

BUILDING HOUSING CHOICES: OGILVIE RIDGE

City Council is implementing a strategy as one solution to deal with Edmonton’s housing shortage and help meet current and future housing needs for residents at all income levels. The approach sees the repurposing of undeveloped building sites for housing development—locations that were previously earmarked for a school but where a school has never been built.

In a new policy approved in July 2015, City Council determined the future developments on the undeveloped building sites will include, indistinguishable from each other, both market and affordable housing, and a density of 40 to 125 units per net residential hectare. In Ogilvie Ridge, that translates to approximately 32 to 100 homes.

AFFORDABLE HOUSING

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.

There are three types of affordable housing that will be considered for the Ogilvie Ridge development:

- **Supportive Housing** - rental housing that provides staffed, on-site support services for tenants. These supports can range from building security to mental health services.
- **Supported Housing** - rental housing that provides support services that are mobile and accessed from off-site meaning they are not based in the housing itself. These supports can include personal aids, housekeeping and social activities.
- **Independent Living Affordable Housing** - rental or ownership housing that has rents or payments below average market cost. Support services are not provided on-site.

WHY IS AFFORDABLE HOUSING NECESSARY IN MY NEIGHBOURHOOD?

Edmonton is one of the fastest growing cities in Canada with 60,000 new residents between 2012 and 2014. The population is expected to increase by over 50% by 2040.

The city also has a lack of affordable 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 income on housing.

Neighbourhoods age over time, as residents’ housing needs change as they age. Children grow and leave home, which affects school enrolment and neighbourhood population.

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

Ogilvie Ridge Undeveloped Building Site



Blue - Approved Undeveloped Building Site
Green - Temporary Sports Fields
Yellow - Permanent Sports Fields

OGILVIE RIDGE HOUSING DEVELOPMENT

The housing development in Ogilvie Ridge **will**:

- Include a mix of market and affordable housing (indistinguishable from each other)



- Range from town homes to a low-rise apartment, or other as suggested by the community
- Include between 32 to 100 homes
- Only affect the building site previously identified for a school

The housing development in Ogilvie Ridge **will not**:

- Be single-family detached or high-rise housing
- Include shelters or transitional accommodation
- Affect the sports fields/green space allocated in the Ogilvie Ridge Neighbourhood Plan

PUBLIC INVOLVEMENT:

WHAT YOU CAN INFLUENCE

City Council recognizes that the *Building Housing Choices* development needs to integrate well into Ogilvie Ridge, and is asking for your input to help determine:

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

TIMELINE

Phase 1 - Introduction and Information Sharing/Gathering

Phase 2 - Idea Generation: Broad Concepts - First Quarter 2016

Phase 3 - Concept Options - Spring 2016

Phase 4 - Recommended Concept - Fall 2016

Council Hearing - Preferred housing development concept presented to Council

Construction - To be determined based on funding

We are in Phase 1. A second Community Conversation will be held in Winter 2016 to discuss broad concept options for the housing development.

THE FACTORS THAT INFLUENCE THE PREFERRED HOUSING DEVELOPMENT CONCEPT



OTHER UNDEVELOPED BUILDING SITES

In addition to Ogilvie Ridge, there are eight other undeveloped building sites where a housing development has yet to be determined. These include: Belmont, Dunluce, Henderson Estates, Keheewin, Kiniski Gardens (South), La Perle (West), Lymburn and Summerlea.

Undeveloped building sites previously designated for seniors' housing include: Blue Quill, Bulyea Heights, Caernarvon, Kiniski Gardens, Miller, Overlanders, Sakaw and Wedgewood Heights.

GET INVOLVED!

Please leave us your thoughts on our Comment Form tonight or complete it online by November 30, 2015 at edmonton.ca/buildinghousingchoices

FOR MORE INFORMATION

Website: edmonton.ca/buildinghousingchoices

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