

Building Housing Choices Ogilvie Ridge  
Community Conversation #2 - June 8, 2016

# Scenario Guide and Reference Sheet

## Project Contact

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The Edmonton logo, featuring the word "Edmonton" in white lowercase letters on a blue square background.

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THE WAY AHEAD

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## About this Scenario Guide

The City has prepared five different possible building scenarios for the future residential development on the surplus school site in Ogilvie Ridge.

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

Please respond with your comments on the survey form provided.

Council policy guides provided to city planners in the development of these scenarios include:



Ogilvie Ridge Building Housing Choices Site:  
915 Ogilvie Boulevard

- 50% to 75% affordable housing
- 25% to 50% market housing
- Building on the site originally designated for a school wherever possible
- Ensuring affordable units are indistinguishable from market units
- Ensuring long term affordability
- Medium density residential (may include row housing, multi-family, or low rise apartments) with not less than 40 residential units per hectare of residential development (32-100 homes for Ogilvie Ridge site)
- No single detached housing
- A possible community benefit feature (ancillary use)

## Affordable Housing Reference Sheet

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 include:

<i>type</i>	<b>Independent-Living Affordable Housing</b>		<b>Supported Housing</b>	<b>Supportive Housing</b>
<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' Lodges, Assisted Living Facilities	Seniors' self-contained Apartments

## Scenario 1: Apartment Housing



### **Housing Form:**

- Apartment housing has a maximum height of about 4 to 4.5 storeys (47.5 ft)
- Senior residents are best accommodated in apartment form housing where supported and supportive housing options are planned. Independent seniors housing is well suited to this form as well.

### **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): independent-living, supported housing or supportive 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 number of parking spaces requirement outlined within the City of 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. approximately 15 visitor parking spaces for 100 homes)
- Ancillary uses will have their own parking requirements in addition to residential parking requirements

## **Scenario 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
- This form of housing best accommodates families

### **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): independent-living, supported 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 number of parking spaces requirement outlined within the City of 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. approximately 12 visitor parking spaces for 84 homes)
- Ancillary uses will have their own parking requirements in addition to residential parking requirements



### Scenario 3: Townhouses



#### **Housing Form:**

- Townhouses have a maximum height of about 2.5 storeys (32.8 ft)
- Townhouses is where three or more dwellings are arranged side by, side sharing common walls, each Townhouse will have a separate at-grade entrance
- Townhouses can satisfy independent seniors or families.

#### **Number of Homes:**

- There could be up to 44 units 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): independent-living, supported 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 minimum number of parking spaces requirement outlined within the City of 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. approximately 7 visitor parking spaces for 44 homes)
- Ancillary uses will have their own parking requirements in addition to residential parking requirements

## **Scenario 4: Combination of Apartment and Townhouses**



### **Housing Form:**

- A combination of Apartments and Townhouses has a maximum height of 4 to 4.5 storeys (47.5 ft)
- This form of housing can best accommodate independent seniors and families

### **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): independent-living, supported or supportive 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 minimum number of parking spaces requirement outlined within the City of 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. approximately 11 visitor parking spaces for 173 homes)
- Ancillary uses will have their own parking requirements in addition to residential parking requirements



## **Scenario 5: Big House**



### **Housing Form:**

- Multi-Unit House or the 'Big House concept' is a multifamily residence that is being used in other jurisdictions 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 between 50 homes based on policy and zoning; up to 25 of these homes could be market housing

### **Type of Affordable Housing:**

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

### **Possible Community Benefit Feature (ancillary use):**

- Unknown as it is a new concept

### **Parking (underground/surface):**

- Future development will follow the minimum number of parking spaces requirement outlined within the City of 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. approximately 8 visitor parking spaces for 50 homes)
- Ancillary uses will have their own parking requirements in addition to residential parking requirements.