



**THE WAY AHEAD**

# Building Housing Choices: Ogilvie Ridge

TRANSFORMING | **EDMONTON**

BRINGING OUR CITY VISION TO LIFE



THE CITY OF  
**Edmonton**

# Evening Overview

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

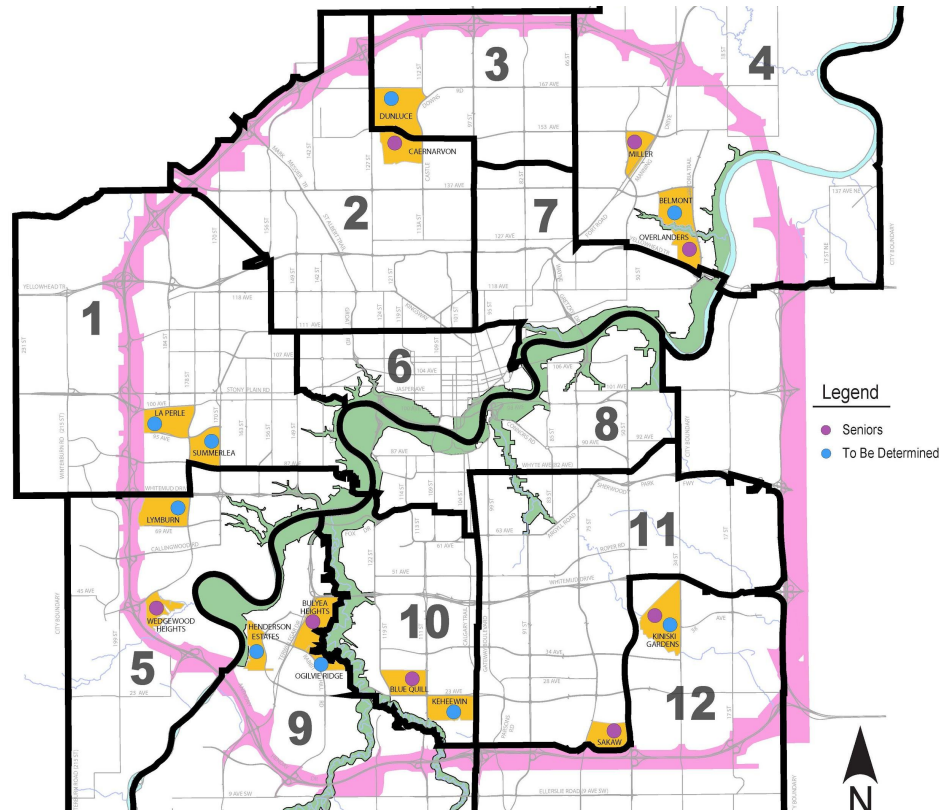
\*Display boards available throughout the evening

# Project Background

In 2009, 20 sites were declared surplus by the school board.

There is a need for affordable housing and to use existing land and infrastructure more efficiently.

17 of the 20 sites will be used for residential development.



● Seniors Housing (8 Sites)

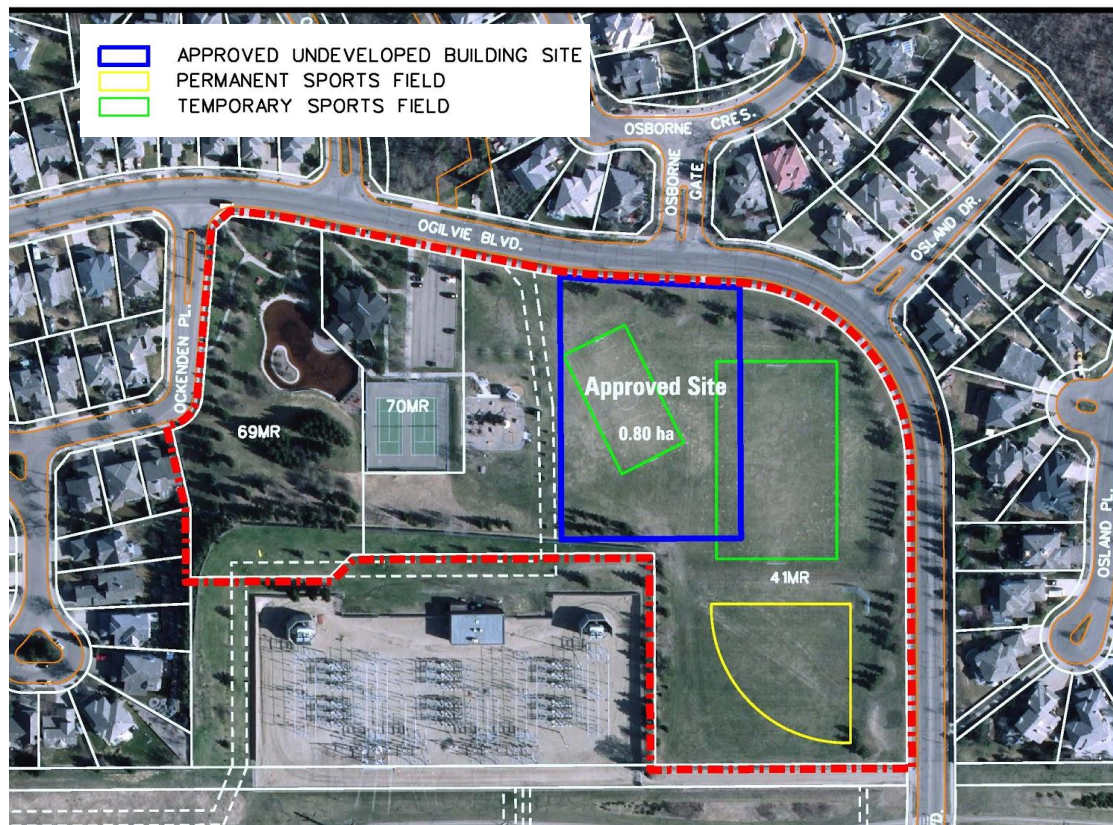
- Building Housing Choices (9 sites)

# Project Background

July 2015 - City Council approved a new policy to guide development on the 17 school sites declared surplus in 2009.

- 50-75% affordable housing and 25-50% market housing
- Affordable housing indistinguishable from market housing.
- Medium density residential development - No high rise.
- No single detached housing.
- Additional uses may be included that benefit the development and the wider community .

# Building Housing Choices: Ogilvie Ridge

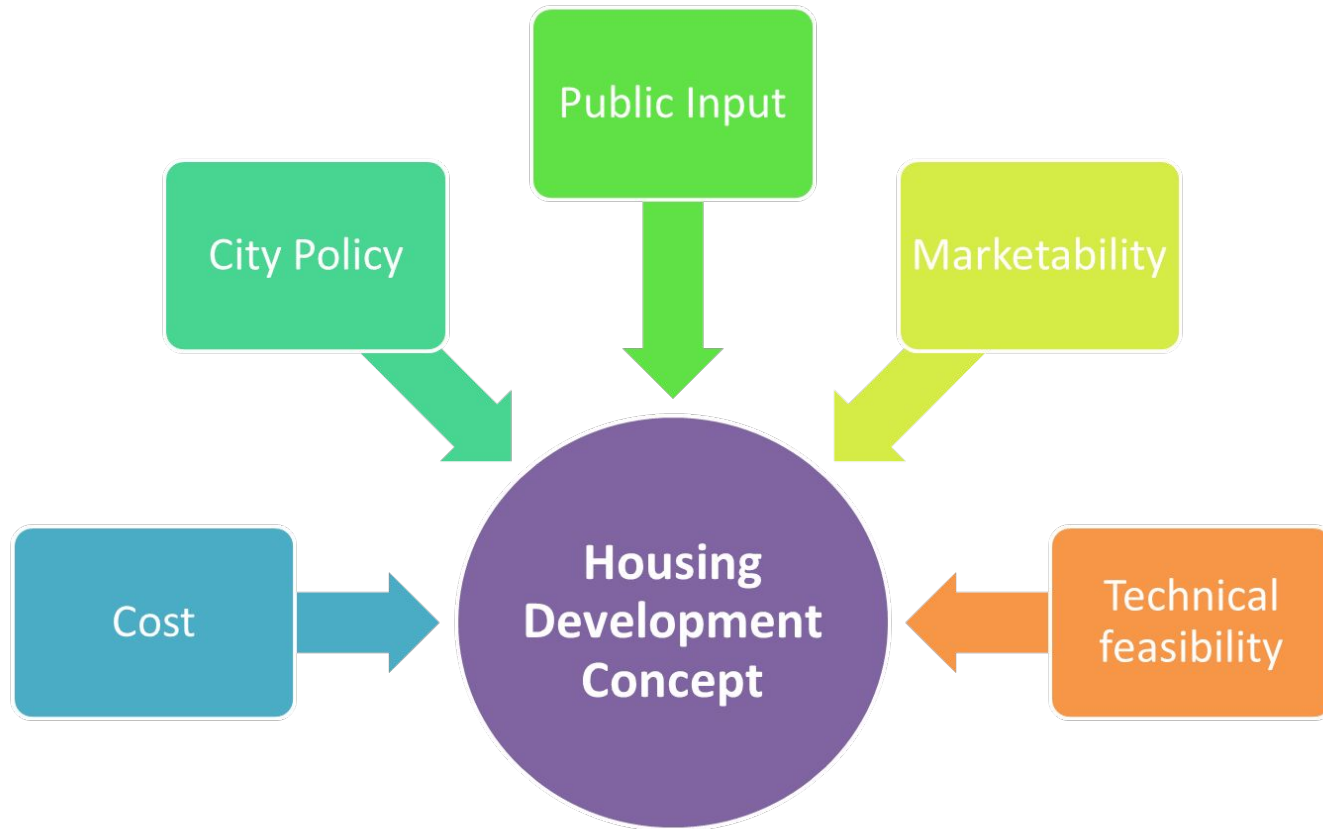


**Building Site:** 915 Ogilvie Blvd, 0.8 ha

\*Development will only occur within the building site (shown in dark blue)

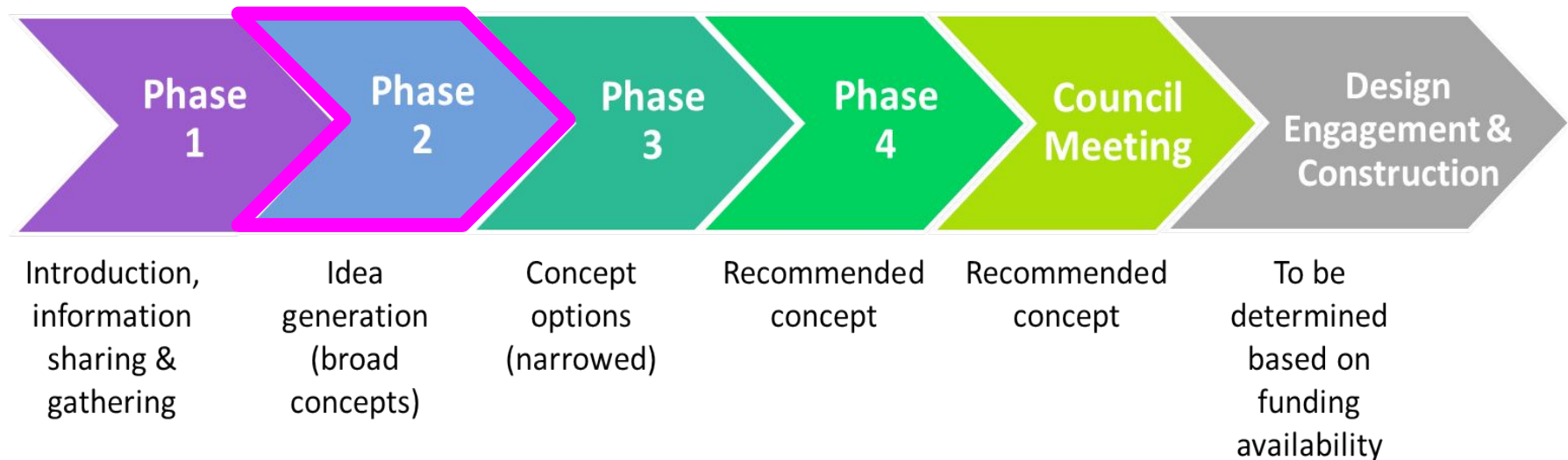


# Involving You



# Project Timeline

**WE ARE  
HERE**



# 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 independent 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

# Project Update

What We Heard	What We Are Doing
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

# Opportunities for public input

We want to develop a preferred concept for residential development with input from the community.

Public input will be gathered through:

- four community meetings
- online input opportunities (surveys)

# Opportunities for public input

Public input on these topics is being sought:

- What type of **housing form** fits in your community?
- What type of **affordable housing** is needed in your community?
- What **additional features** are needed to benefit the residential development and wider community?

This input will be used by Administration to develop a future land use recommendation and a preferred development concept for Council consideration.

# Table Discussions - Scenarios

**Scenario 1:  
Apartment  
Housing**



**Scenario 2:  
Stacked  
Townhouses**



**Scenario 3:  
Townhouses**



**Scenario 4:  
Combination  
of Apartment  
&  
Townhouses**



**Scenario 5:  
Big House**



**Other  
scenario?**



# Question & Answer

Open Q & A -

Prior to table discussions, we would like to answer any high level or clarifying questions about the project.

After this session there will be time to ask staff specific questions about the scenarios one-on-one at the tables or display boards.

# Table Discussions

- We have proposed 5 scenarios for you to consider and give feedback on.
- For each scenario please tell us what you like or do not like and why.
- You can provide comments via your input form tonight or online following this meeting or on the scenario wall posters.