



Southview Affordable Housing Engagement Project Overview

The Southview affordable housing site is part of a feasibility study designed to analyze a number of factors to determine if a new, modern, affordable housing development on this site can be sustainable over time. In partnership with The City of Calgary, the Province of Alberta, and Calgary Housing Company. Grant funding from the Province has been provided to undertake feasibility evaluation and explore the redevelopment potential of the Southview site in Calgary, Alberta for affordable housing.

The site offers many advantages, including proximity to downtown Calgary, area transit services like the Southeast Bus Rapid Transit line, and convenient access to area amenities and work places. The community of Southview has a higher than average number of seniors and continues to have a high demand for affordable housing.

Project timeline



In partnership with



Project Details

What kind of issues will the feasibility study examine?

The Southview feasibility study will:

- explore options for affordable housing that meet the needs of affordable housing clients;
- review options for operationally sustainable development over the long term; and
- present design options for comment and review.

Does the community have a say in the process?

Yes. An extensive engagement process has been developed to ensure Calgarians have a voice in the redevelopment planning process.

What is a mixed-income development?

A mixed-income development provides residents an opportunity to live in a more integrated community. This model also provides opportunities for tenants to remain within the building as their income changes.

How does affordable housing in Calgary compare to other cities?

On average, Calgary has half the supply of affordable housing compared to other major Canadian cities. This equates to a shortage of 15,000 affordable homes.

How great is the need for affordable housing in Calgary?

One in five Calgary families is estimated to struggle with housing costs. The current waiting list for affordable housing is close to 4,000 – almost double the waiting list from 2006.



The Housing Continuum

The most likely option for the site is a mixed-income development. This includes various forms of affordable housing across the housing continuum as well as potential market-rate housing. The units are likely to be suitable for both families and single-person households.



Adapted from Horizon Housing

Rent maximums that limit the cost to 30% of a tenant's total income.

Rent geared to income (RGI)

The middle section of the affordable housing continuum, capturing everything in between

Rent that reflects 90% of comparable units on private market.

Low end of market (LEM)

Concept Design

The original Southview affordable housing buildings were demolished in 2014. The age of the building and the need for extensive repairs led to the decision to remove the 96 units. Today, the site is zoned to allow for the construction of a 3-4 storey apartment complex, providing up to 196 units.

Based on these parameters the project team has started to develop early concepts for how the new development could look and feel.



Top: Aerial view of the concept, from the northwest **Bottom:** View of interior courtyard design.

Concept Design



Top: View of development from 33 St SE **Bottom:** View of interior courtyard and rooftop playground design.

The concept design for the Southview affordable housing site is based on existing zoning, which allows for 3 to 4 storeys and 196 dwelling units.

Engagement Questions

Question 1.

How could the development of new housing contribute to the neighbourhood feel?

Question 2.

How can we make these houses feel like homes in your neighbourhood? What is important to see on this site?

Engagement Questions

Question 3.

What are the key elements of new development
that would benefit those living here?

Question 4.

What are the key elements of new development
that would benefit those living in the surrounding area?