



Welcome

Welcome to the second engagement for the Southview Affordable Housing development.

Project Overview

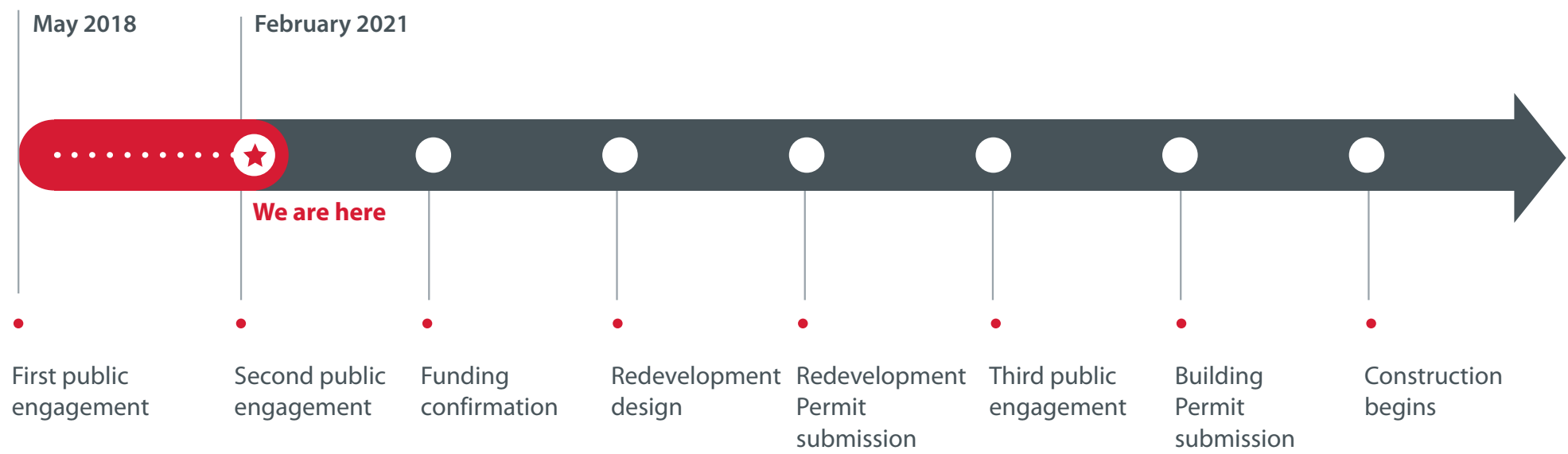
The Southview feasibility study has explored options for affordable housing that meet the needs of affordable housing clients and reviewed options for operationally sustainable development over the long term (in partnership with The City of Calgary, the Province of Alberta, and Calgary Housing Company).

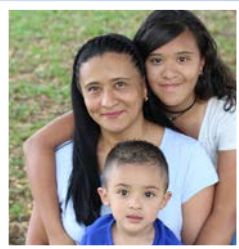
The site offers many advantages, including proximity to downtown Calgary, area services like the MAX Purple bus rapid transit line, and convenient access to area amenities and workplaces.

The Southview affordable housing development will allow for:

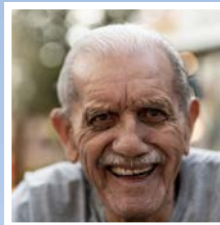
- 200 units proposed in the redevelopment
- Better integration into the community with more public amenities and open space
- A mixed-income rent model

Timeline



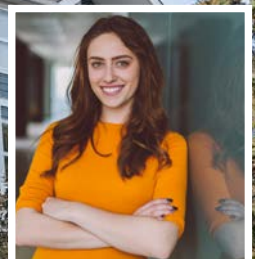


Sally
Near-market rate



Bob
Social units

Phillip
Rent geared
to income



Bernice
Near-market rate

What is mixed-income affordable housing?

The mixed-income housing model integrates different rental rates for units, from deeply-subsidized affordable housing up to near-market rates. By offering some units at near-market rates, housing providers can offset the operating costs of the lower-rate units. There are no differences in quality between units offered at higher or lower rates.

Benefits for mixed-income housing

- More self-sustaining, and less reliant on tax-supported government funding.
- Allows affordable housing tenants to remain in place as their income changes.
- Integrates residents of varying incomes, providing a sense of community and inclusivity.
- Gives Calgarians of varying income the opportunity to live in their neighbourhood.

Some of the policies that guide our work:

- Recognize and encourage affordable housing as an integral part of complete communities.
- Create affordable housing in all areas of the city.
- Create affordable housing located close to amenities such as parks, schools, transit, recreation facilities, and medical and commercial services.
- Develop affordable housing that is indistinguishable from market housing.
- Provide rental housing that is affordable to low and moderate income households.

Affordable Housing in Calgary

The Affordable Housing division at The City of Calgary works to meet housing objectives and policies as approved by City Council.

To meet the ongoing need for affordable housing in Calgary, The City of Calgary's Foundations for Home Affordable Housing Strategy 2016-2025 includes the design and construction of new Affordable Housing units as a key priority, increasing the supply of homes to those in need.

Affordable housing sites are chosen based on specific criteria including proximity to amenities such as transit and grocery stores. Redevelopments are informed by research on tenant preferences, industry best practices and extensive consultation with community stakeholders and citizens to ensure the redevelopments are well-integrated into existing neighbourhoods.



Meet our tenants

Meet Tarek



Tarek immigrated to Canada from Lebanon in 2011 with his wife and two children, seeking a life where he can “have some peace and raise my kids in a good way.” Tarek is a former banker who is unable to work due to Multiple Sclerosis. By 2014, Tarek’s family could no longer afford to pay rent for a furnished apartment. They faced the real possibility of having to move back to Lebanon.

Tarek’s family applied for affordable housing through the Calgary Housing Corporation (CHC). The CHC was able to find the family a comfortable townhouse with recently upgraded windows. In the future, Tarek hopes to own a house with a yard where his kids can play.

Meet Lori



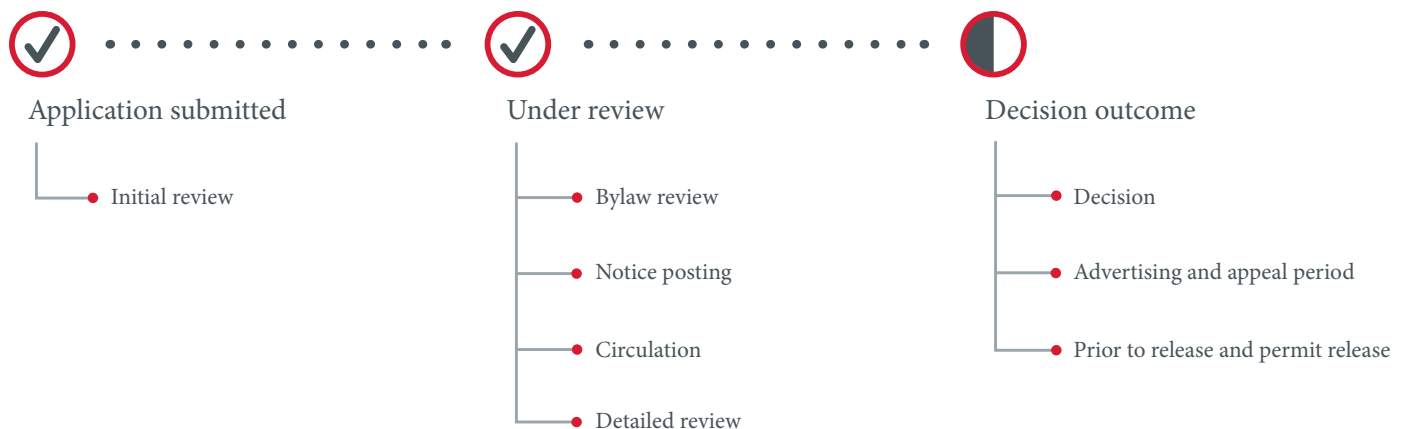
Lori left a difficult relationship, along with her son and daughter. It wasn’t easy. Lori and her children arrived at a Calgary shelter seeking help.

Lori applied for assistance with the Calgary Housing Company and received an offer of a place to live three months later. Today Lori works at a non-profit society, where she uses her experience to help other women leaving similar circumstances. She is also saving up for her forever home. Lori’s kids are thriving, getting involved in community activities and making friends.

“The best thing about affordable housing is looking around in the morning with my coffee, and my kids aren’t scared,” says Lori.

What is a redevelopment permit (DP)?

Each land use district has its own set of redevelopment rules outlined in the Land Use Bylaw. A redevelopment permit confirms that all the rules and planning policies have been considered. It also provides a process for neighbours, community associations and other affected individuals and organizations to provide feedback.



A City Planner will consider the following when reviewing a DP application:

- Assess the context and character of the neighbourhood.
- Research relevant planning policies and apply them as required.
- Check for applicable provincial planning legislation that may impact the application.
- Receive and respond to comments from the public and the circulation groups.

How to provide your feedback to the City Planner

Once the DP has been submitted, a sign (Notice Posting) will be posted on the redevelopment site with information on how to provide feedback as a member of the community. The Community Association and other stakeholder groups will receive a letter from the file manager with a request to provide feedback within 21 days.

What we heard from our last meeting

Through initial public engagement, community stakeholders and the public offered insight into the best way to design and operate new affordable housing in Southview. Feedback gathered through an online survey and a community open house revealed prominent themes around the design.

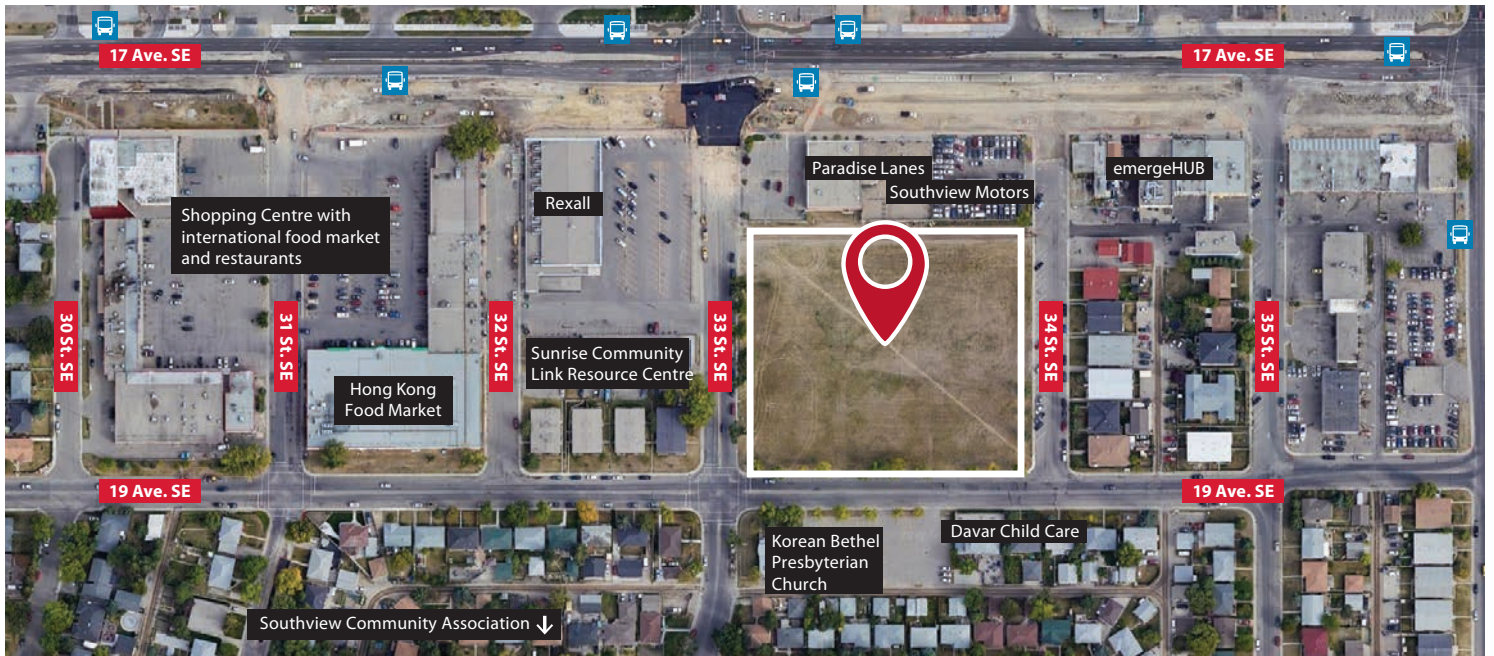
The main areas for concern were:

- Concern with fit in the community
- Concern with connectivity
- Concern with building maintenance
- Concern with safety

Other common design themes:

- Ensure good urban design
- Ensure abundance of community spaces
- Ensure the availability of parks and green spaces

Southview affordable housing development: **community amenities**



Convenient proximity to amenities including transit, community connections, grocery stores, and retail.

Southview affordable housing development: **community placemaking**



RENDERINGS SHOWN ARE CONCEPTUAL AND MAY CHANGE DURING THE DETAILED DESIGN. IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

- To ensure scale of the community is respected, building heights have been scaled down to be respectful of the surrounding residential neighbourhood.
- Mixed density buildings with 1, 2- and 3-bedroom units designed to align with the character of the community.
- The development densifies towards 17th Ave, creating more open space. Towards the 19th Ave side, the buildings are stepped down to better suit the scale of the neighbourhood.

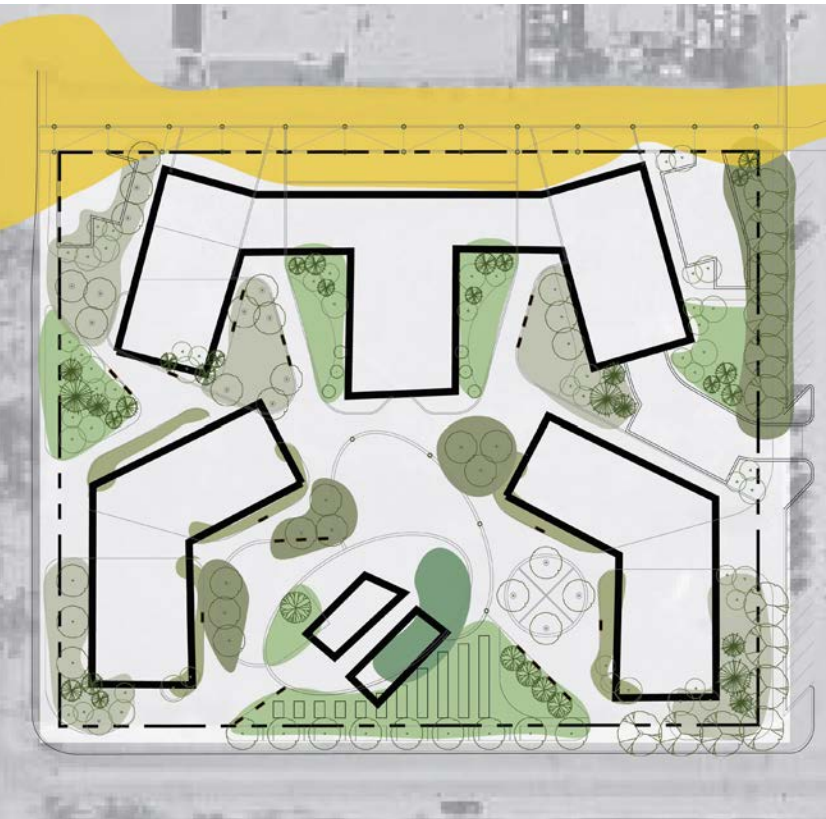
Southview affordable housing development: **community placemaking**



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- Designed to create a sense of community pride through enriched living environments, building resilience, ownership and a sense of belonging.
- Space for a community centre and daycare, with flexibility to combine the space for large events.
- Upgrading the laneway to provide a safe area capable of play and public access.
- Private and public amenity spaces provide opportunities for connection, including:
 - courtyards
 - community gardens
 - kids' playground
 - plazas

Southview affordable housing development: **health and wellness**



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- Green spaces and community spaces for events and gatherings throughout the site.
- Every unit has access to semi-private outdoor space.
- Trees, greenery and plantings offer privacy for residents, but also creating an opportunity for the community to engage with nature.

Southview affordable housing development: **health and wellness**



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- Space to facilitate a community garden with the ability to grow fruit, vegetables and plants.
- Community hub spot where residents can mentor and support each other, engage in cross cultural opportunities and celebrate culture and togetherness.
- Open views and places to meet your neighbors for a chat and help promote mental wellness.



Southview affordable housing development: **inclusive and connected**



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- Wide walkways indoors and well-lit walking paths outdoors.
- Shortcuts across the site to access 17th Ave. within a safe and pedestrian friendly environment.
- 21% of the units are barrier free for residents with mobility challenges and all buildings will be fitted with elevators.
- Throughout the site and the laneway, pedestrians are prioritized by separating vehicle traffic from areas of play and gathering, creating a safe space for a variety of ages and abilities.

Southview affordable housing development: **durable and efficient**



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- Follows durable construction principles with high quality construction materials so the buildings will remain intact as they age.
- Colours and materials used will be classic and not feel dated as the development ages with the community.
- Buildings will be energy efficient, resulting in savings that can be reallocated into the community spaces.
- Futureproofing the building will also minimize the cost of maintenance in the Calgary climate and reduce the required upgrades as the climate changes.
- Once complete, Calgary Housing Company will maintain and operate the building.

Southview affordable housing development: **a safe place to live**



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- Semi-public amenity spaces within buildings encourage resident gathering and socializing, providing increased security supervision.
- Buildings are arranged so there is constant visibility from residents and the community, especially through the laneway areas. There is no 'Back of House' areas, which helps to deter crime and undesirable activities.
- Motion activated lighting assists in drawing attention to movement on site.
- Environmental lighting will extend the site use into the evenings, enabling a safer place to play after dark.
- Passive security principles are used throughout the site. This includes using landscaping and plantings to separate spaces, instead of barriers such as fences, which can feel hostile.