



Agenda

Building Housing Choices in Keheewin

- 4:30 pm Doors Open & Display Viewing*
- 5:00 pm Presentation
- 5:45 pm Scenario Table Discussions
- 7:00 pm Presentation (repeat)
- 7:45 pm Scenario Table Discussions
(repeat)
- 9:00 pm Doors Close

*Display boards available throughout the evening



Welcome

Tonight's Community Conversation Goals

- To provide an update on Building Housing Choices in Keheewin
- To report what we heard from you on October 26, 2015
- To share and discuss scenarios and possibilities for the future housing development in Keheewin
- To answer questions and clarify information so you are as informed as possible

What is Building Housing Choices?

Building Housing Choices is one solution to address housing needs in Edmonton by repurposing undeveloped building sites for residential developments.

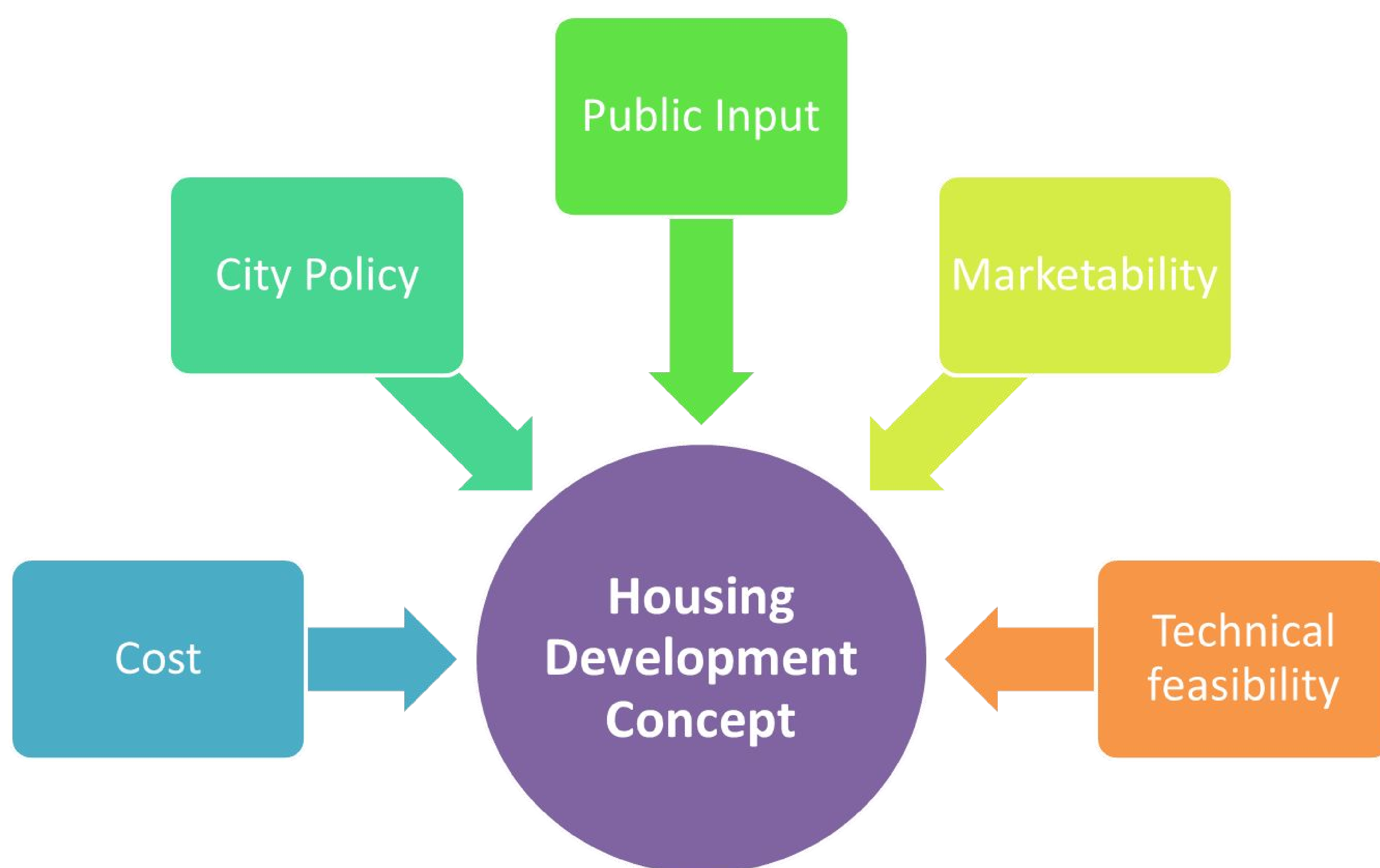
Keheewin Project Purpose

To develop a preferred concept for a housing development on the undeveloped building site in Keheewin that follows Council's policy to address Edmonton's current and future housing needs and:

- Includes a range of market and affordable homes
- Meets the policy goal of 58 to 182 homes
- Considers community input

Involving You

Recommendation on a preferred concept for a housing development on the undeveloped building site in Keheewin will be made by considering:





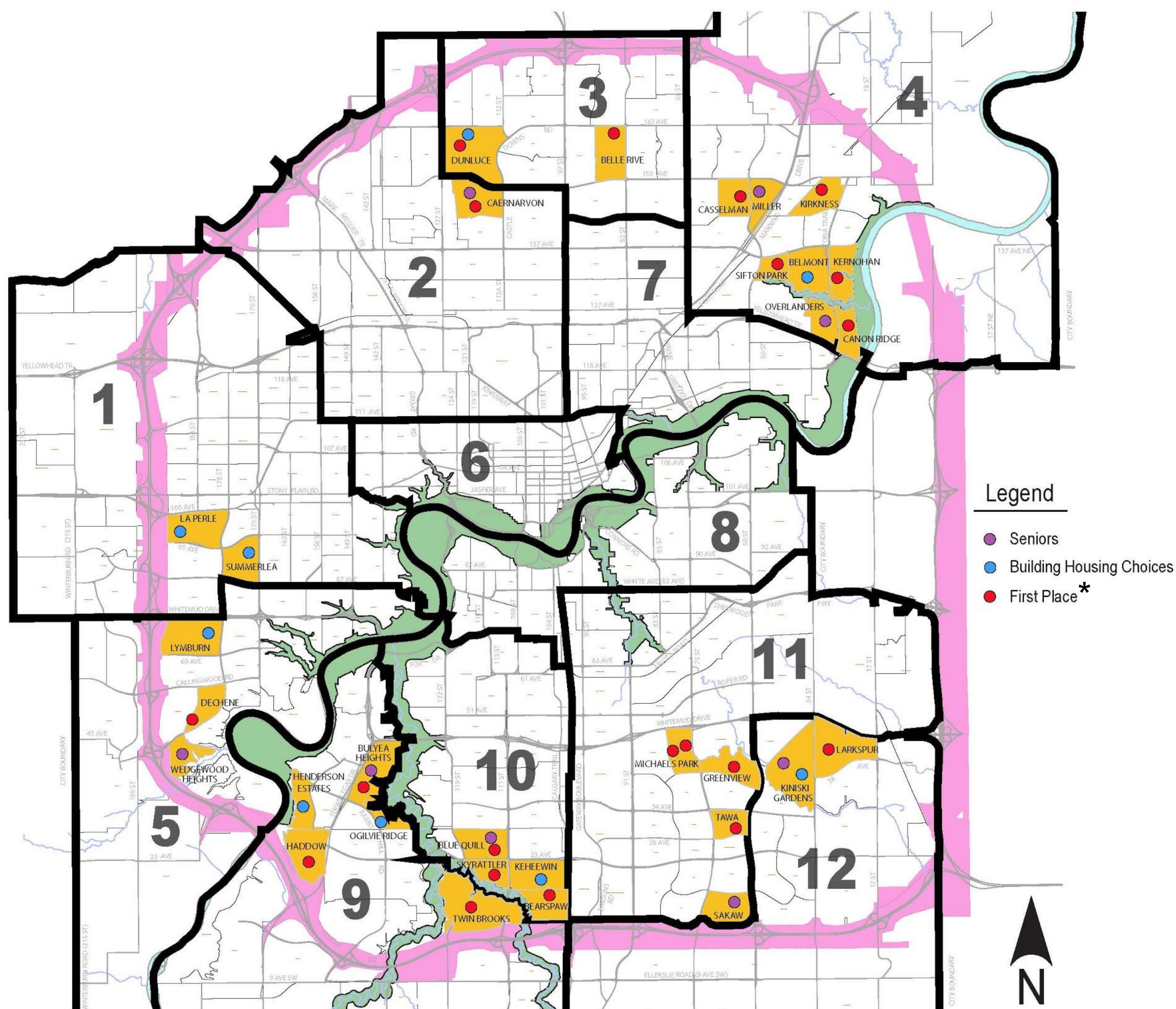
Surplus School Sites Policy (C583)

In July 2015, City Council approved a new policy that provides guidelines to develop surplus school sites for residential use. The purpose of the policy is to maximize economic viability and public benefits while remaining flexible enough to respond to local conditions and community needs.

The guidelines direct that each housing development:

1. Will include 50% to 75% affordable housing and 25% to 50% market housing.
2. Will be located on the site originally designated for a school, whenever possible.
3. Will ensure long term affordability with a target of 50 years.
4. Will ensure affordable units are indistinguishable from market units.
5. Will be medium density residential, which may include row housing, medium density multiple family, or low rise apartments, with not less than 40 residential units per hectare of residential development.
6. Will not include single detached housing.
7. May include a community benefit feature (ancillary use).

Surplus School Sites



*Note Surplus School Site Policy C583 does not apply to First Place sites



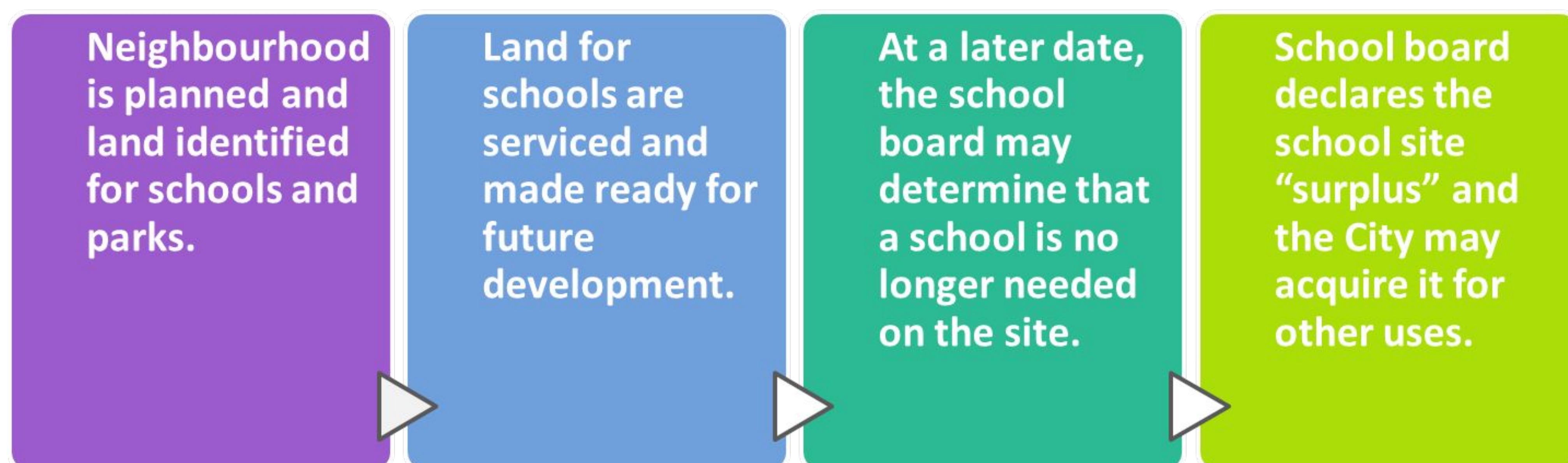
Surplus School Sites

Repurposing surplus school sites into new housing developments allows the City to grow ‘in’ and provides one solution to address Edmonton’s housing needs.

Using existing serviced land for housing:

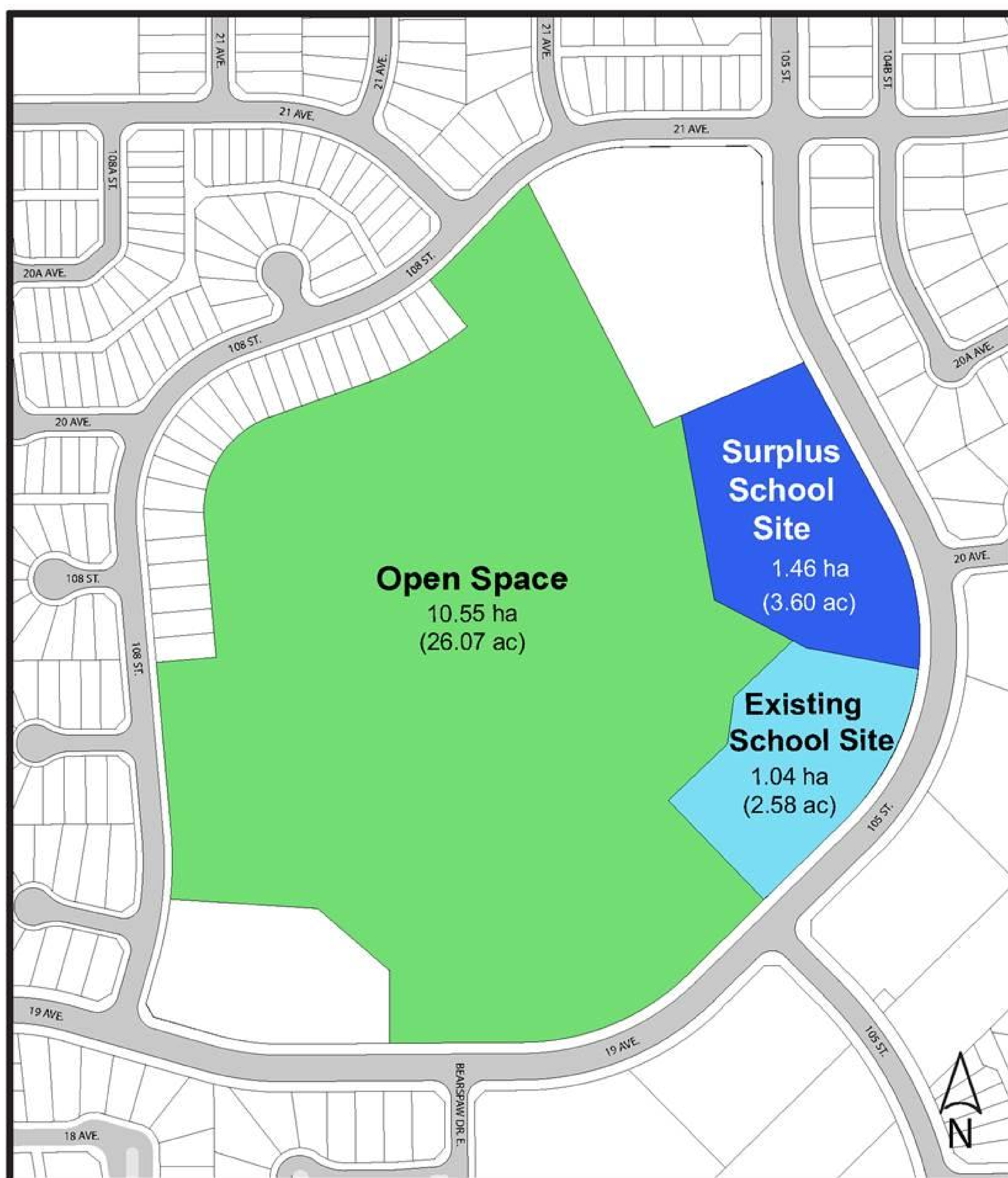
- Helps keep the city compact and avoids costly new infrastructure
- Brings new families and individuals into existing communities to increase their resilience
- Provides increased housing choice for a broad range of household types

How do school sites become “surplus”?



In 2009, 20 sites were declared surplus. Of those 20, three were retained for municipal purposes. Eight sites were approved for senior’s housing in 2012. Nine sites are being repurposed for Building Housing Choices developments.

Building Housing Choices: Keheewin



Address: 1910 105 Street NW

Building Site Area: 1.46 hectares

Building Footprint: To be determined within total building site



What is Affordable Housing?

Affordable housing is rental or ownership housing that requires government funding to build or operate. Affordable housing has rents or payments below average market cost, and is targeted for long-term occupancy by households who earn less than the median income for their household size.

Types of affordable housing being considered for Building Housing Choices:

<i>type</i>	Independent-Living Affordable Housing		Supported Housing	Supportive Housing
<i>tenure</i>	ownership	rental	rental	rental
<i>description</i>	rents or payments set below average market cost		rents set below average market cost, mobile <u>off-site</u> support services available (e.g. personal aids, housekeeping)	rents set below average market cost, <u>on-site</u> support services (e.g. physical/mental health)
<i>example</i>	Habitat for Humanity, Co-operative Housing		Seniors’ self-contained Apartments	Seniors’ Lodges, Assisted Living Facilities

Homeless shelters will not be built on any Building Housing Choices site.

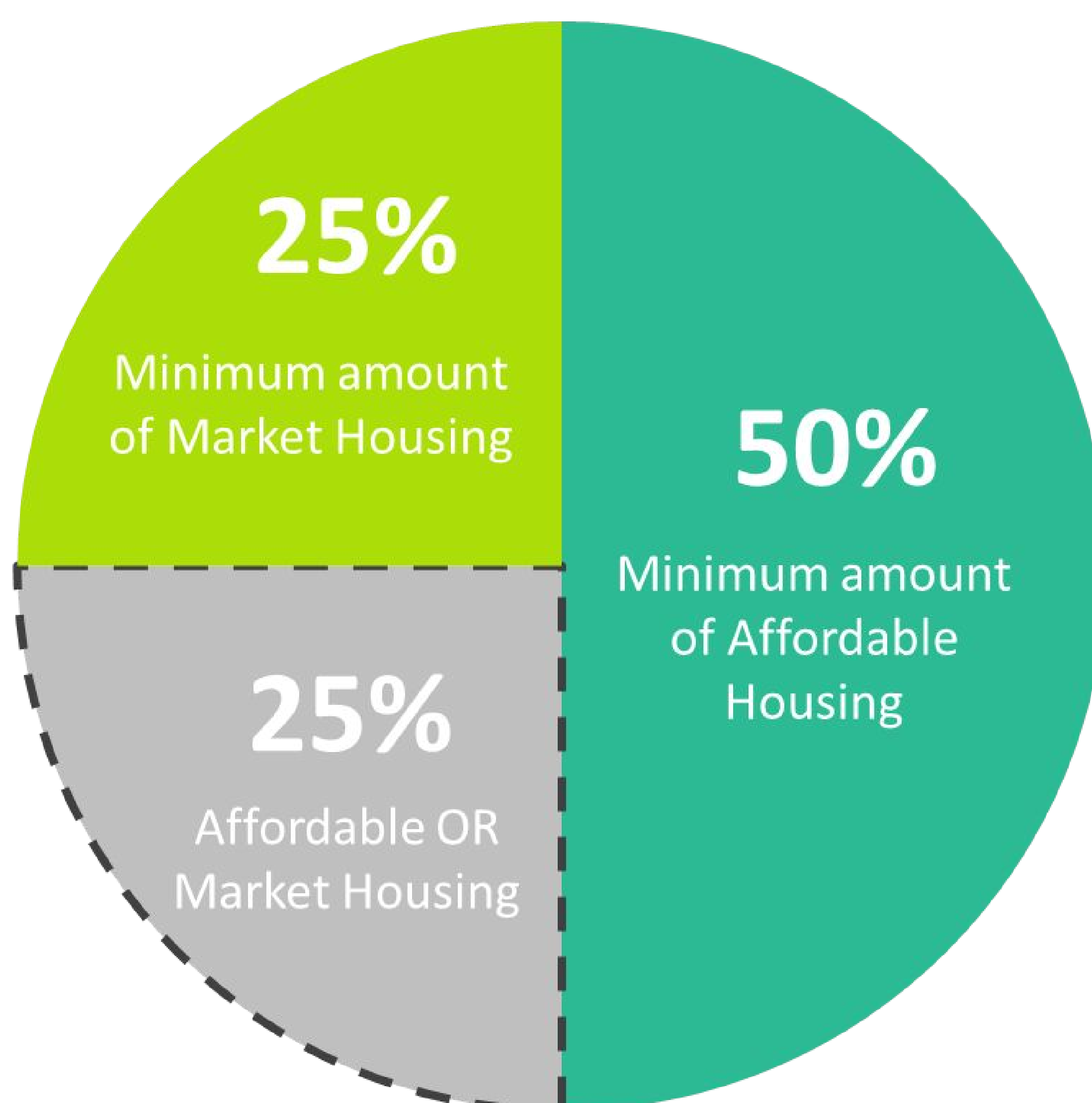


Building Housing Choices Market & Affordable

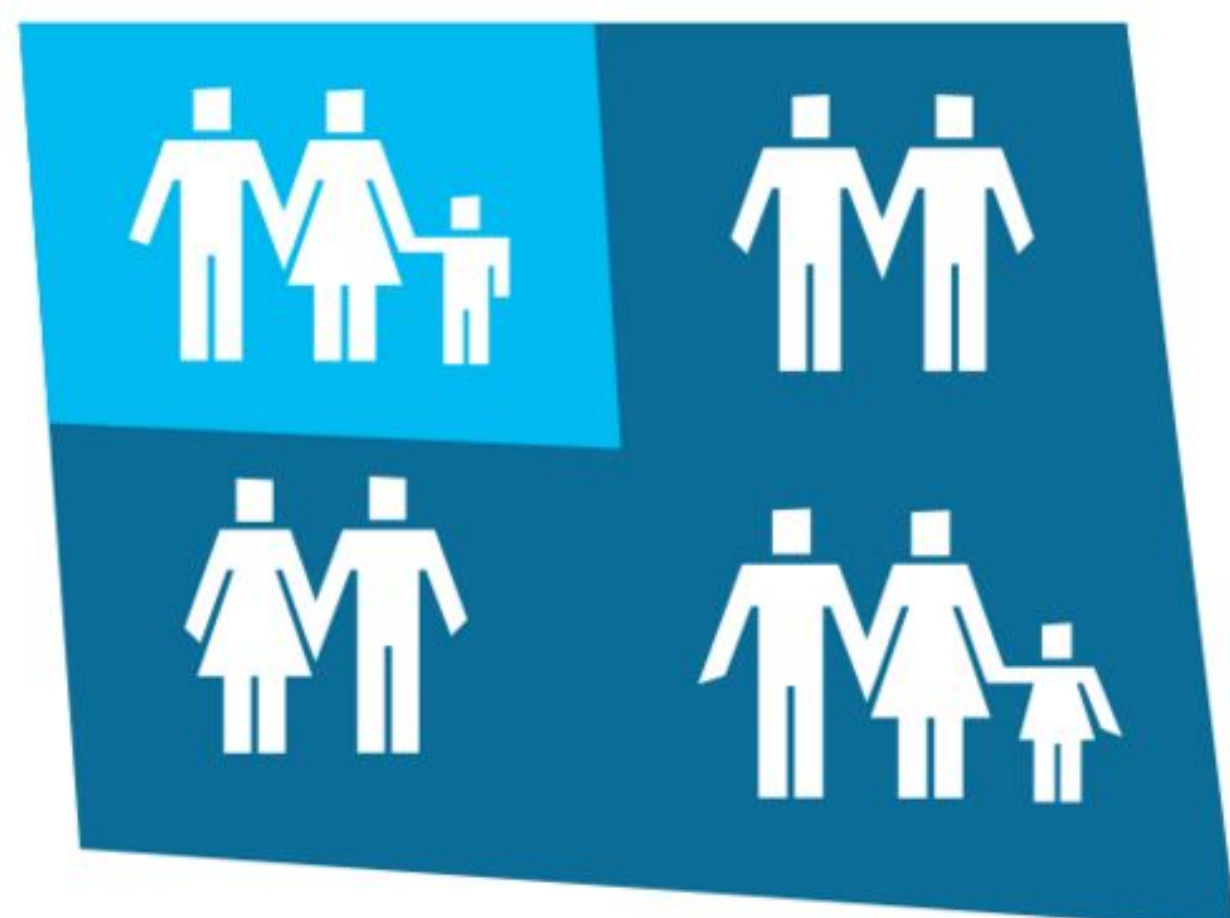
The new residential development in your neighbourhood will contain both market and affordable housing. This model is sometimes called a “mixed-marked” or “mixed-income” project.

Residential developments with both types of housing allows for a diversity of future residents to find a home which is affordable for their household.

The Keheewin Building Housing Choices development will include the following mix of market and affordable housing:



Edmonton Housing Affordability Stats



Approximately **41%** of Edmonton renter households live in unaffordable housing - meaning they spend more than **30%** of their income on housing costs.

In 2011, **24,770** renter households spent more than **50%** of households income on housing costs.

The Rental Market

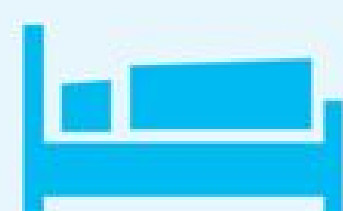
How much does it cost to rent?

Average Market Rent (October 2015):

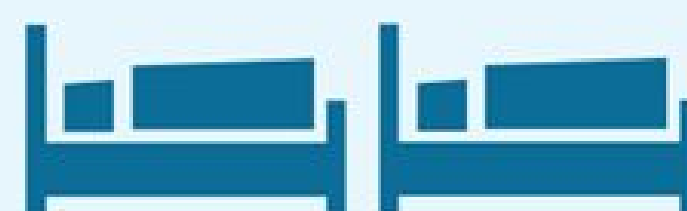
\$1,030 for a one-bedroom apartment

\$1,255 for a two-bedroom apartment

Annual income required to afford a rental apartment:



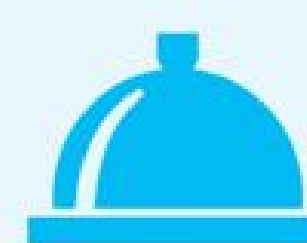
one-bedroom
\$41,200



two-bedroom
\$50,200

Who can't afford to rent a one-bedroom apartment in Edmonton based on a single income?

People in a range of occupations, including:



Restaurant servers



Retail clerks



Hairstylists and barbers

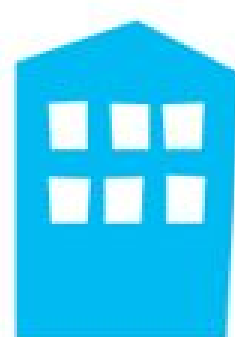
Home Ownership

How much does it cost to own?ⁱⁱⁱ



Average cost of a single-detached house (2015)

\$434,586



Average cost of a condominium (2015)

\$248,058

Minimum income required to qualify for a mortgageⁱⁱ

Single-detached house: **\$82,300**

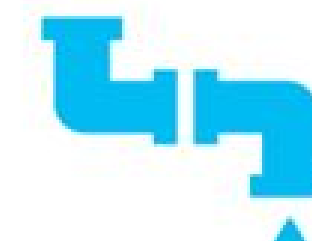
Condominium: **\$48,900**

Who can't afford to purchase a single-detached house in Edmonton based on a single income?

People in a range of occupations, including:



Nurses



Plumbers



Dental hygienists

i. List of occupations collected from: occinfo.alis.alberta.ca/occinfopreview/info/browse-wages.html

ii. Qualifying income collected from: RBC Housing Affordability Report, August 2015. http://www.rbc.com/newsroom/_assets-custom/pdf/20150831-ha.pdf

iii. Average sale price collected from Edmonton Real Estate Board sale activity report, <http://www.ereb.com/pdf/MonthlyStats.pdf>



How Do We Make Housing Affordable?

There are a number of ways government leverages funding and land to create affordable housing (rental and ownership).

Affordable Rental Housing

- All levels of government can provide capital grant funding or land at no cost to private or non-profit developers to reduce carrying and construction costs.
- Provincial government can provide some type of subsidy or rent assistance for people living in private market housing.
- City of Edmonton can provide a fee rebate to private or non-profit developer to reduce administrative costs.

Affordable Ownership Housing

- All levels of government can provide capital grant funding or land at no cost to private or non-profit developers to reduce carrying and construction costs.
- City of Edmonton owns the land and is able to defer the land purchase to reduce initial down payment and mortgage payments.
- Habitat for Humanity replaces monetary down payment with sweat equity and provides reduced, interest-free and flexible mortgages.

Affordable Housing: Edmonton Examples



Top Left: Kirkness (Habitat for Humanity)

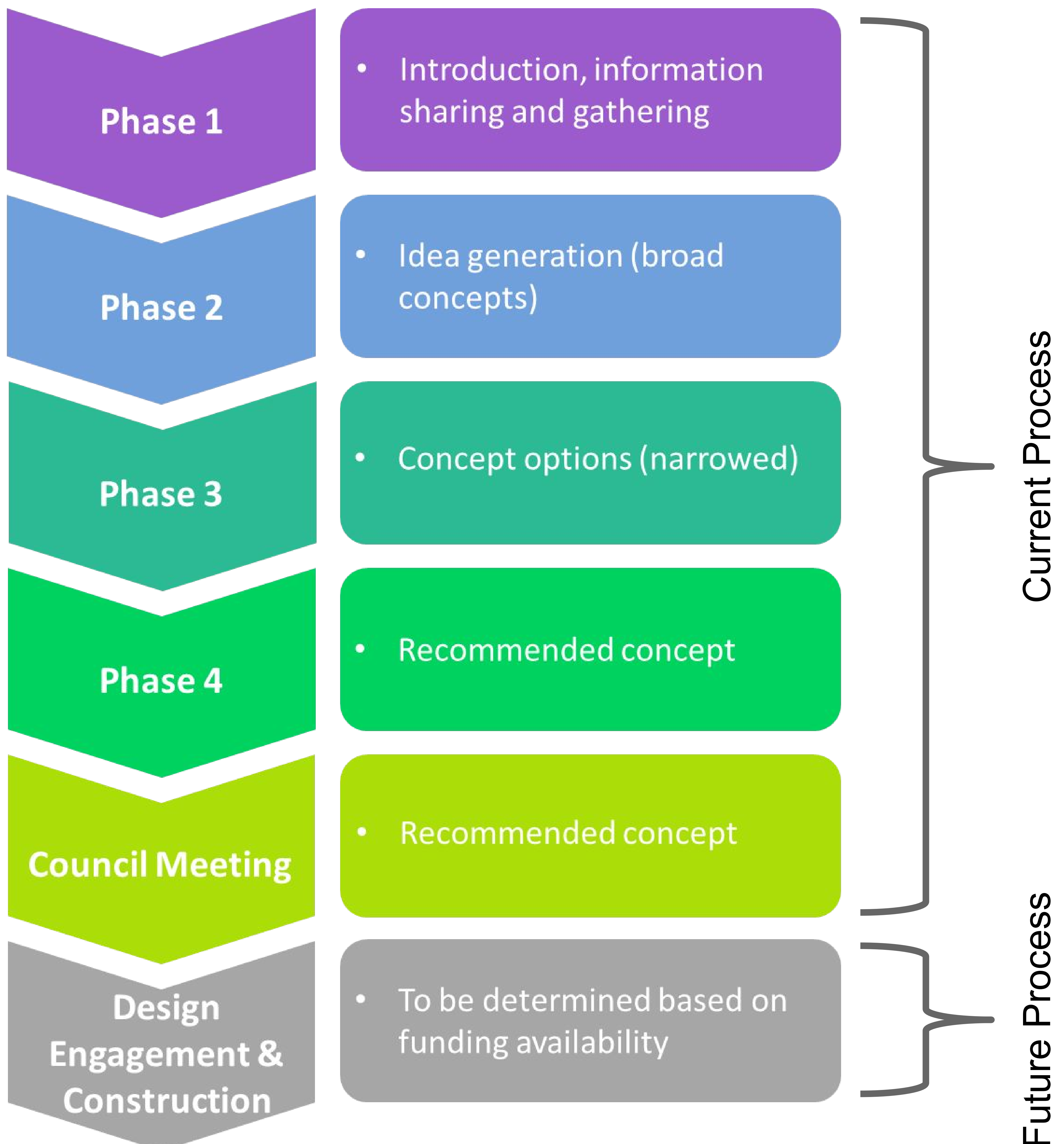
Top Middle: Interra (Capital Region Housing Corporation)

Top Right: Sundance Housing Co-operative

Middle: Voyageur Manor (Metis Capital Region Housing Corporation)

Bottom Left: Arts Habitat Housing Co-operative

Public Engagement Process



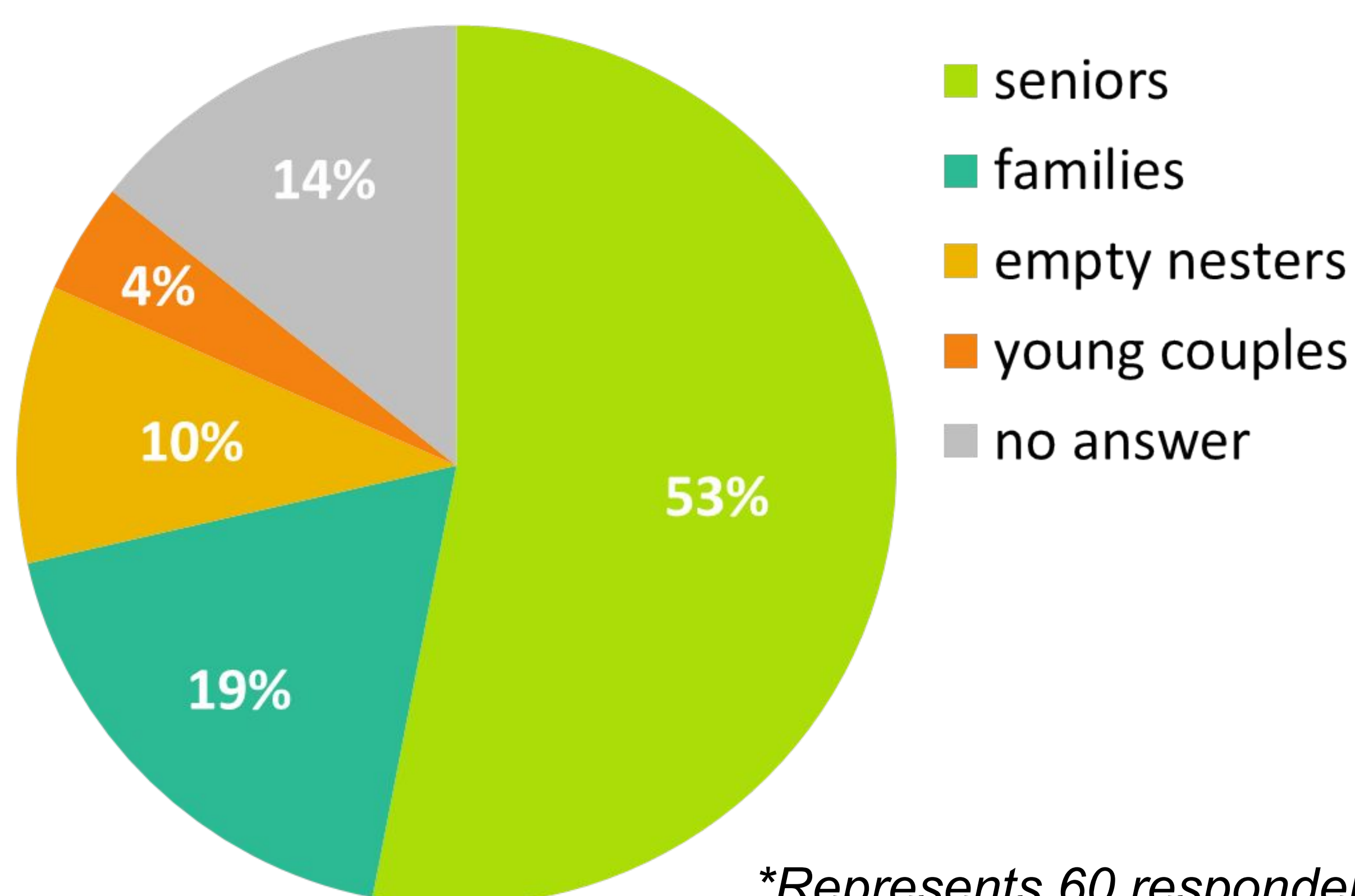
What We Heard

More community input reports are available on the project website: edmonton.ca/buildinghousingchoices

What I like most about Keheewin is...

- Great location with proximity to amenities and services including transit
- Sense of community where people know their neighbours in a walkable, quite, friendly neighbourhood
- Amount of green/open space
- Feeling of safety and low crime rate

Housing type reported by Keheewin residents as underserved in the community



**Represents 60 respondents*



What We Heard

Community input to date has highlighted a number of considerations which need to influence the development going forward. These considerations include:

- Ensure appropriate property maintenance and management
- Be mindful of the surrounding buildings and ensure the development fits architecturally
- Involve the community going forward with the specific design of the development (e.g., landscaping, site access, building massing)
- Continue to provide timely and transparent information on the progress of the development

How Keheewin residents feel the development will affect the community:

- Increase affordable housing options
- Allow seniors to stay in the community
- Increase traffic congestion and crime
- Decrease in property values
- Increased density
- Pressure on infrastructure
- Loss of sports fields

Project Update

What We Heard	What We Are Doing
Concern about increased traffic congestion and impact on already limited on-street parking	Traffic impact assessment completed with external consultants
Concern over increased pressure on existing infrastructure	Drainage study indicates that existing infrastructure can accommodate future development
Concern about potential negative impact on property values	Canadian and USA studies indicate that the presence of affordable housing has no impact on property values (full Question and Answer document posted on website)
Concern over loss of green space	The City’s parkland change process can be used to optimize existing green and field space to meet community needs
Concern over maintaining safety and discouraging crime	Future development will work with Edmonton Policy Service to implement crime free multi-housing guidelines



Technical Studies Summary

Environmental Site Assessment (ESA)

- External consultants were retained to complete a Phase I ESA
- Report findings do not recommend any further investigation at this time

Geotechnical Report

- External Consultants were retained to perform a preliminary geotechnical investigation
- Findings of the investigation indicate that the site is generally feasible for medium density residential development

Drainage Servicing Assessment

- External Consultants were retained to evaluate the following:
 - The existing storm and sanitary systems near the proposed development
 - assess the impact of the proposed development on the storm and sanitary systems in the immediate area
- Sanitary sewer connection point for the proposed site was identified on 105 Street (north of 20 Avenue) flowing north
- The pipe has capacity to accommodate future development on the proposed site

Technical Studies Summary

Traffic Impact Assessment (TIA)

- Consultants were retained to undertake a traffic impact assessment for the proposed development, which included the following findings:
 - Existing daily traffic volumes on 105 Street/ 19 Avenue are within acceptable levels for a neighbourhood collector roadway (see map below)
 - Though the development will increase daily traffic volumes, the increases are not significant, and the neighbourhood collector will continue operate within acceptable levels
 - The westbound left-turn on 23 Avenue at 105 Street is approaching capacity. Signal timing will be reviewed to improve operations





Tell Us what You think: Scenarios

The City has prepared four different possible building scenarios for the future residential development on the surplus school site in Keheewin.

We would like your feedback on what you like or do not like for each scenario, suggest improvements to the scenarios or offer any additional key ideas you may have.

How to provide your input:

- Fill in the paper input form provided tonight (or mail/fax it later)
- Fill in the online input form available at edmonton.ca/keheewinchoices (deadline for comments is May 31, 2016)
- Provide comments on the large wall poster using stickie notes

Scenario 1: Apartment Housing



Housing Form:

- Apartment housing has a maximum height of about 4 to 4.5 storeys (comparable to Bearspaw Manor on 10511 19 Ave)

Residential Units:

- There could be up to 182 units based on policy and zoning; up to 91 of these units could be market housing

Type of Affordable Housing:

- Apartments can accommodate the following types of affordable housing (see reference sheet for definitions): affordable independent-living ownership or rental housing, supported rental housing or supportive rental housing

Possible Additional Feature (ancillary use):

- Opportunities for an additional use are greatest with this form and may include but are not limited to: child care services, health services or convenience retail stores

Parking:

- Future development will follow the parking requirements set out in Edmonton's Zoning Bylaw: 1 parking spot per 1 bedroom dwelling, 1.5 parking spots per 2 bedroom dwelling and 1 visitor parking spot per 7 dwellings (e.g. approximately 26 visitor spaces for 182 units)
- Ancillary uses will have their own parking requirements in addition to residential parking requirements

Scenario 2: Stacked Row Housing



Housing Form:

- Stacked Row Housing has a maximum height of about 4 to 4.5 storeys
- Stacked Row Housing may be arranged two deep, either vertically (one on top of the other) or horizontally (attached at the back and the side)
- Each row house will have a separate entrance

Residential Units:

- There could be up to 153 units based on policy and zoning; up to 77 of these units could be market housing

Type of Affordable Housing:

- Stacked Row Housing can accommodate the following types of affordable housing (see reference sheet for definitions): affordable independent-living ownership or rental and supported rental housing

Possible Additional Feature (ancillary use):

- An additional use may include but is not limited to: child care services, personal service shops or convenience retail stores

Parking:

- Future development will follow the parking requirements set out in Edmonton's Zoning Bylaw: 1 parking spot per 1 bedroom dwelling, 1.5 parking spot per 2 bedroom dwelling and 1 visitor parking spot per 7 dwellings (e.g. approximately 22 visitor spaces for 153 units)
- Ancillary uses will have their own parking requirements in addition to residential parking requirements.

Scenario 3: Row Housing



Housing Form:

- Row Housing has a maximum height of about 2.5 storeys
- Row Housing is where three or more dwellings are arranged side by side, sharing common walls, each Row House unit will have a separate at-grade entrance

Residential Units:

- There could be up to 78 units based on policy and zoning; up to 39 of these units could be market housing

Type of Affordable Housing:

- Row Houses can accommodate the following types of affordable housing (see reference sheet for definitions): affordable independent-living ownership or rental and supported rental housing

Possible Additional Feature (ancillary use):

- An additional use is most limited in this form and may include child care services

Parking:

- Future development will follow the parking requirements set out in Edmonton's Zoning Bylaw: 1 parking spot per 1 bedroom dwelling, 1.5 parking spot per 2 bedroom dwelling and 1 visitor parking spot per 7 dwellings (e.g. approximately 11 visitor spaces for 78 units)
- Ancillary uses will have their own parking requirements in addition to residential parking requirements.

Scenario 4: Combination Apartment & Row Housing

**Housing Form:**

- A combination of Apartments and Row Housing has a maximum height of 4 to 4.5 storeys

Residential Units:

- There could be up to 182 units based on policy and zoning; up to 91 of these units could be market housing

Type of Affordable Housing:

- A combination of Apartments and Row Housing can accommodate the following types of affordable housing (see reference sheet for definitions): affordable independent-living ownership or rental, supported rental or supportive rental housing

Possible Additional Feature (ancillary use):

- Opportunities for an additional use may include but is not limited to: child care services, health services or convenience retail stores

Parking:

- Future development will follow the parking requirements set out in Edmonton's Zoning Bylaw: 1 parking spot per 1 bedroom dwelling, 1.5 parking spot per 2 bedroom dwelling and 1 visitor parking spot per 7 dwellings (e.g. approximately 26 spaces for 182 units)
- Ancillary uses will have their own parking requirements in addition to residential parking requirements.