

Welcome

Building Housing Choices in Keheewin

A Community Conversation

October 26, 2015

5:30 - 8:30 p.m.

Drop-in

Presentation 6:15 p.m.

Why We Are Here

Building Housing Choices 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

Tonight's Community Conversation Goals:

- To inform you about Edmonton's housing issues and City Council's initiative: *Building Housing Choices*
- To inform you about the anticipated outcome of the public involvement process
- To learn about your thoughts, issues, concerns and opportunities
- To answer questions and clarify information so you are as informed as possible

Housing: Challenges in Edmonton



Population Growth

- Edmonton is one of Canada's fastest growing cities - 60,000 new residents between 2012 and 2014
- Population is expected to grow by over 50% by 2040



Affordable Housing Shortage

- 20% of households do not have their needs met by private rental or ownership housing
- A shortage of homes within financial reach of many young people, families and seniors
- In 2011, more than 24,000 renters spent more than 50% of their household income on housing



Housing Needs Change Over Time

- Neighbourhoods age over time - residents' housing needs change as they age
- Children grow and leave home - affects school enrolment and neighbourhood population

Ensuring a range of housing choices within all neighbourhoods helps create resilient and diverse neighbourhoods.

Housing: 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

Housing: 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
- 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



Housing: 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.

Affordable Housing: 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 restaurant servers, retail clerks, hairstylists and barbers
 - Purchase a single-detached house - including 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

Affordable Housing: The Value

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.

Affordable Housing: What is it?

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

Affordable Housing: Edmonton Examples



Top Left: Voyageur Manor
(Metis Capital Region
Housing Corporation)

Top Right: Arts Habitat
Housing Co-operative

Bottom Left: Interra (Capital
Region Housing Corporation)

Bottom Right: Sundance
Housing Co-operative

Building Housing Choices: Overview

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

- Surplus school sites are 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 developed
- *Building Housing Choices* supports City policies: *The Way We Live* and *The Way We Grow*
- One undeveloped building site is located in Keheewin at 1910-105 Street

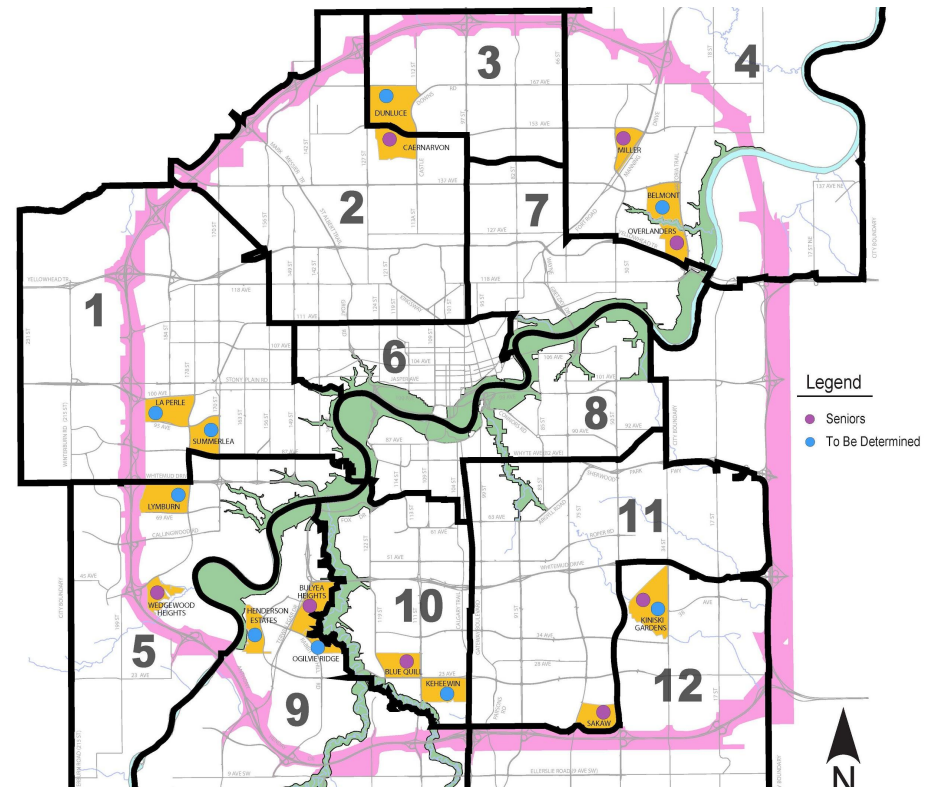
Building Housing Choices: 17 Undeveloped Building Sites

Seniors' Housing

Blue Quill
Bulyea Heights
Caernarvon
Kiniski Gardens (South)
La Perle (West)
Miller
Overlanders
Sakaw
Wedgewood Heights

Development Type Undetermined

Belmont
Dunluce
Henderson Estates
Keheewin
Kiniski Gardens
Lymburn
Ogilvie Ridge
Summerlea



Building Housing Choices: What You Should Know

- 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



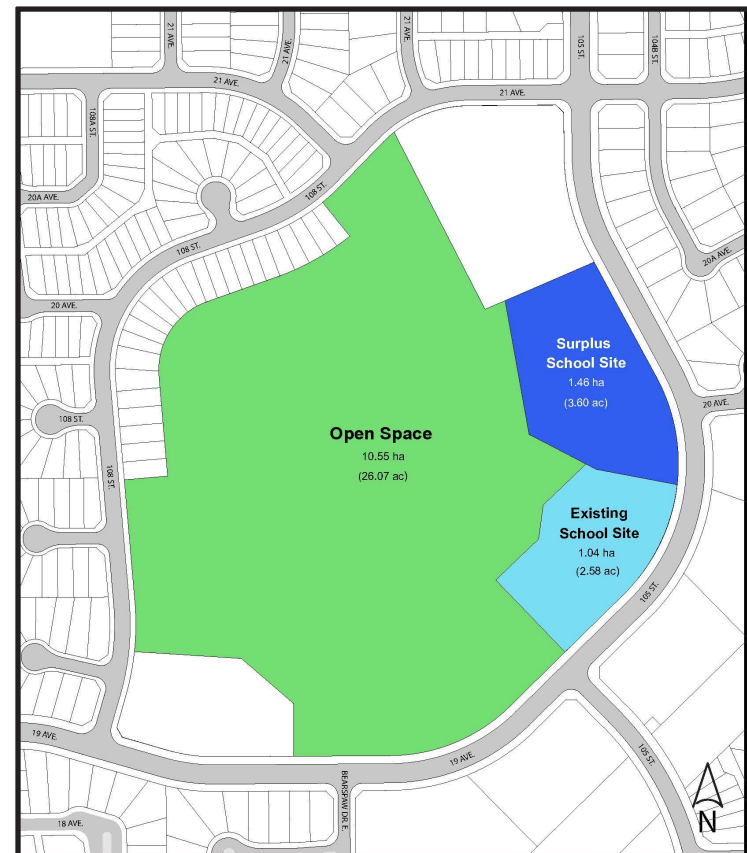
Building Housing Choices: Keheewin

Building Site

- **Location** - 1910-105 Street
- **Size** - 1.46 ha

New Residential Development

- **New homes** - 58 to 182 (market and affordable)
- **Housing Form** - To be determined with community involvement
- **Type of Housing** - To be determined with community involvement
- **Percent 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

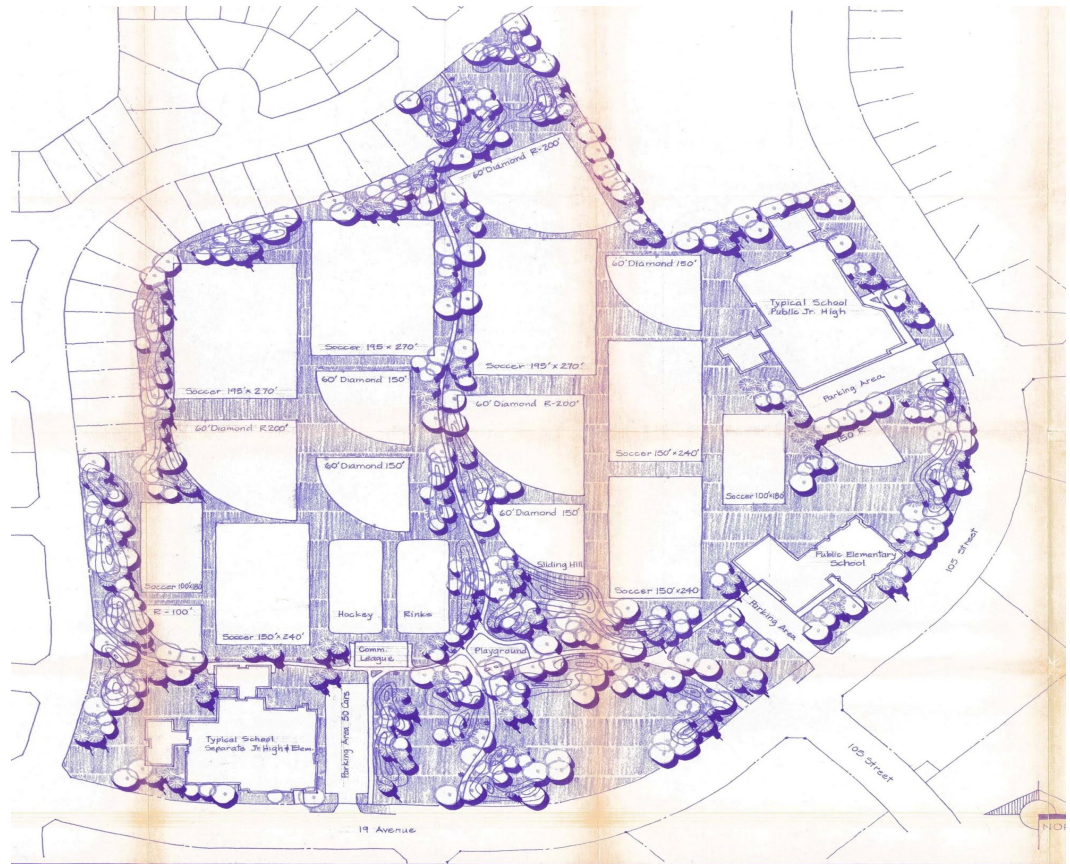


Keheewin: Neighbourhood Boundary 2015



Keheewin: Site Plan 1980

- Original site design:
 - 3 schools
 - Sports fields
 - Community hall
 - Park space
- Only one school was constructed
- All planned open space and park areas have and will be retained



Keheewin: Undeveloped Building Site

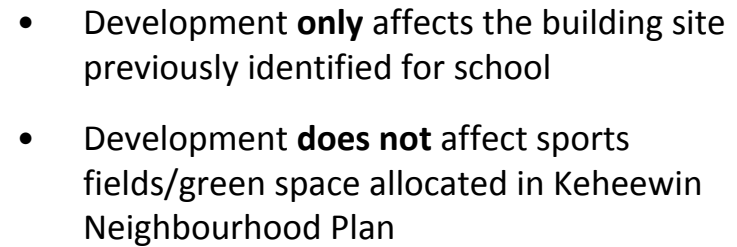
- Development to include mix of market and affordable housing—indistinguishable from each other
- Housing may range from townhouses to low-rise apartments, or others as suggested by the community
- Housing **will not** be single family detached or high rise
- Housing **will not** include shelters or transitional accommodation

HOUSING SPECTRUM

	Short-Term Accommodation		Affordable Housing			Market Housing	
<i>category</i>	Shelter Spaces	Transitional Accommodation	Supportive Housing	Supported Housing	Independent-Living Affordable Housing	Market Affordable Housing	Pure Market Housing
<i>examples</i>	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

Housing types to be considered for Keheewin

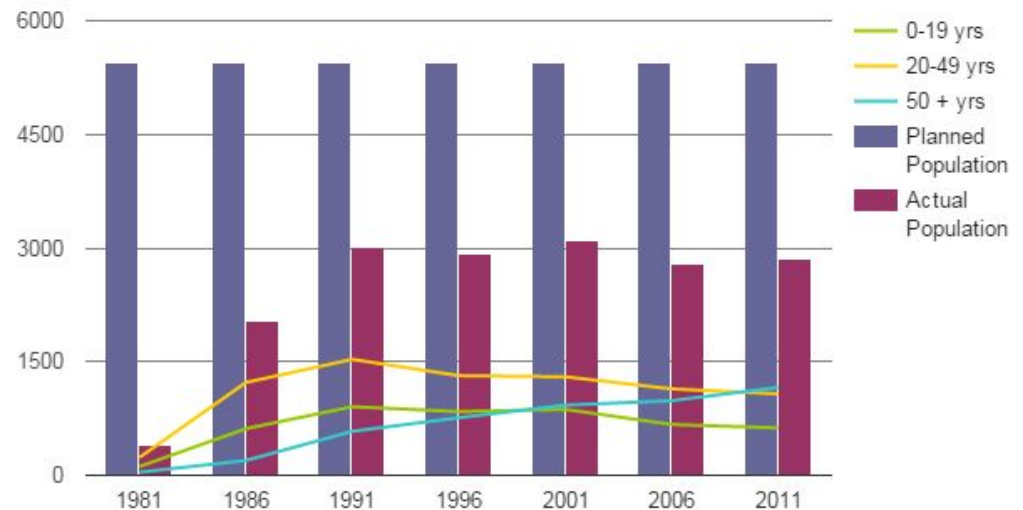
TRANSFORMING | **EDMONTON**
BRINGING OUR CITY VISION TO LIFE



-  APPROVED UNDEVELOPED BUILDING SITE
 PERMANENT SPORTS FIELD
 TEMPORARY SPORTS FIELD

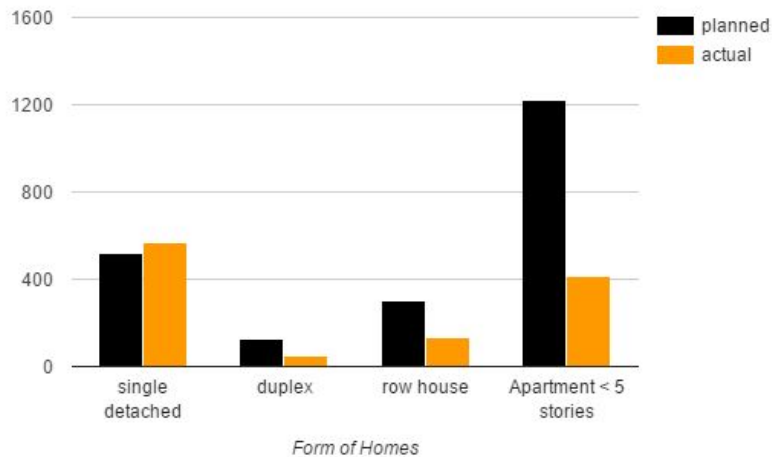
Keheewin: Changing Population

- Planned population - 5800
- Population peaked in 2001 at 60% of plan
- Over time, number of seniors has increased and is now largest portion of population

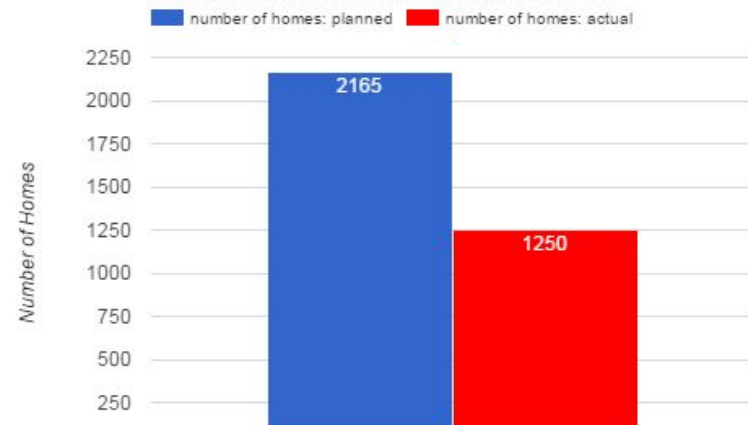


Keheewin: Planned vs Actual

Form of Home; Planned vs Actual



Number of Homes: Planned vs Actual



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 Keheewin 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

A housing development **Preferred Concept** (the outcome of the public involvement process) will be presented to City Council for approval before the end of 2016.

Public input is encouraged and will influence the project at each phase.

Phase 1 - Introduction and Information Sharing and Gathering ← **WE ARE HERE**

Phase 2 - Idea Generation (Broad Concepts)

Phase 3 - Concept Options

Phase 4 - Recommended Concept

Council Hearing - Preferred Housing Development Concept presented to Council

Construction - To be determined based on funding availability

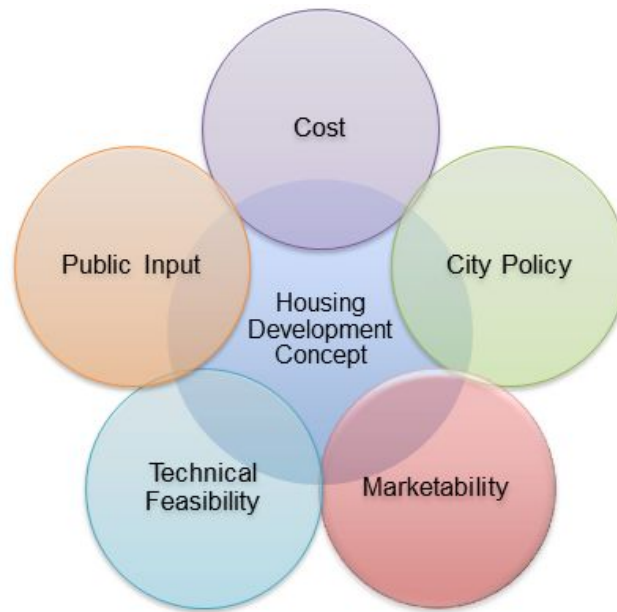


Public Involvement: We Want To Hear From You

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

- What type of **household** is currently underserved in Keheewin? (for example, seniors, families, young professionals, etc.).
- What type of **affordable housing** best fits in Keheewin? (for example, supported, supportive, independent-living).
- What type of **housing form** best fits in Keheewin? (for example, row housing, stacked town housing, low-rise apartment, other).
- What, if any, **additional feature** could fit into the development that would meet the needs of the broader Keheewin community? (for example, meeting room).

Public Involvement: How Your Input is Used



Your input, along with other factors, will be used to inform the **Preferred Housing Development Concept**.

Public Involvement: Process Evaluation Criteria

The City will be evaluating the public involvement process by the following criteria:

- Identified stakeholders became aware of the project and process.
- Identified stakeholders were engaged in the process.
- Project and process information was delivered in a timely manner and readily available to identified stakeholders.
- The appropriate type and variety of engagement activities were provided.
- Public notice of engagement activities was adequate.
- Stakeholder input was considered in the decision-making process and appropriately influenced the recommendation to Council.
- Stakeholders understand how their input was used/not used.
- Stakeholder concerns and issues were addressed by the Project Team.
- The recommendation to Council meets the mandate of the City and reflects the collective voice of the community residents.
- Stakeholders support the recommendation to Council.
- Stakeholders feel they were heard.

Your Input is Encouraged

Please leave us your thoughts on our
Comment Form tonight or complete it online
by November 9, 2015 at
buildinghousingchoices@edmonton.ca

Thank you!