



Agenda

Building Housing Choices in Ogilvie Ridge

- 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 Ogilvie Ridge
- To report what we heard from you on November 16, 2015
- To share and discuss scenarios and possibilities for the future housing development in Ogilvie Ridge
- 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.

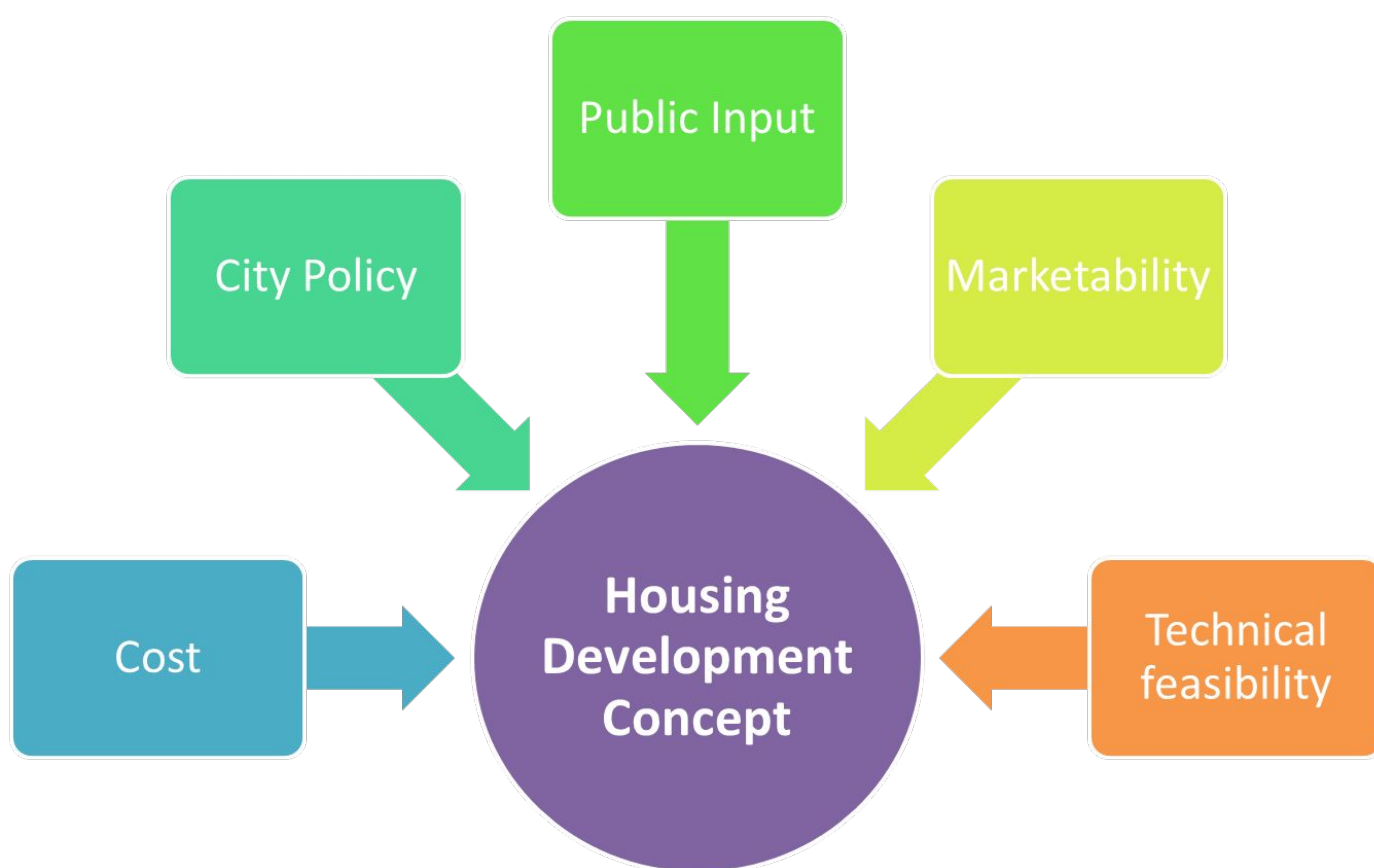
Ogilvie Ridge Project Purpose

To develop a preferred concept for a housing development on the undeveloped building site in Ogilvie Ridge 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 32 to 100 homes
- Considers community input

Involving You

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





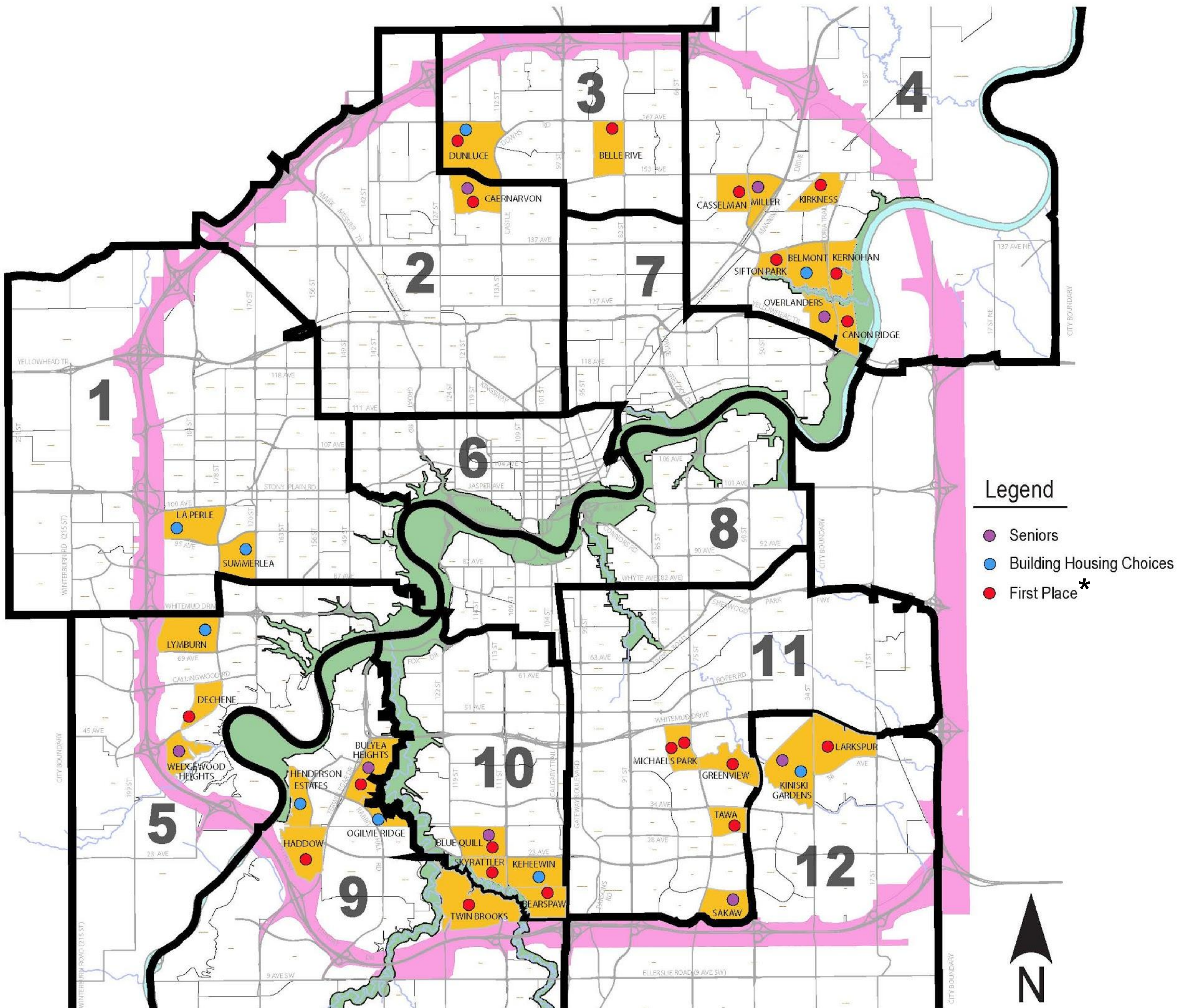
Surplus School Sites Policy (C583)

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



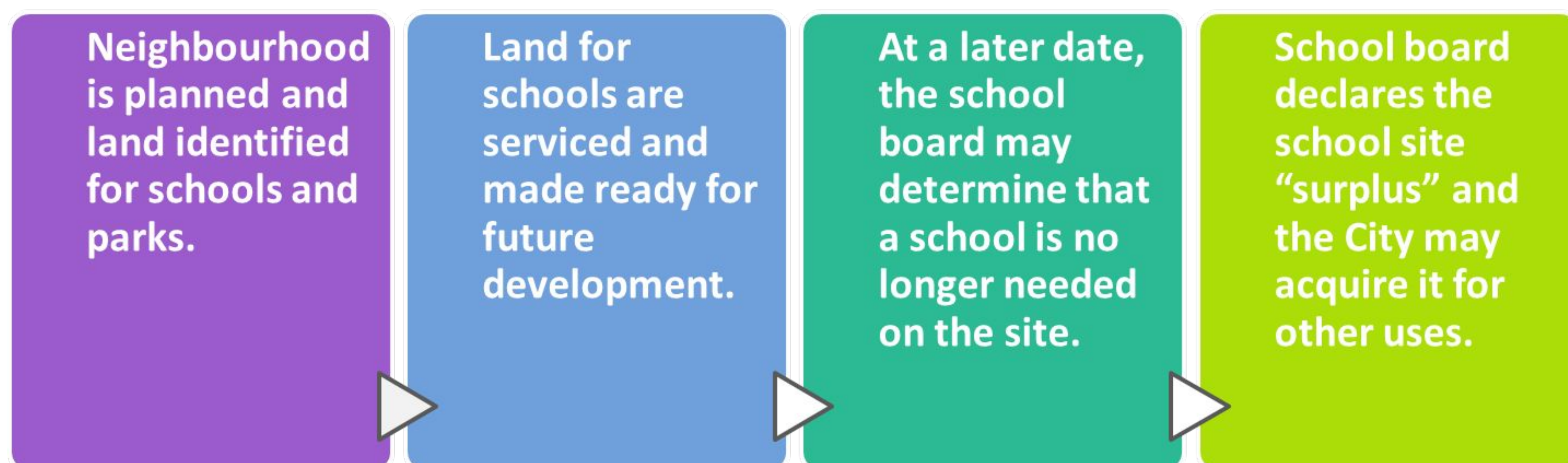
Surplus School Sites

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:

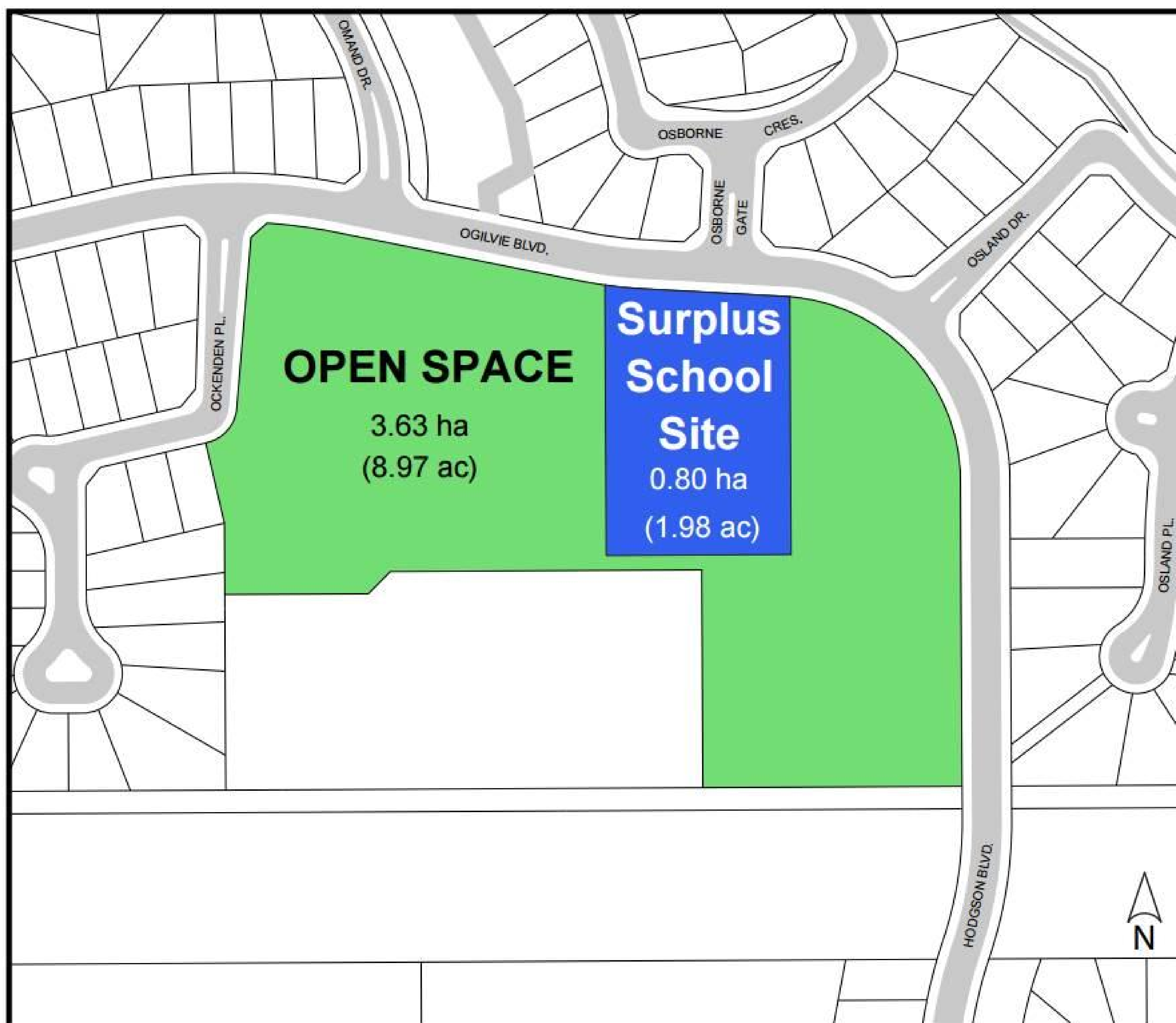
- Helps keep the city compact and avoids costly new infrastructure
- Brings new families and individuals into existing communities to increase their resilience
- Provides increased housing choice for a broad range of household types

How do school sites become “surplus”?



In 2009, 20 sites were declared surplus. Of those 20, 3 were retained for municipal purposes. 8 sites were approved for senior’s housing in 2012. 9 sites are being repurposed for Building Housing Choices developments.

Building Housing Choices: Ogilvie Ridge

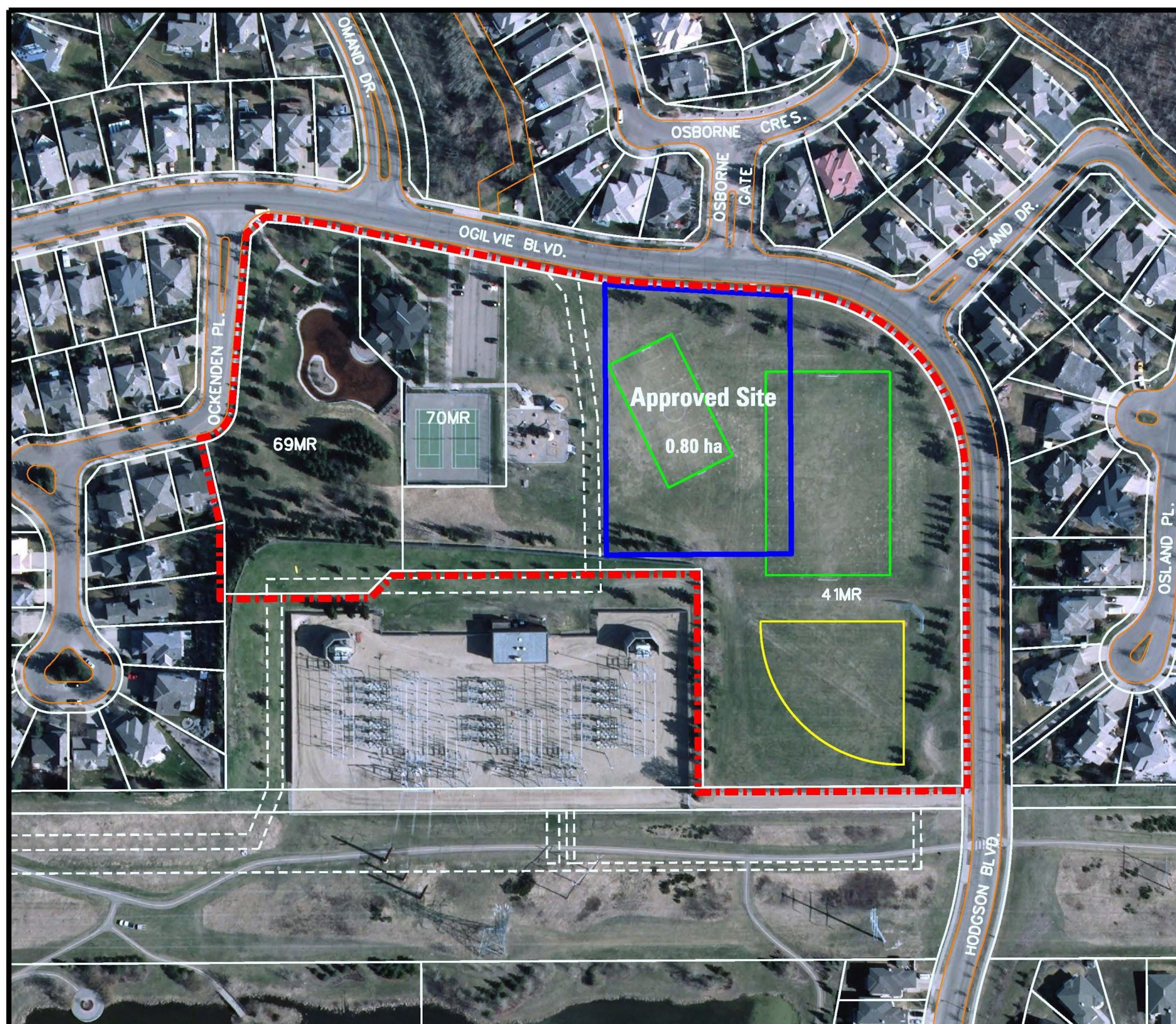


Address: 915 Ogilvie Boulevard

Building Site Area: 0.8 hectares

Building Footprint: To be determined within total building site

Building Housing Choices: Ogilvie Ridge



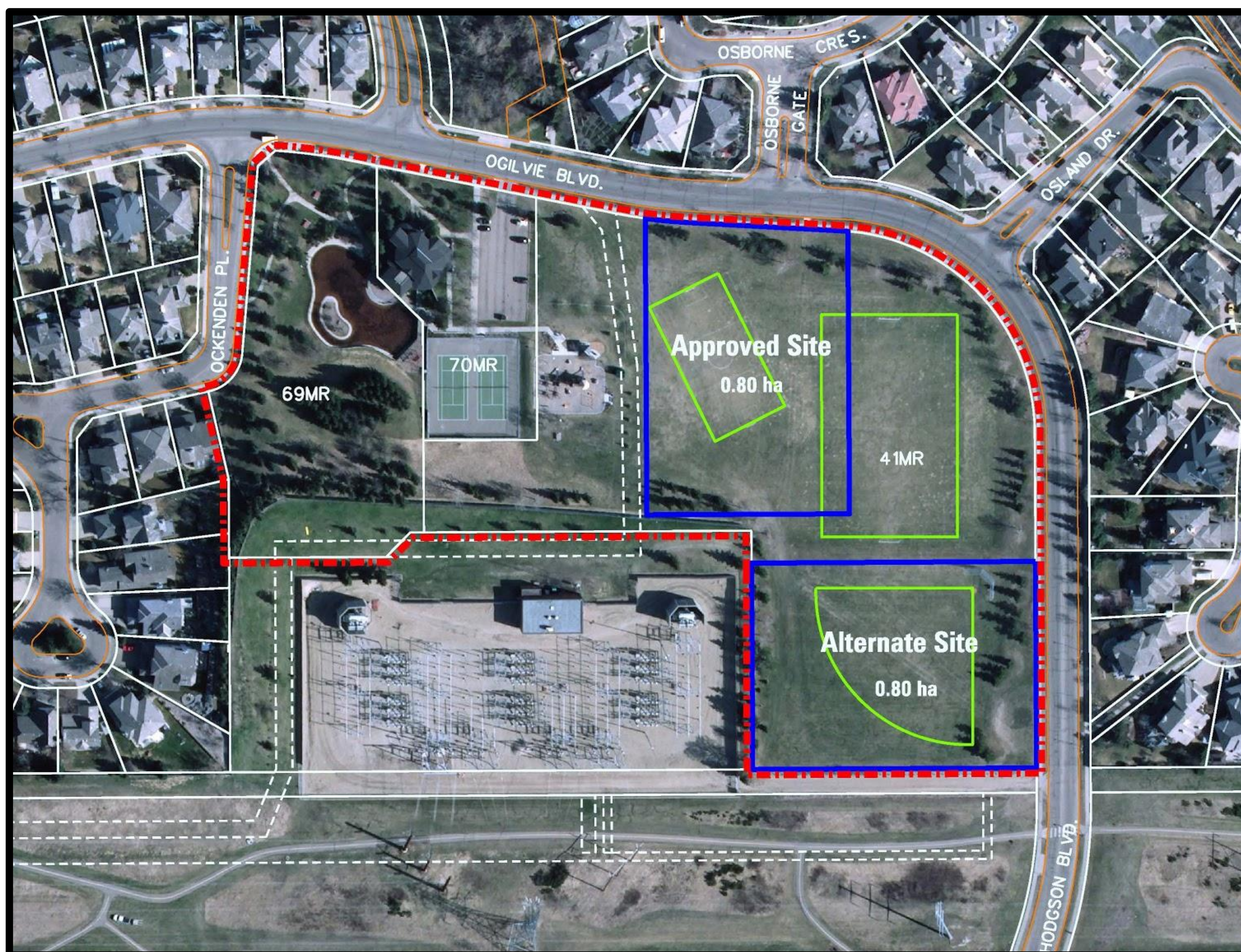
-  APPROVED UNDEVELOPED BUILDING SITE
-  PERMANENT SPORTS FIELD
-  TEMPORARY SPORTS FIELD

Address: 915 Ogilvie Boulevard

Approved Building Site Area: 0.8 hectares

Building Footprint: To be determined within total building site

Building Housing Choices: Ogilvie Ridge



Address: 915 Ogilvie Boulevard

Approved Building Site Area: 0.8 hectares

Alternate Building Site Area: 0.8 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.

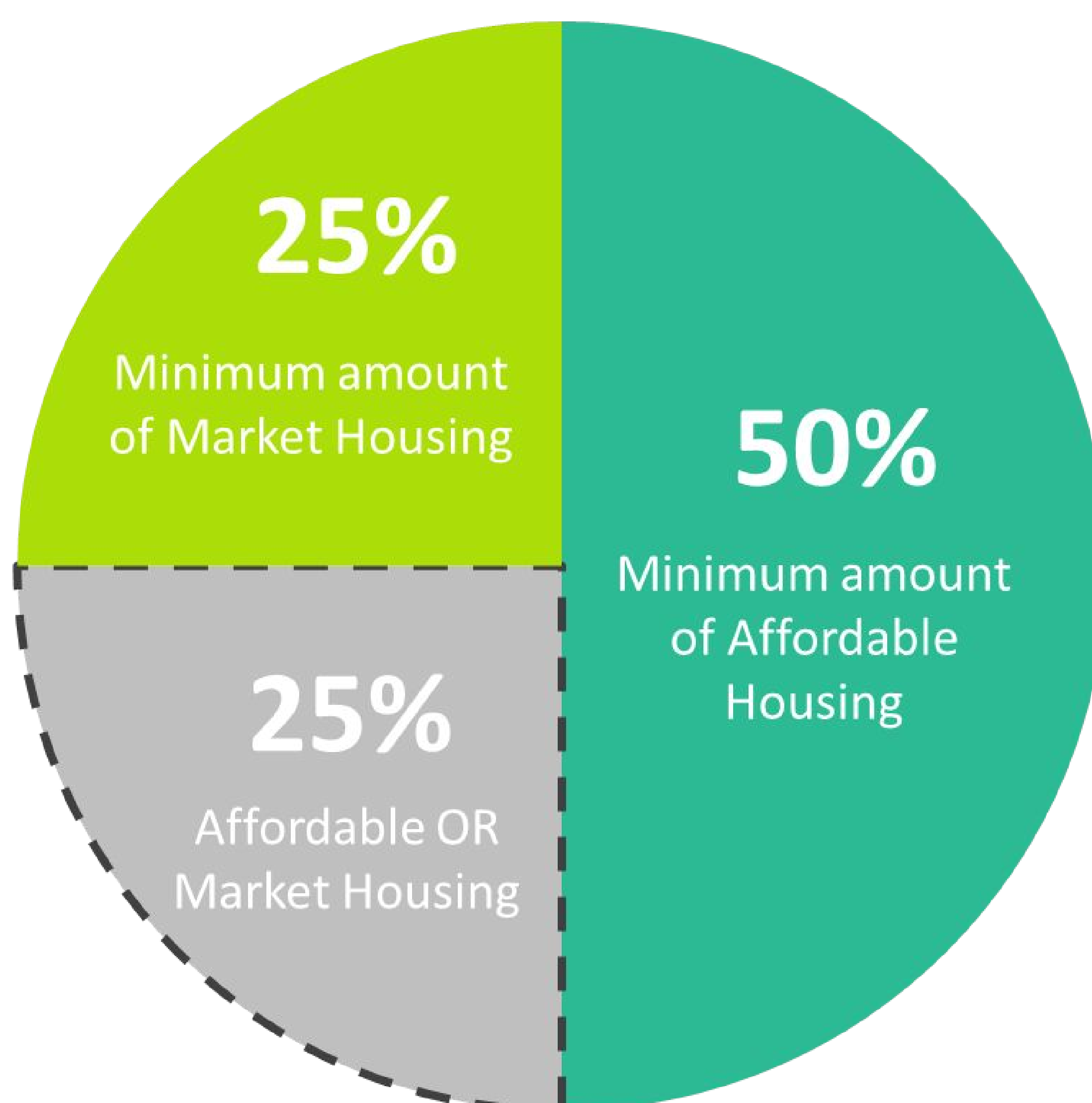


Building Housing Choices Market & Affordable

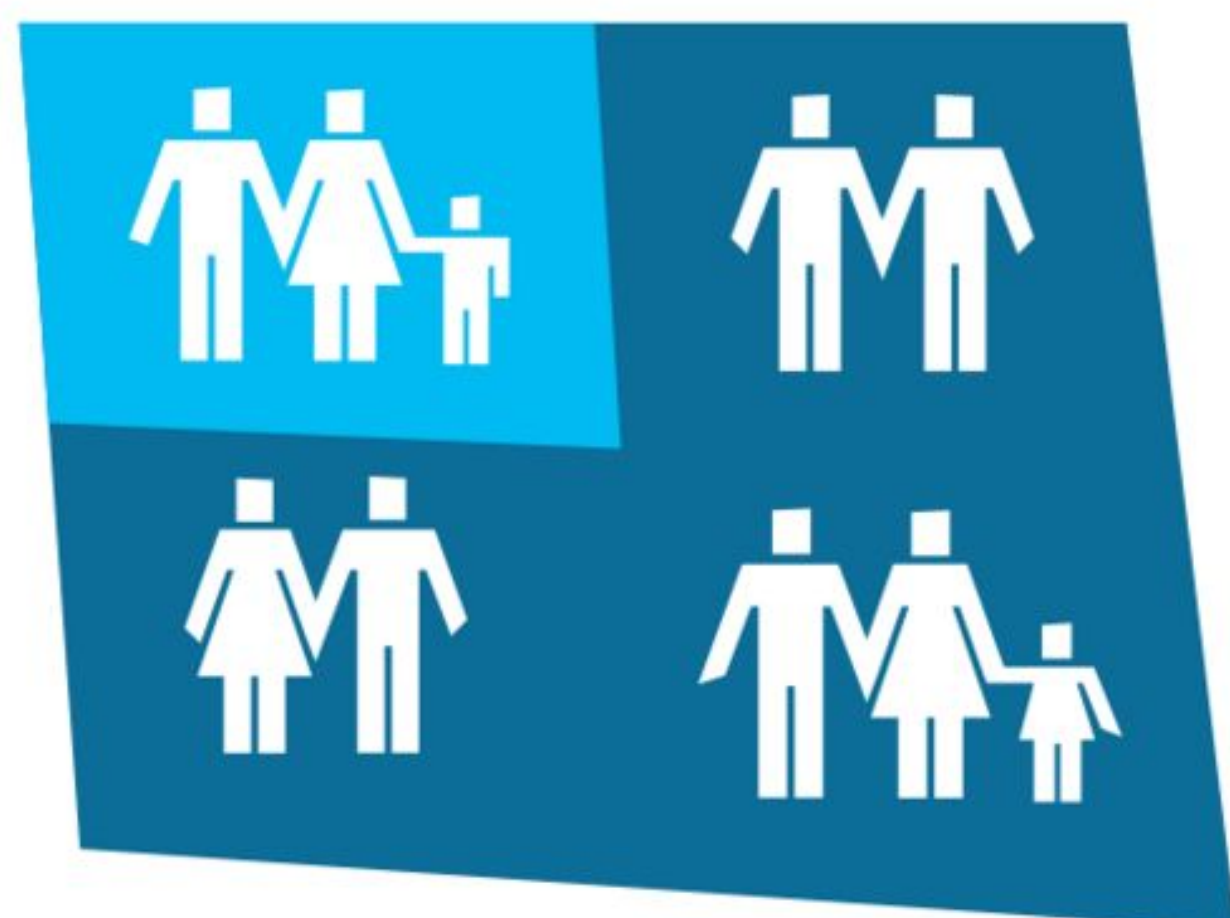
The new residential development in your neighbourhood will contain both market and affordable housing. This model is sometimes called a “mixed-marked” or “mixed-income” project.

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 Ogilvie Ridge 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

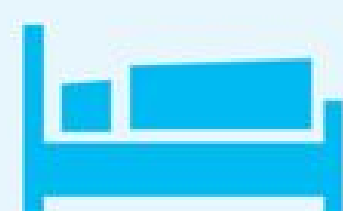
How much does it cost to rent?

Average Market Rent (October 2015):

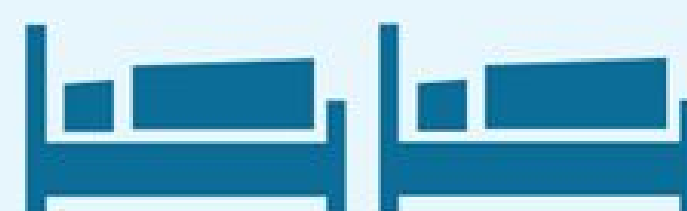
\$1,030 for a one-bedroom apartment

\$1,255 for a two-bedroom apartment

Annual income required to afford a rental apartment:



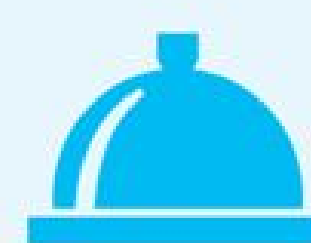
one-bedroom
\$41,200



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

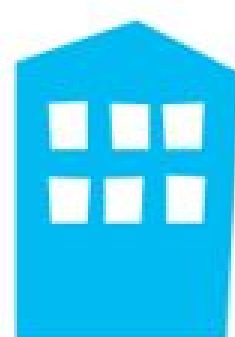
Home Ownership

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 orders 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 developers to reduce administrative costs.

Affordable Ownership Housing

- All orders 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)

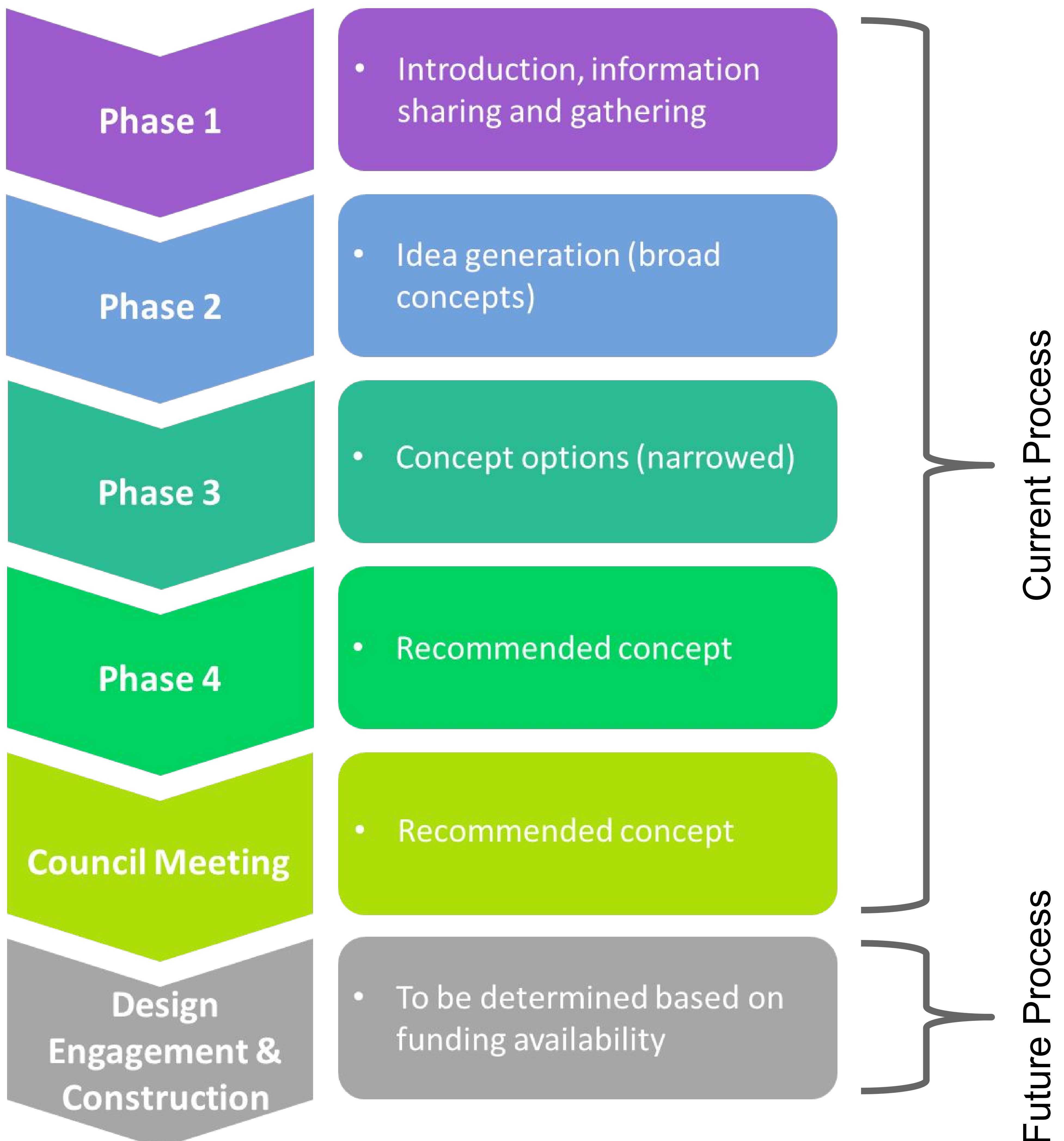
Top Middle: Interra (Capital Region Housing Corporation)

Top Right: Sundance Housing Co-operative

Middle: Voyageur Manor (Metis Capital Region Housing Corporation)

Bottom Left: Arts Habitat Housing Co-operative

Public Engagement Process



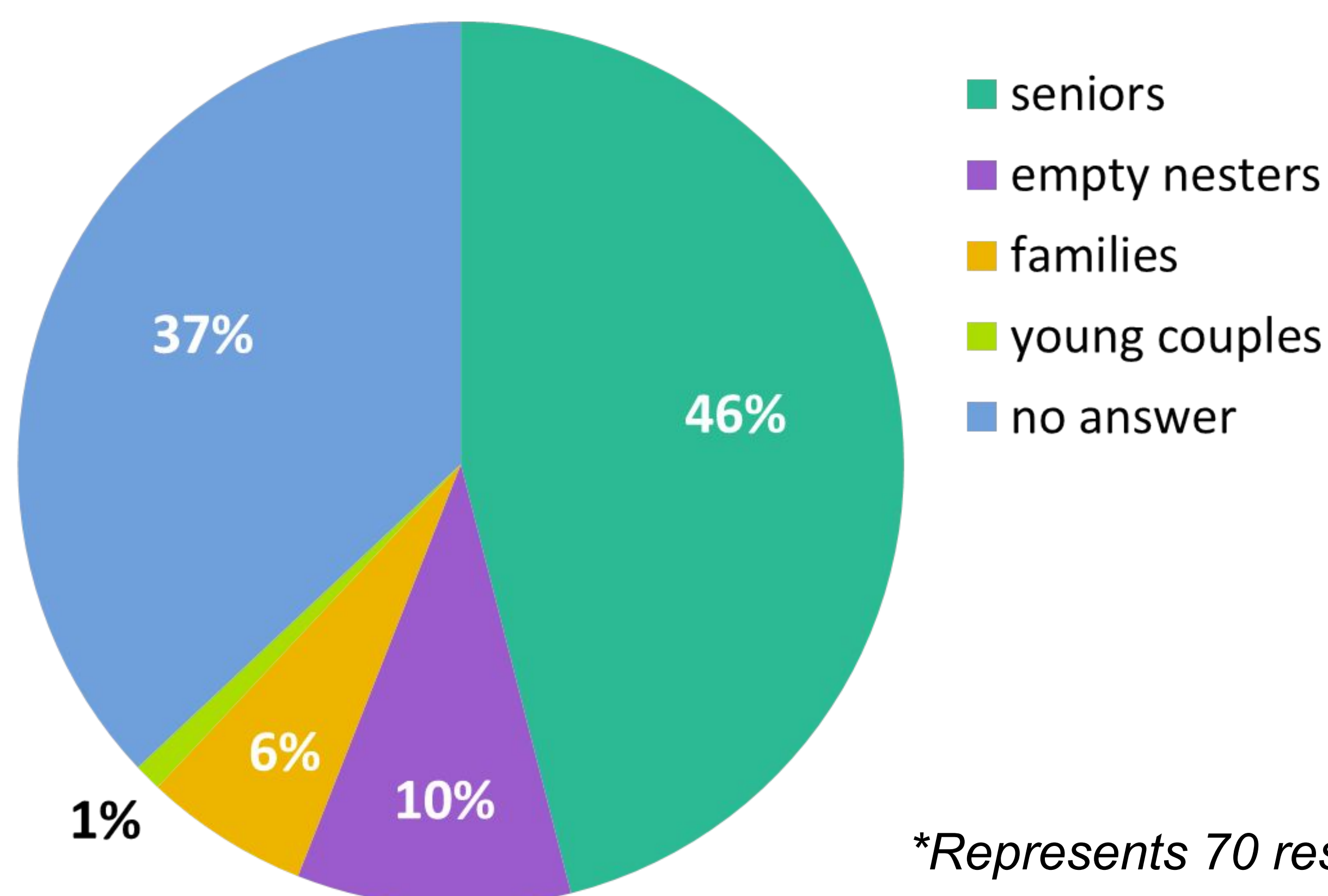
What We Heard

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

What I like most about Ogilvie Ridge is...

- A quiet community that is well-maintained
- Proximity to walking paths and trails, and the ravine
- The amount of green space and open space
- The feeling of safety and low crime rate

Housing type reported by Ogilvie Ridge residents as underserved in the community





What We Heard

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

- Adhere to existing architectural guidelines of the neighbourhood
- Ensure appropriate property maintenance and management
- Address concerns about adequate space for sports fields

How Ogilvie Ridge residents feel the development will affect the community:

- Increase traffic congestion and on-street parking
- Decrease property values
- Decrease the amount of green and field space
- Not adhere to existing architecture/design standards
- Encourage diversity in the neighbourhood and provide affordable housing for young people and/ or seniors

Project Update

What We Heard	What We Are Doing
Concern about increased traffic congestion and impact on on-street parking	Traffic impact assessment completed with external consultants
Concern about suitability of the site	Drainage and preliminary geotechnical studies completed
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, rather ongoing maintenance and management have an effect on property values
Concern that future development will not be a part of the Ogilvie Ridge Homeowners Association	Residents of the future development will belong to the Homeowners Association and pay the applicable fees
Questions about how affordable housing can be sustained in Ogilvie Ridge	Provision of further information on how affordable housing is financed
Concern over loss of green space and inadequate space for sports fields	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 Police Service to implement crime free multi-housing guidelines.



Technical Studies Summary

Traffic Impact Assessment (TIA)

- An independent consultant (Bunt & Associates) was retained to undertake a traffic assessment for potential residential development on the surplus school site
- Daily traffic volumes along Ogilvie Boulevard/Hodgson Boulevard range between 925 and 2,630 vehicles per day, and are below the acceptable threshold for a neighbourhood collector road (approx. 5,000-10,000 vehicles per day)
- With development of the site to the maximum allowable 100 units, daily volumes on the collector road are projected to increase by up to 582 vehicles per day (fewer units would generate less traffic)
- Projected site traffic is anticipated to be significantly less than an average-sized elementary school during the morning peak hours (7-9AM), and similar to a school during the afternoon peak hours (4-6PM)
- The traffic assessment found that traffic signals are not warranted nor recommended on Rabbit Hill Road at both Ogilvie Boulevard and Hodgson Boulevard



Technical Studies Summary

Preliminary Geotechnical Report

- Independent Consultants were retained to perform a preliminary geotechnical investigation
- Findings of the investigation are as follows:
 - the soils conditions identified on the Ogilvie sites are consistent with those found in other areas of the neighbourhood and are considered typical for this area of Edmonton.
 - the soils are generally suitable for either development type - townhouse or apartment type buildings

Environmental Site Assessment (ESA)

- Independent consultants were retained to complete a Phase I ESA
- Report concludes the site is suitable for development

Drainage Servicing Assessment

- Independent Consultant was retained to evaluate existing sanitary and storm systems near the site, and assess the impacts of highest density development option on the City's sewer mains
- Both sanitary and storm pipes have capacity to handle either of the five choices



Tell Us What You Think: Housing Choices

The City has prepared five different possible housing choices for future residential development to share with you.

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

How to provide your input:

- Fill in the paper survey provided tonight (or mail/fax it later) or,
- Fill in the online survey available at edmonton.ca/ogilvieridgechoices (deadline for comments is June 22, 2016)
- Provide comments on the large wall poster using stickie notes

Choice 1: Apartment Housing

**Housing Form:**

- Apartment housing has a maximum height of about 4 to 4.5 storeys (47.5 ft)

Number of Homes:

- There could be up to 100 homes based on policy and zoning; up to 50 of these homes 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 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 (underground/surface):

- Future development will follow the minimum parking requirements set out in Edmonton's Zoning Bylaw: 1 parking space per 1 bedroom dwelling, 1.5 parking spaces per 2 bedroom dwelling, 1.7 parking spaces per 3 or more bedroom dwelling and 1 visitor parking space per 7 dwellings (e.g. approx 15 visitor spaces for 100 homes)
- Ancillary uses will have their own parking requirements in addition to residential parking requirements

Choice 2: Stacked Townhouses



Housing Form:

- Stacked Townhouses have a maximum height of about 4 to 4.5 storeys (47.5 ft)
- Stacked Townhouses may be arranged two deep, either vertically (one on top of the other) or horizontally (attached at the back and the side)
- Each Townhouse will have a separate entrance

Number of Homes:

- There could be up to 84 homes based on policy and zoning; up to 42 of these homes could be market housing

Type of Affordable Housing:

- Stacked Townhouses can accommodate the following types of affordable housing (see reference sheet for definitions): affordable independent-living, 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 (underground/surface):

- Future development will follow the minimum parking requirements set out in Edmonton's Zoning Bylaw: 1 parking space per 1 bedroom dwelling, 1.5 parking spaces per 2 bedroom dwelling, 1.7 parking spaces per 3 or more bedroom dwelling and 1 visitor parking space per 7 dwellings (e.g. approx 12 visitor spaces for 84 homes)
- Ancillary uses will have their own parking requirements in addition to residential parking requirements.

Choice 3: Townhouses



Housing Form:

- Townhouses have a maximum height of about 2.5 storeys (32.8 ft - Same allowable maximum height as homes adjacent to the undeveloped school building site)
- Townhouses is where three or more dwellings are arranged side by side sharing common walls, each Townhouse will have a separate at-grade entrance

Number of Homes:

- There could be up to 44 homes based on policy and zoning; up to 22 of these homes could be market housing

Type of Affordable Housing:

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

Possible Additional Feature (ancillary use):

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

Parking (Underground/Surface):

- Future development will follow the minimum parking requirements set out in Edmonton's Zoning Bylaw: 1 parking space per 1 bedroom dwelling, 1.5 parking spaces per 2 bedroom dwelling, 1.7 parking spaces per 3 or more bedroom dwelling and 1 visitor parking space per 7 dwellings (e.g. approx 7 visitor spaces for 44 homes)
- Ancillary uses will have their own parking requirements in addition to residential parking requirements

Choice 4:

Combination Apartment & Townhouses



Housing Form:

- A combination of Apartments and Townhouses have a maximum height of 4 to 4.5 storeys (47.5 ft)

Number of Homes:

- There could be up to 73 homes based on policy and zoning; up to 36 of these homes could be market housing

Type of Affordable Housing:

- A combination of Apartments and Townhouses can accommodate the following types of affordable housing (see reference sheet for definitions): affordable independent-living, 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 (underground/surface):

- Future development will follow the minimum parking requirements set out in Edmonton's Zoning Bylaw: 1 parking space per 1 bedroom dwelling, 1.5 parking spaces per 2 bedroom dwelling, 1.7 parking spaces per 3 or more bedroom dwelling and 1 visitor parking space per 7 dwellings (e.g. approx 11 visitor spaces for 73 homes)
- Ancillary uses will have their own parking requirements in addition to residential parking requirements.

Choice 5: Big House



Housing Form:

- Multi-Unit House or the 'Big House concept' is a multifamily residence that is being used in other jurisdiction but has not yet been developed in Edmonton. It appears as one large home, but in fact accommodates many families.
- A Multi-Unit House or Big House has a maximum height of 2 to 2.5 storeys (34.0 ft)

Number of Homes:

- There could be up to 50 homes based on policy and zoning; up to 25 of these homes could be market housing

Type of Affordable Housing:

- A Multi-Unit House can accommodate the following types of affordable housing (see reference sheet for definitions): affordable independent-living, supported rental housing

Possible Additional Feature (ancillary use):

- Unknown as it is a new concept

Parking (Underground/Surface):

- Future development will follow the minimum parking requirements set out in Edmonton's Zoning Bylaw: 1 parking space per 1 bedroom dwelling, 1.5 parking spaces per 2 bedroom dwelling, 1.7 parking spaces per 3 or more bedroom dwelling and 1 visitor parking space per 7 dwellings (e.g. approx 8 visitor spaces for 50 homes)
- Ancillary uses will have their own parking requirements in addition to residential parking requirements.



Types of Seniors' Housing

As we age, housing requirements fall along a continuum from independent living to complex care. The following is a description of the three basic categories of seniors' housing along this continuum:

A. Independent Living:

Where seniors:

- are self-reliant – able to live with complete independence
- can live in fully self-contained housing units (e.g., own kitchen and bathroom)
- do not require medical or social supports
- Aging in place is ideal, requiring design for accessibility such as wheelchair accessible washroom, no stairs, etc.

B. Semi-independent living:

Where seniors:

- are mostly self-reliant (able to live with some independence)
- Can live in fully self-contained housing units (e.g., own kitchen and bathroom)
- may require drop-in medical, social or other supports such as housekeeping and some meals.

Would require design for accessibility such as wheelchair accessible washroom, no stairs, etc.

For people who require a greater level of care than can be provided in their own home but still want to maintain their independence as much as possible.

This is also variously referred to as 'assisted living' or 'supportive living'.



Types of Seniors' Housing

C. Supported living:

Where seniors:

- are no longer able to live independently
- require 24/7 on-site supports such as medical, social, housekeeping and all meals.

The design is typically single rooms with their own washroom but no kitchen, often with 'families' or 'pods' of 10-12 residents sharing common social and dining space.

This type of housing would need to meet continuing care design and licensing requirements (such as wheelchair accessible washroom, no stairs for residents, etc.).

This is also referred to as '*complex care*' and '*continuing care*'.