

THE WAY AHEAD

# BUILDING HOUSING CHOICES

OGILVIE RIDGE  
COMMUNITY BULLETIN

JUNE 2016

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BRINGING OUR CITY VISION TO LIFE



THE CITY OF  
**Edmonton**

# BUILDING HOUSING CHOICES

## OGILVIE RIDGE COMMUNITY BULLETIN



Ensuring there are housing choices to meet the needs of everyone is a priority for the City of Edmonton. Using undeveloped building sites for future housing development is one strategy to meet housing need.



City Council has directed that the undeveloped building site in Ogilvie at 915 Ogilvie Boulevard will be used for a new residential development that will include a mix of both market and affordable housing, indistinguishable from each other. It may include more than one type of affordable housing, and both rental and ownership market housing. A residential development concept that reflects community engagement feedback will be presented to City Council in late 2016 or early 2017 for approval. There is currently no timeline or budget in place for construction.

We are working with you to determine what the new housing will look like, the mix of affordable and market homes and what, if any, element or feature can be included to benefit your community as a whole. We are now in Phase 2 of our design and engagement process.

## THE CONVERSATION IN OGILVIE RIDGE

Your input will influence the future homes being built in Ogilvie Ridge. We want to hear what type of residential development should be built (the building form), the type of affordable housing to be included, as well as what additional features (ancillary uses) could be incorporated into the development as a benefit to the community. Two additional meetings are planned with Ogilvie Ridge following our meeting this June.



## WHAT YOU TOLD US

In November 2015 we asked for your thoughts about your community and the future Ogilvie Building Housing Choices Development. Here is what you told us.

You love your community! You live in a great location and enjoy the quietness of community and its proximity to walking paths and trails, and the ravine. You enjoy the amount of green and open space and the feeling of safety and the low crime rate. You don't want to lose this.

Although many of you don't know how you feel about the Building Housing Choices development, many feel it will negatively impact the community. You are concerned it will increase traffic congestion and impact property values, anticipating they will decline as a result. Many fear that the development is wrongly placed in your affluent community and the City is trying to force fit it where it doesn't belong. You fear that the development will not meet community standards and won't be properly maintained over the long term.

A small number of you see a positive impact to the community as the new development could provide the opportunity for seniors to age in place, encourage diversity, provide low cost housing for your children and be an investment in the future of your community.

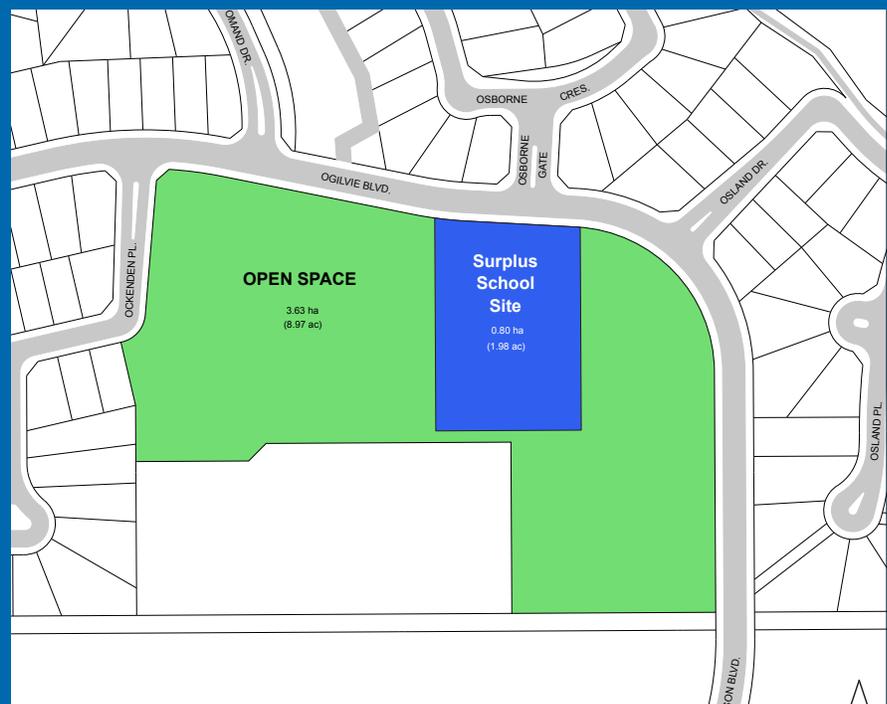
Of the two-thirds of respondents who answered the question about what type of housing is currently lacking in Ogilvie Ridge, just under half feel it is seniors' housing.

The complete What We Heard report is available online at [edmonton.ca/ogilvieridgechoices.ca](http://edmonton.ca/ogilvieridgechoices.ca).

The new Building Housing Choices Development in Ogilvie Ridge will be a mix of market-rate housing and affordable housing, indistinguishable from each other. It may include more than one type of affordable housing, and both rental and ownership homes.

## HERE TO ASSIST

You shared with us your concerns and fears about what happens next and how the development will affect you. We are doing our best to answer your questions and inform you about the future development so you will have a better understanding of the changes to your community, the opportunity to share your views and will be as informed as possible.



## DEFINITIONS

**Market housing** – Properties that are rented or sold at current market rates. There is no subsidy or assistance associated with this type of housing.

**Affordable housing** – 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 people who earn less than the median income for their household size.

## WE'VE BEEN BUSY

Since we met with you at the November 2015 Community Conversation, our team has been moving forward with planning the future housing development and working with HOA to plan the June meeting. We considered what you told us, together with the specific details about the Ogilvie Ridge neighbourhood, along with City policy and guidelines, and developed five development scenarios for the future housing development for your review and comments.

We've also worked with consultants to conduct technical studies including an Environmental Site Assessment (ESA), Geotechnical Report, Drainage Servicing Assessment and Traffic Impact Assessment (TIA) to ensure we have a complete and comprehensive understanding of the area to provide the best recommendations for the development.

## WHAT HAPPENS NOW

We are now sharing five residential development scenarios with you. The building form and other qualities are unique to each. Your input will help us get a clearer sense of the options that have stronger community support. These refined scenarios will be presented to you at the Phase 3 meeting in Fall 2016.

## FIVE HOUSING DEVELOPMENT SCENARIOS

The five housing choices for Ogilvie Ridge are: Apartment Housing, Stacked Townhouses, Townhouses, Combination of Apartment and Townhouses, and Big House.

While each type of housing will work within the building site and meet the policy direction provided by Council, including density and market mix, each has some unique characteristics such as number of homes, building height and form, type of affordable housing included and who it best serves. We encourage you to learn about the details of each and let us know your preference for the future development in your community.

If you have an idea for the development beyond the five scenarios, tell us about it. Visit [edmonton.ca/ogilvieridgechoices](http://edmonton.ca/ogilvieridgechoices) to submit your suggestion via the online input form (deadline for submission is June 22, 2016).

As a resident of Ogilvie Ridge, you are invited and encouraged to be a part of the discussion and process of determining the form of new residential development in your neighbourhood.

## FOR MORE INFORMATION:

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