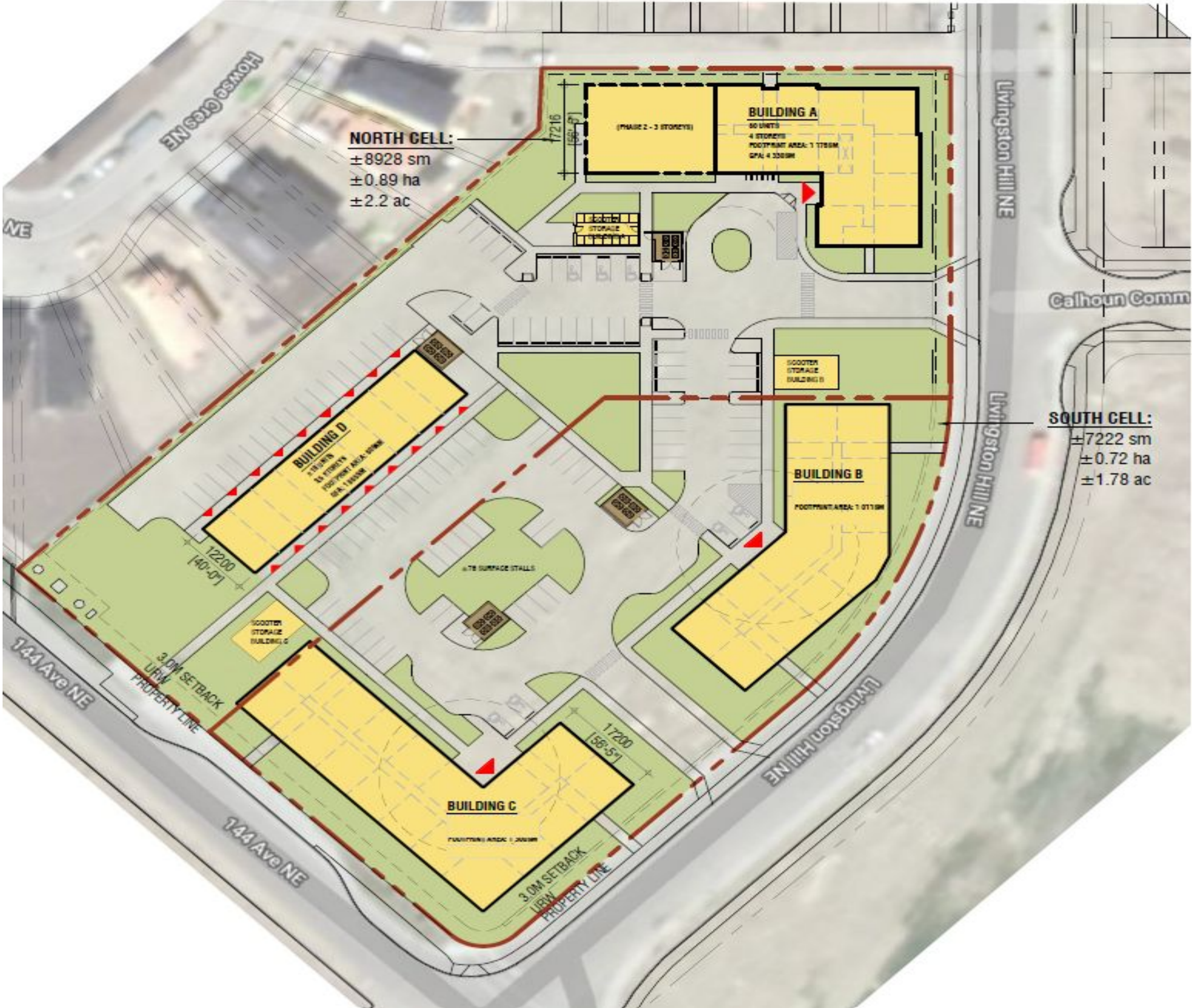
Live, Work and Play

The future town centre will boast more than one million square feet of offices, services and retail space – providing employment for close to 7,000 people.

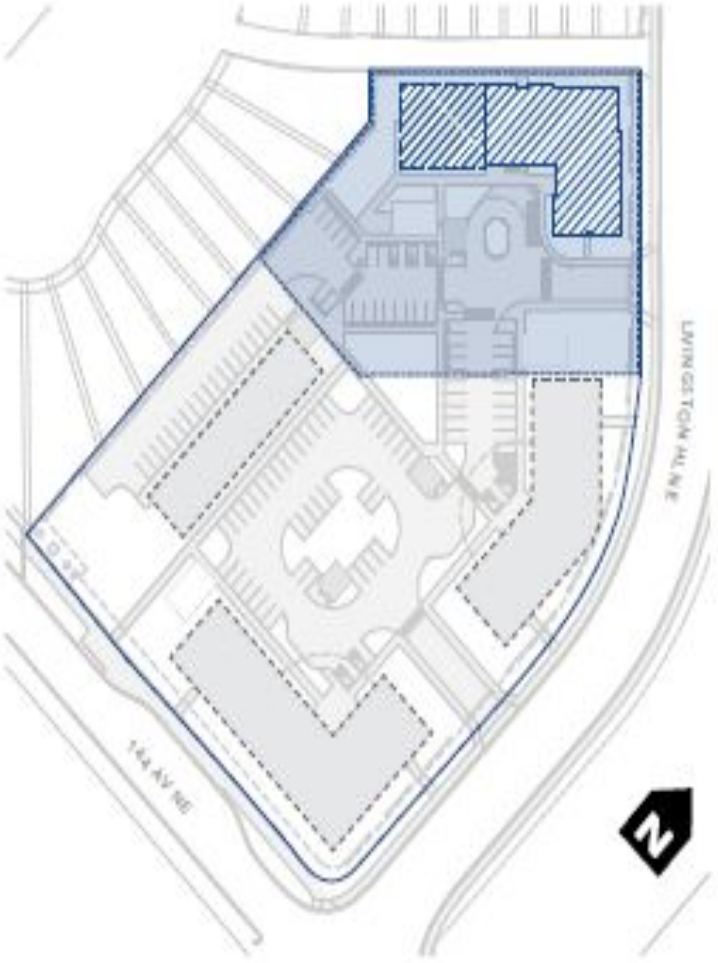
Diverse home styles

Livingston's higher-density design means there is choice to suit every diverse lifestyle,

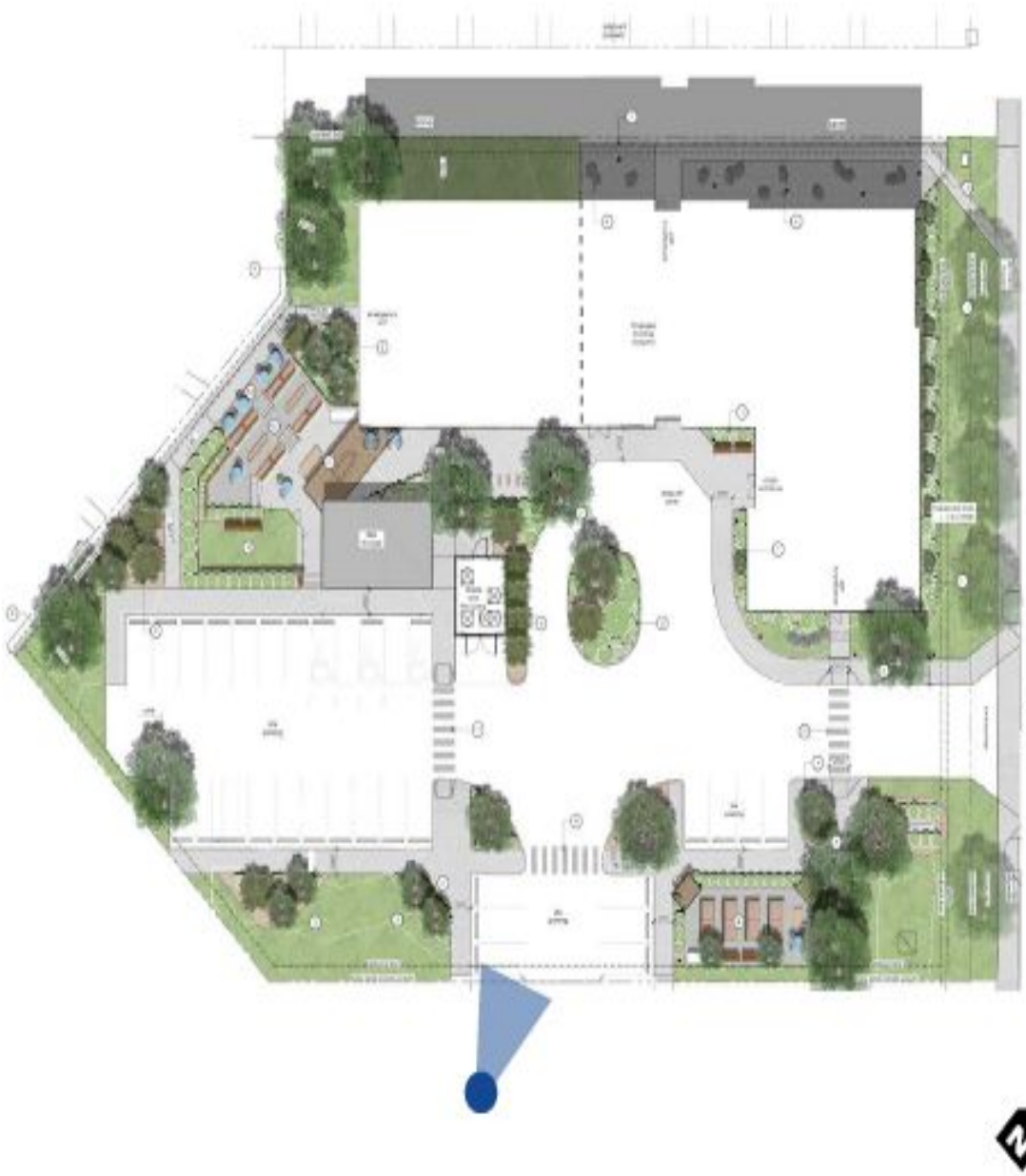
Livingston Master Plan



Livinaston Phase 1



Livingston Phase 1



QUESTIONS