



Welcome

Building Housing Choices in
Ogilvie Ridge

A Community Conversation

November 16, 2015

Drop-in 5:30 - 8:30 p.m

Presentation - 6:00 and 7:30 p.m



Council Direction

The City of Edmonton believes that safe, adequate and affordable housing is fundamental to the physical, economic and social well-being of individuals, families and communities.

City Council has provided the following direction for all future housing initiatives:

- Encourage 25% of citywide housing growth to take place in existing neighbourhoods to create neighbourhood vitality, new opportunities and more choices for residents
- Use existing infrastructure (roads, utilities and drainage) when possible to achieve cost savings and develop sustainably
- Secure opportunities that enable a wider range of housing options city-wide; including using surplus school lands to develop affordable housing
- Include a mix of market and affordable housing in new developments where the affordable homes are indistinguishable from the market homes



Surplus School Sites


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

- Helps keep the city compact and avoids costly new infrastructure
- Brings new families and individuals into existing communities to increase their resilience
- Supports sustainable and vibrant communities over time

What are Surplus School Sites?

When neighbourhoods are planned, land is identified for schools and parks

- The land for the school is serviced and made ready for development
- If school board later determines the school is no longer needed, the site is declared ‘surplus’ and the City may acquire it
- Site developed is equivalent to the area of originally proposed school building envelope
- In 2009, 17 undeveloped school sites were declared surplus
 - 8 were approved for seniors’ housing in 2012
 - 9 are being repurposed for **Building Housing Choices** developments



Surplus School Sites Policy

In July 2015, City Council approved a new policy to guide development on the 17 surplus school sites. The policy states that each housing development:

- Will include 50 to 75% affordable housing: remaining homes will be market housing
- Will ensure affordable homes are indistinguishable from market homes
- Will be located on the site originally designated for a school, whenever possible
- Will be medium density residential, which may include row housing, medium density multiple family, or low rise apartments (currently zoned as RF5, RF6, and RA7, respectively), with not less than 40 residential units per hectare of residential development
- Will NOT include single detached housing
- May include an ancillary use to benefit the broader community

Note: The goal of affordable housing is to ensure its long term affordability.



Edmonton Statistics

- Approximately **1 in 4 households** live in unaffordable housing
- People on a single income in a range of occupations **can't afford to**
 - **Rent a one-bedroom apartment** - including some residents that work as restaurant servers, retail clerks, hairstylists and barbers
 - **Purchase a single-detached house** - including some residents that work as nurses, plumbers, dental hygienists
- In 2011, households of all types struggled with housing affordability
 - 40,000 one-person households
 - 27,500 families with children
 - 11,440 couple families (without children)
 - 7,800 other households



The Value of Affordable Housing

A Pathway Out of Poverty

- Access to safe and affordable housing is required for a stable and independent life.
- Housing choice within economically diverse neighbourhoods increases social mobility and avoids intergenerational poverty.
- Living in economically diverse neighbourhoods in a safe living environment is associated with positive growth and development of children.

Building Resilient Neighbourhoods

- Housing diversity within a neighbourhood brings new residents which increases the sustainability of schools, businesses and community organizations.
- Providing affordable housing options for children leaving home and downsizing seniors who want to stay in the community contributes to neighbourhood stability.

Economic Growth and Cost Avoidance

- A sufficient supply of affordable housing helps to support a healthy labour market attracting new workers to the city.
- Affordable housing enables the long-term financial stability of low-income households, allowing for more disposable income to support their local retailers and engage with community organizations.
- Providing affordable housing through Housing First translates into a \$65,000 per person per year savings.



The Affordable Housing Spectrum

Affordable Housing is rental or ownership housing that requires government money 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 median income for their household size.

The Housing Spectrum shows the range of housing options available to households of all income levels:

HOUSING SPECTRUM							
Short-Term Accommodation		Affordable Housing			Market Housing		
category	Shelter Spaces	Transitional Accommodation	Supportive Housing	Supported Housing	Independent-Living Affordable Housing	Market Affordable Housing	Pure Market Housing
examples	Emergency shelters, Domestic violence shelters	Accommodation for people in transition (e.g. leaving hospital, addictions treatment)	Seniors' Lodges, Assisted Living and Enhanced Living Facilities	Seniors' Self-Contained Apartments with daily living supports, Housing First	City Cornerstones Developments, Habitat for Humanity, Co-Operative Housing	Private ownership and rental housing attainable for moderate-income households	Private ownership and rental housing

Supportive Housing is rental housing that provides staffed, on-site support services for tenants. These supports can range from building security to mental health services.

Supported Housing is rental housing that provides support services which are mobile and accessed from off-site meaning they are not based in the housing itself. These supports can include personal aids, housekeeping and social activities.

Independent-Living Affordable Housing is rental or ownership housing which has rents or payments below average market cost. Support services are not provided on-site.

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

Range of Densities and Built Form



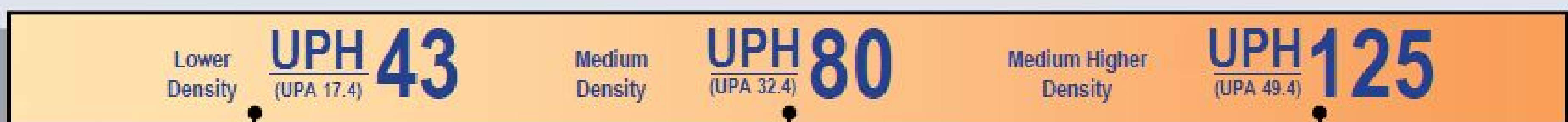
Town Housing



Stacked Town Housing



Low-Rise Apartment



Town Housing

A building containing up to 8 dwellings joined in whole or in part at the side only by a vertical party wall. Each dwelling contains some private open space in front and/or in back.

Zoning

Maximum Height: 2.5 storeys
Maximum Density: 42 - 54 units/ha.
17 - 21.8 units/acre



Stacked Town Housing

Stacked Town Housing is a type of housing where dwellings are arranged two deep, either vertically (placed one over others) or horizontally (attached at the rear as well as at the side).

Zoning

Maximum Height: 4 storeys
Maximum Density: 80 - 105 units/ha.
32.4 - 42.5 units/acre



Low-Rise Apartment

The above image illustrates typical building form, scale and massing only. Building character can vary depending on the site.

Zoning

Maximum Height: 4.5 storeys
Maximum Density: 125 units/ha.
49.4 units/acre

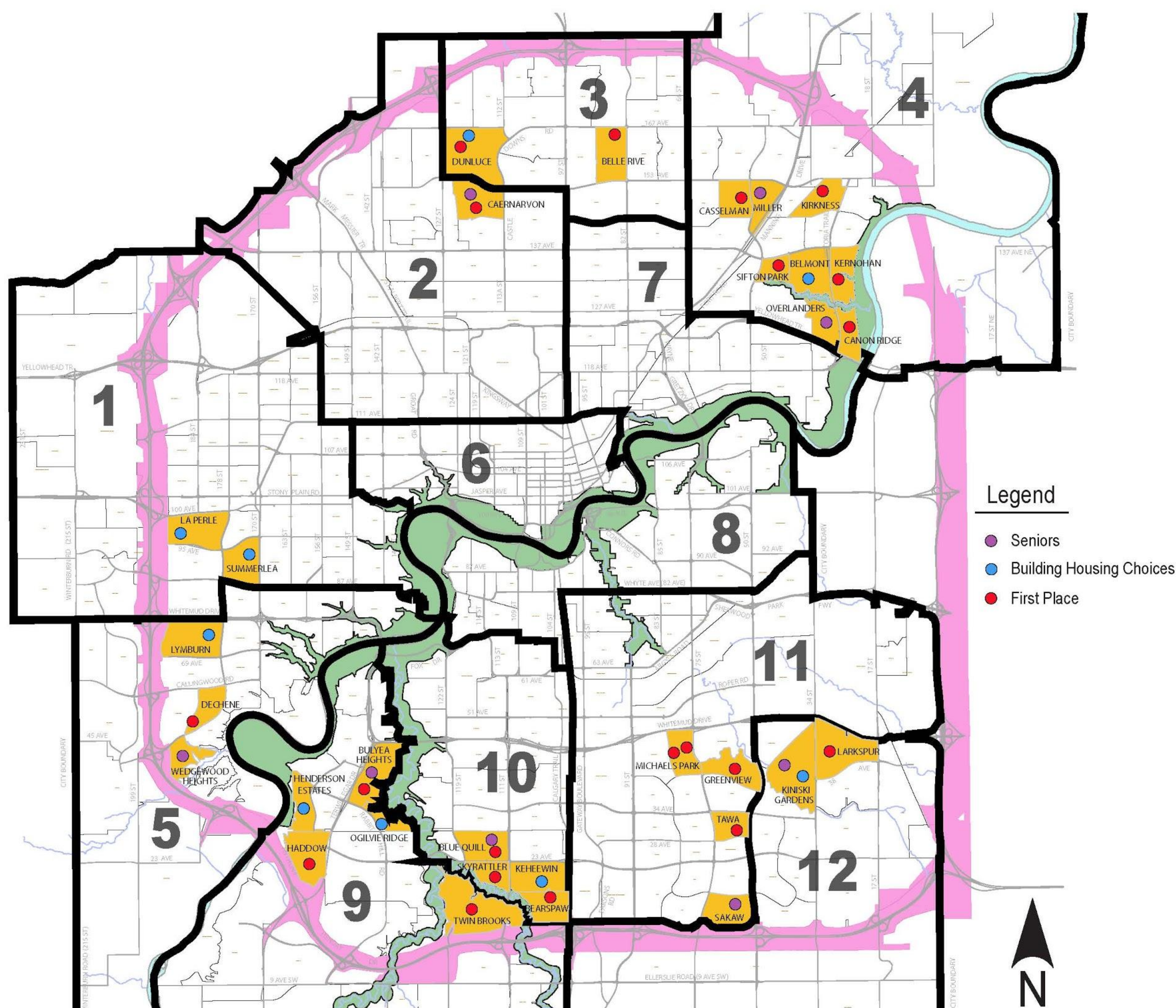


Building Housing Choices: Overview

Repurposing *undeveloped building sites* for housing developments is one solution to Edmonton's housing issues.

- Undeveloped building sites were formerly school sites—locations previously earmarked for a school, but where a school has never been built
- 17 'surplus' school sites were placed in City inventory in 2009 becoming 'undeveloped building sites'
- Council has provided specific direction on how the undeveloped building sites will be used for housing development
- *Building Housing Choices* supports City policies: *The Way We Live* and *The Way We Grow*
- One undeveloped building site is located in Ogilvie Ridge at 915 Ogilvie Boulevard

Surplus Housing Sites



Seniors' Housing

Blue Quill
Bulyea Heights
Caernarvon
Kiniski Gardens (North)
Miller
Overlanders
Sakaw
Wedgewood Heights

First Place Housing

Bearspaw
Belle Rive
Blue Quill
Bulyea Heights
Caernarvon
Canon Ridge
Casselman
Dechene
Dunluce
Greenview

Haddow
Kernohan
Kirkness
Larkspur
Michaels Park I & II
Sifton Park
Skrattler
Tawa
Twin Brooks

Building Housing Choices

Belmont
Dunluce
Henderson Estates
Keheewin
Kiniski Gardens (South)
La Perle (West)
Lymburn
Ogilvie Ridge
Summerlea

What You Should Know...

- Research supports the view that property values will not decrease when affordable housing is built in your community
- Cities where affordable housing is everywhere are healthier, safer and more engaged
- Every person who is helped to find a home saves taxpayers \$65,000 per person/year
- Diverse neighbourhoods have more amenities, more social institutions and children who get better grades on standardized tests



Ogilvie Ridge Surplus School Site

New Residential Development

- **New Homes** - 32-100 (market and affordable)
- **Housing Form** - To be determined with community involvement
- **Type of Housing** - To be determined with community involvement
- **Percent of Affordable Housing** - To be determined with community involvement
- **Benefit to Community** - Development may include an element or feature to benefit the broader community
- **Timeline for Construction** - Subject to Funding

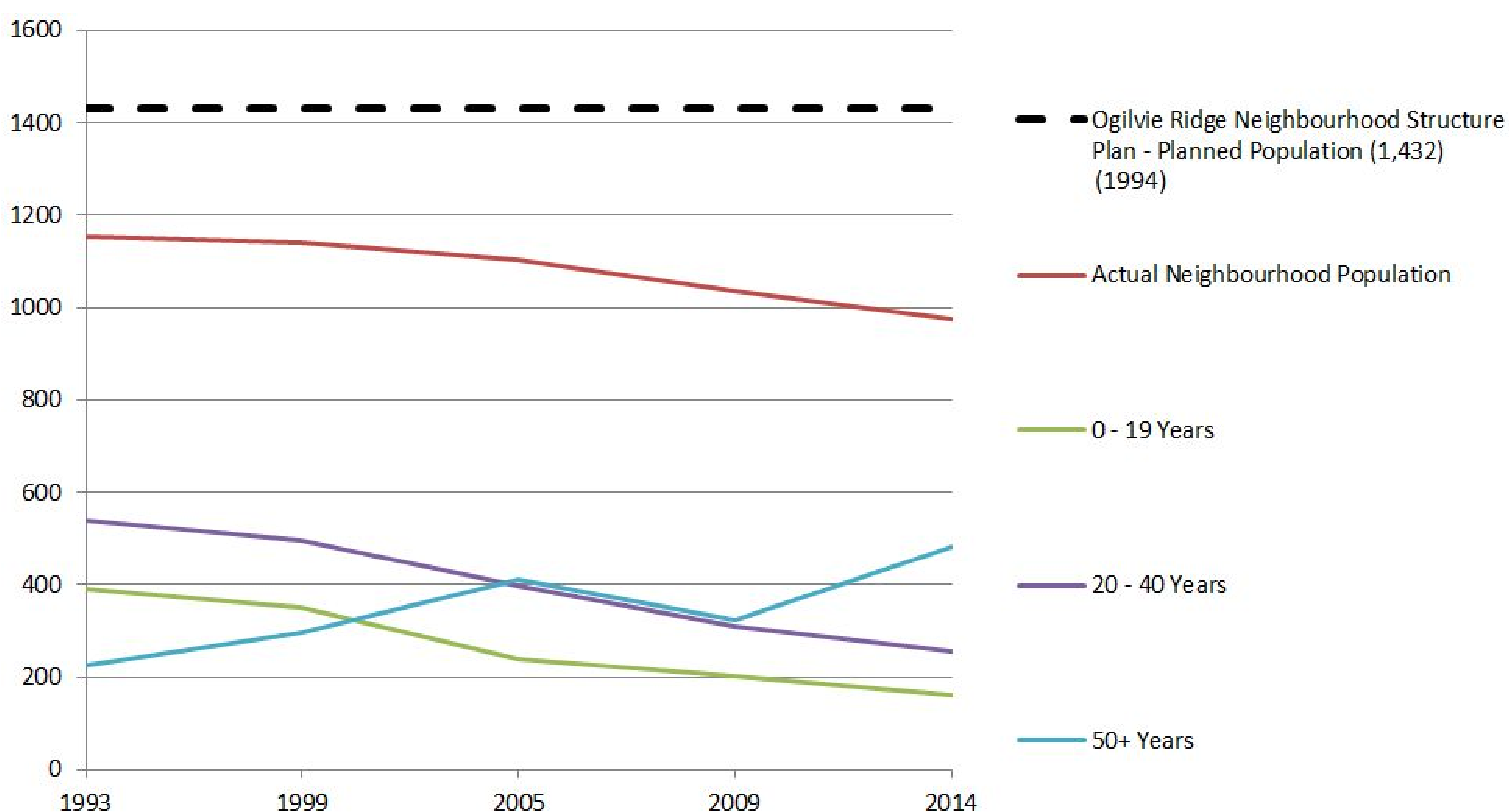
Building Site

- **Location** - 915 Ogilvie Boulevard
- **Size** - 0.8 ha

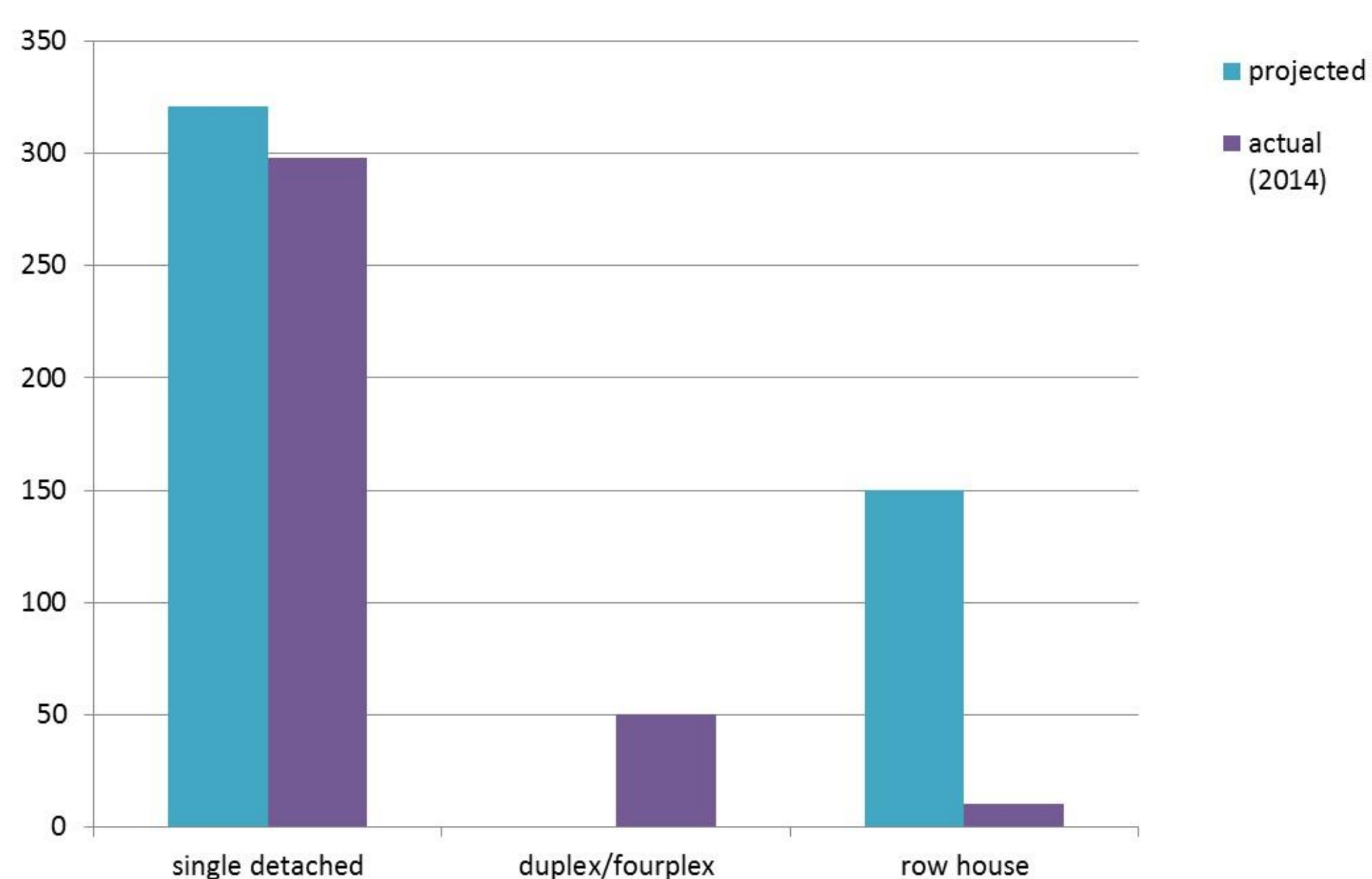


Neighbourhood Profile

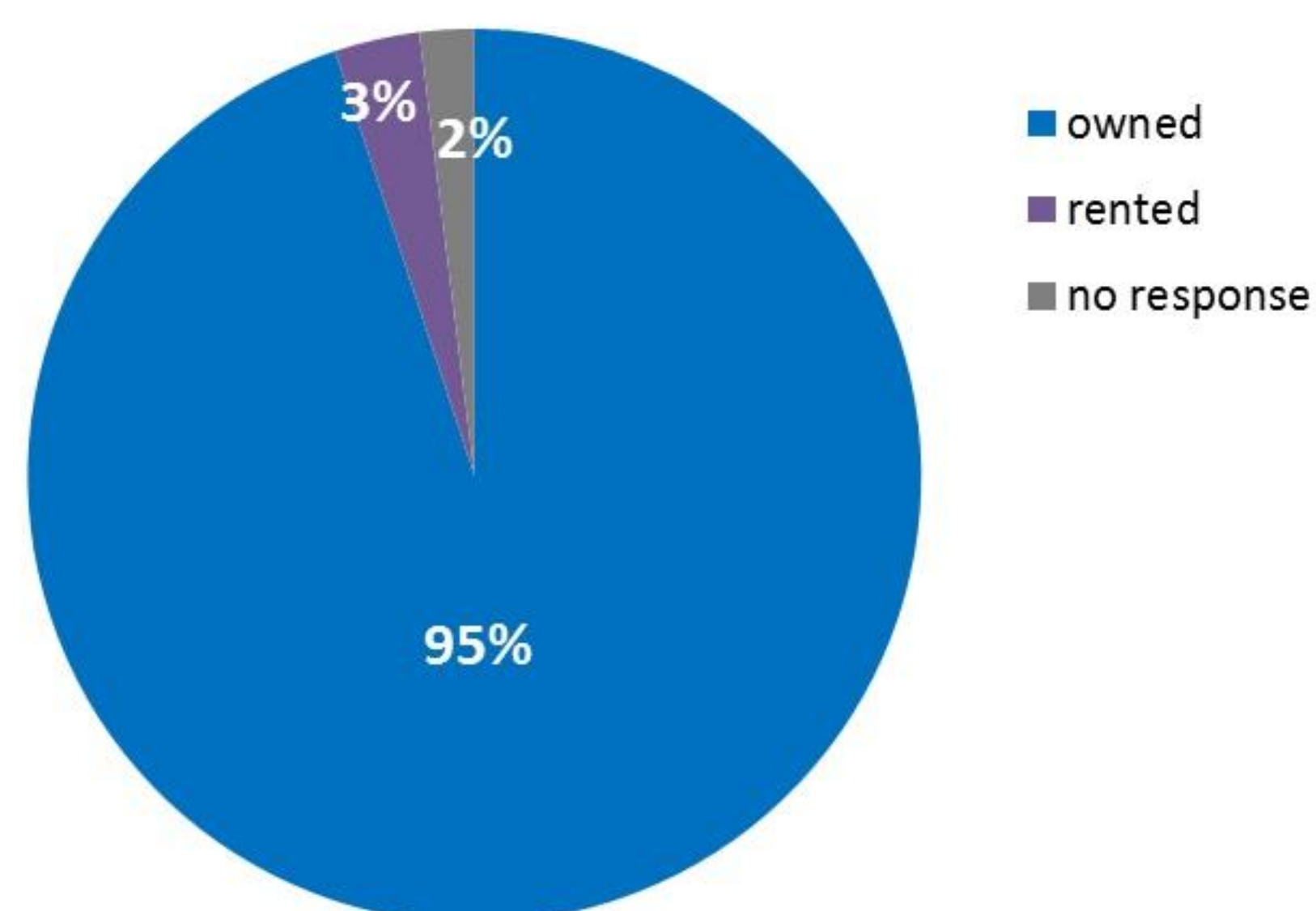
Population and Resident Age Profile



Type of Housing: Planned (1994) & Actual



Neighbourhood Tenure (2014)

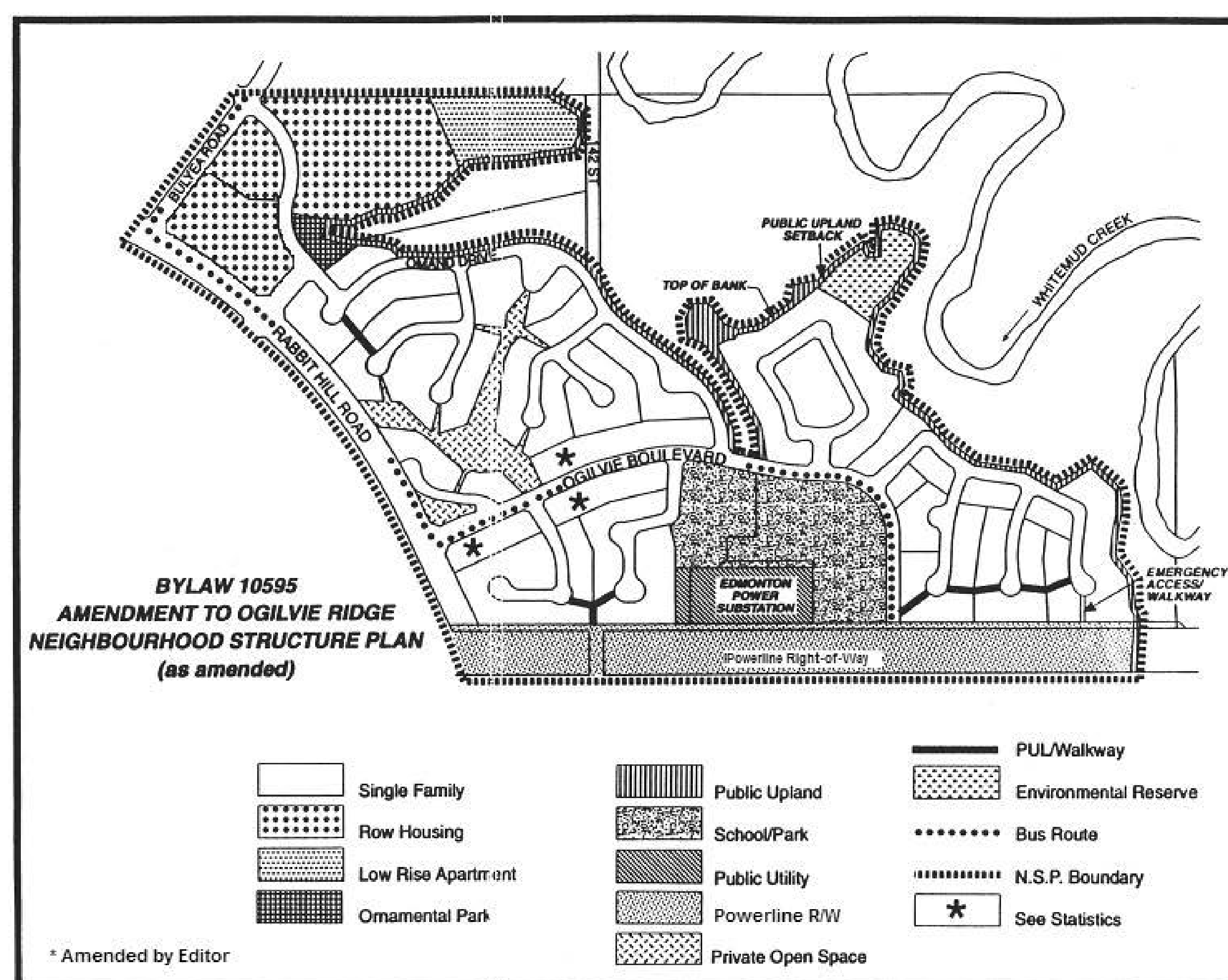


Neighbourhood Boundary 2015

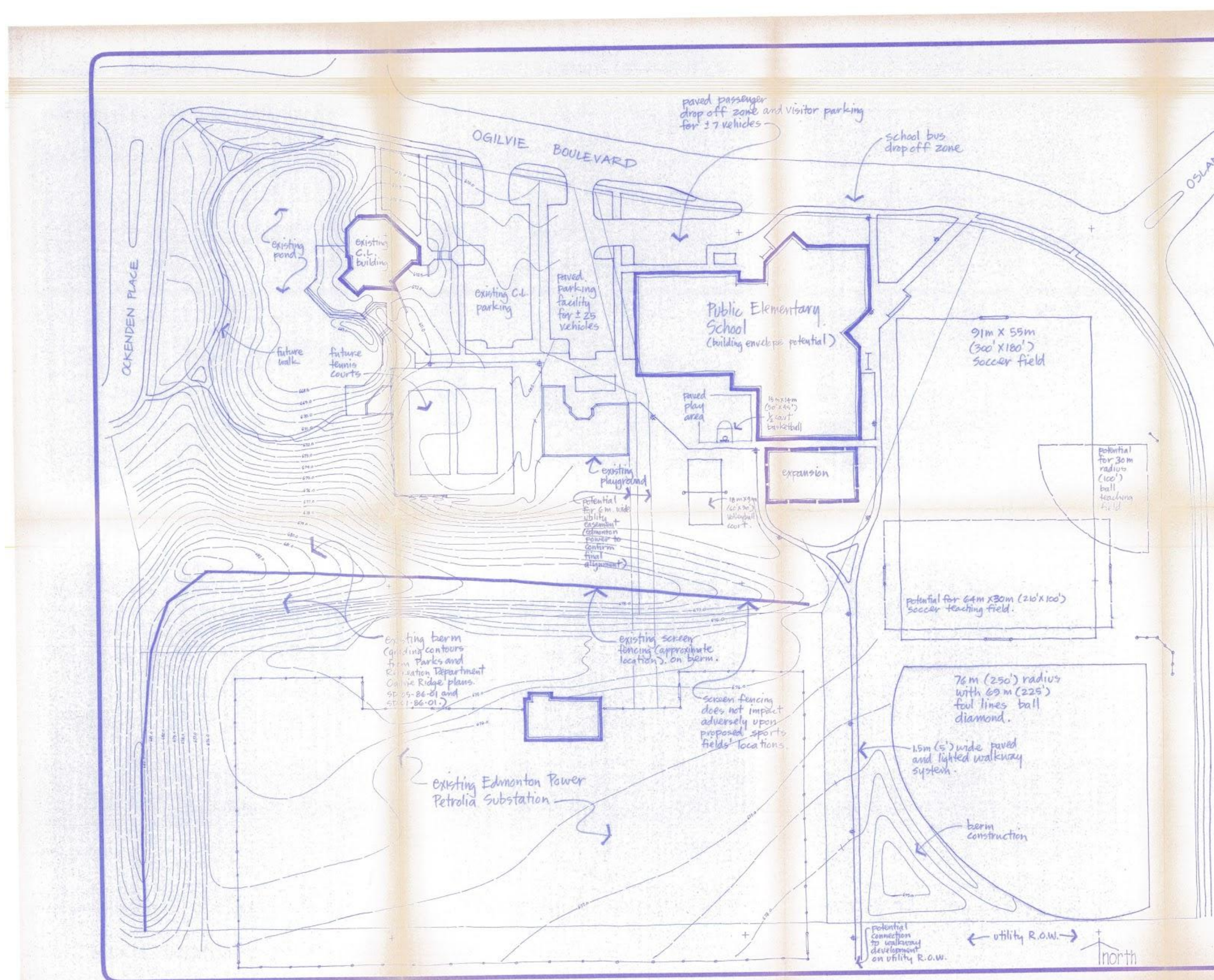


Ogilvie Ridge
Neighbourhood
Boundary

Ogilvie Ridge
Neighbourhood
Structure Plan:
Land Use Map
(1994)



Ogilvie Ridge School Site



Concept Plan (1990) Original Site Design:

- 1 school planned but never constructed
- Site declared surplus in 2009
- All planned open space and park areas have and will be retained



Approved Building Site (2015)

- APPROVED UNDEVELOPED BUILDING SITE
- PERMANENT SPORTS FIELD
- TEMPORARY SPORTS FIELD



Undeveloped Building Envelope

- Development to include **mix of market and affordable housing**—indistinguishable from each other
- Housing may range from townhouses to low-rise apartments, or others as suggested by the community
- Housing **will not** be single family detached or high rise
- Housing **will not** include shelters or transitional accommodation
- Development **only** affects the building site previously identified for school
- Development **does not** affect sports fields/green space allocated in Ogilvie Ridge Neighbourhood Plan

HOUSING SPECTRUM

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Housing types to be considered for Ogilvie Ridge



Open Space

- Undeveloped building sites **do not** include any park or recreation space identified in a Neighbourhood Structure Plan.
- This means **no space designed for open space in Ogilvie Ridge will be used for the housing development.**
- Until built upon, each building site may be used as **temporary** park space or sports fields.
- A recreational needs assessment may be conducted to determine changes to the green space surrounding the building site based on new and different recreational needs of the community.

Public Involvement Process

Phase 1 - *Introduction and Information Sharing and Gathering*

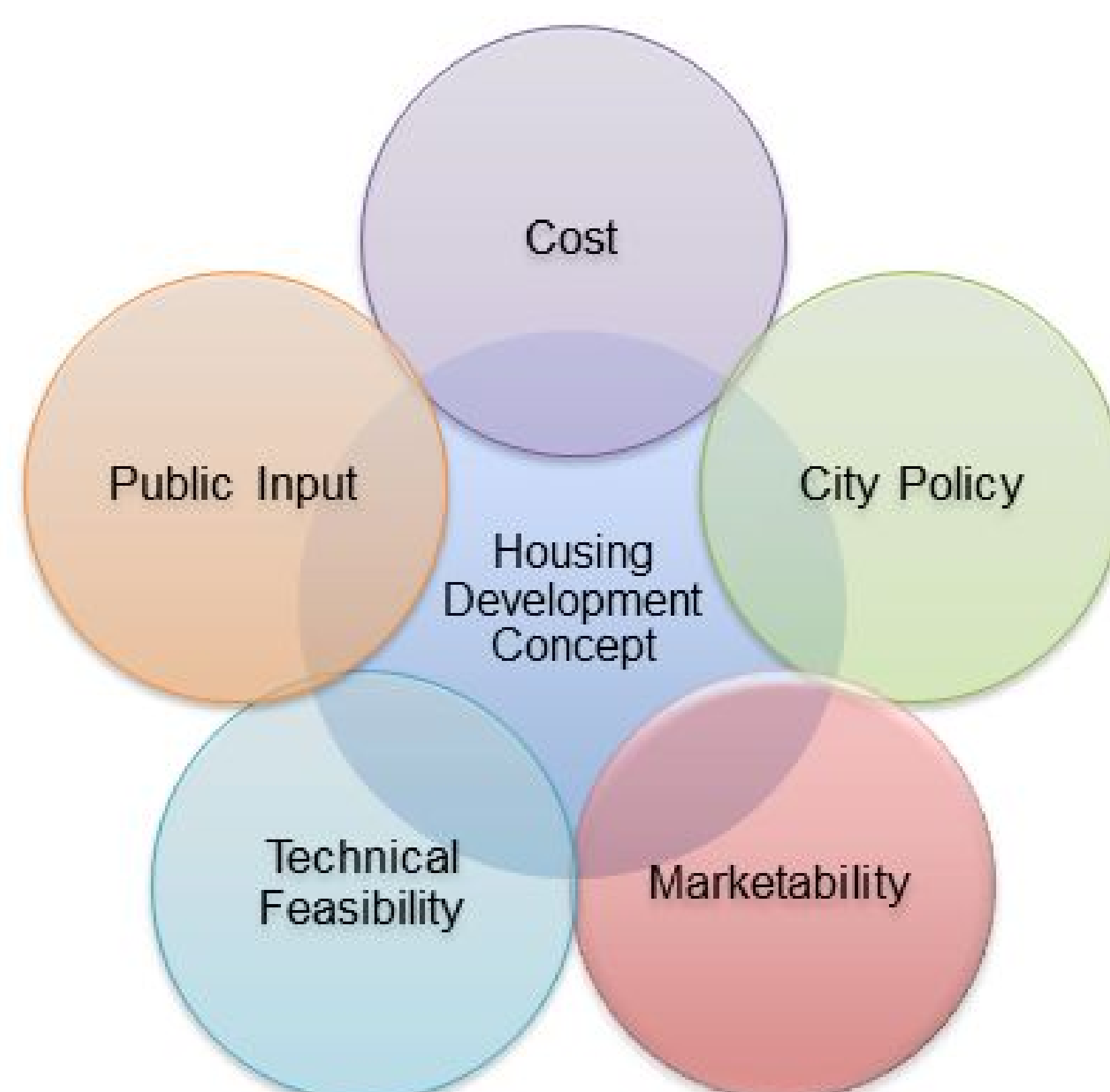
Phase 2 - Idea Generation (Broad Concepts) - First Quarter

Phase 3 - Concept Options - Spring 2016

Phase 4 - Recommended Concept - Fall 2016

Council Hearing - Preferred Housing Development Concept to Council

Construction - To be determined based on funding availability



Public input will influence the project at each phase.

This input, along with other factors, will be used to inform the **Preferred Housing Development Concept** that will be presented to Council in Fall 2016.



We Want to Hear from You!

The City recognizes that the new housing development needs to integrate well into Ogilvie Ridge. During this project *we will ask for your input* into:

1. What ***type of household*** is currently underserved in Ogilvie Ridge?
(for example: retirement housing, families with kids, etc.)
2. What ***type of affordable housing*** best fits in Ogilvie Ridge?
(for example: supported, supportive, independent-living)
3. What ***type of housing form*** best fits in Ogilvie Ridge?
(for example: row housing, stacked town housing, low-rise apartment)
4. What, if any, ***additional feature*** could fit into the development that would meet the needs of the broader Ogilvie Ridge community?
(for example: a meeting room)



Your Input is Encouraged

Please leave us your thoughts on our
Comment Form tonight or complete it
online by **November 30, 2015** at
edmonton.ca/buildinghousingchoices

Thank you!