

**Affordable Housing Development Proposal
Open House at Wildwood Community Hall
Wednesday June 18, 2014**

General questions/concerns from information stations and to Development Committee members: (many of the questions answered in the open Q&A session)

Is this a done deal or is there an opportunity to stop/change

Has a traffic study been completed?

What is the impact on the schools; will local kids be bussed out because they can't get in to the school?

What is the approval process?

What assessments and/or research have been done – in general?

Where is the city information? (**Answer: Information is posted on the City website and at mywildwood.ca**)

What security/police/crime prevention measures?

Windermere Road people concerned about current traffic in back lane (cutting through to avoid Bow Trail) and believe that will only get worse.

Another Shaganappi Village?

This is expensive land; would it not be wiser to sell this land and build somewhere else?

Lots of "incomplete communities" (i.e. not multi-use) – make them complete first

This development should be multi-use with both commercial and residential

Would there be an option to make this a 55+ building to help with some Wildwood residents' transition?

Open Session facilitated by Barb Pedersen

What will happen to the questions and comments made tonight? **Recording everything and will be posted on the community website: mywildwood.ca**

How many people would like more time after question and answer to have smaller group exchange? **Hardly anyone raised a hand.**

Evan Woolley: clearly a lot of anger; people think this project is $\frac{3}{4}$ done. Not true. Permits have not been done; more push back than he thought; he will be very involved in the project. Please ask questions. Project clearly needs a lot more eyes. People angry about the process and how this came together. But, please respect the people here from the City and the moderator. Obviously a lot of people care.

If the development goes thru regardless of anti sentiment, is it possible the buildings could be owner-occupied rather than renter-occupied? **A vacancy crisis exists and is about rental housing. This would be rental housing.**

I love this community; it is one of the most progressive communities. I still feel like I'm not fully educated on the project and the process and need a higher level of understanding of what you're trying to do. What is it about this site that makes you think it is an ideal location? **What we look for is transportation, schools and access to amenities. We look for City owned land, which this is. We want to see a wide range of housing in all communities. That does not exist here and so Wildwood is a candidate.**

City has benchmarks (about the range of housing in all communities) – Shaganappi Village is 400 meters from the proposed site. Saying there isn't affordable housing in the neighborhood is wrong. *APPLAUSE*. Where is the benchmark for the community mix – i.e. affordable/non-affordable/multi/single family housing? **There is no specific benchmark for multi family or single-family residences in communities. The guideline is to increase density.**

Are there other lots in the WW area that you compared this to? Or was this it? This is on a busy road. **Design considerations don't take into account busy roads; more about transportation and access to amenities.**

The City talks about "complete communities". WW has a shortage of commercial zoned real estate. Why are we not looking at buildings with commercial property built in? Where do you propose WW commercial goes? Where is our liquor store going? *WILD APPLAUSE*. **Criteria are based primarily on funding, modest construction costs, what neighborhood we are in (WW is R1 with a bit of R2), what size we should build. Funding goes specifically to affordable housing so there is no money for commercial space. For 48 units with commercial, that would change the height of the building and the type of construction from wood frame to concrete. Couldn't build that under current funding models.**

Evan: he has discussed commercial with communities – we all want coffee shops and liquor stores. Residents need to input so we can adjust and develop plans.

This is presented as a done deal. The area zoned for commercial on the bottom. This is a high profile/visibility site that has the potential to be a flagship but is not. What about the area redevelopment plans (that predate the MDP (?)), this is spot rezoning. **The City is undertaking a corridor study looking at building housing around corridors.** What is the public benefit of this community taking on this kind of density? What is the public benefit of density within our neighborhoods?

Big factor is the fact that this property is city owned and it came to the affordable housing group, but is it a great place for kids, seniors etc? City owns a big stretch of land “out here” (gestured towards the area east and south of the community hall) that isn’t used – does this project fit better there? Is there a possibility of the city looking at taking some of that green space and putting the affordable housing there instead? **I think we can take a look at that. Don’t know the constraints but will investigate that. May not be appropriate but will at least look at it.**

Is it true that the liquor store has been asked to vacate the premises? **Yes, they have been given notice. DISGRUNTLED MURMERS.**

Procedural question – the sign on Spruce Drive is the first I’ve heard about this project. What has the process been and where are we exactly on that? It tells me it’s done. **The first step is that we take a report to council – “here’s a site and money” – and we present the case that this is a viable project. It went to council in March and was approved. We talked to the community association first and that’s how this open house came to be. This is the very first interaction with the community. Next – land use, development permit, building permit – none of those have been done. This is the very first time to the community.**

I think it is awesome that we are looking at this property for development. I have read a book “7 Rules for Sustainable Communities” and two of those rules are applicable. First, provide a diversity of housing types – great discussion re how we bring more diversity to the neighborhood and I support affordable housing. The other rule is that commercial services are needed to be walkable – more diverse places to walk to. It’s the commercial aspect I’m concerned about – we can’t afford to lose the commercial space. How do we make this redevelopment great and something we can get behind?

I’ve heard a lot of concerns re traffic, privacy of residences – none of us are saying we aren’t ok with the development but it’s quite large. There are a lot of traffic concerns. What are you guys going to do to work with the residents to address the concerns in a way that works for the city and for residents? **This is why we’re here. Adding commercial size, capacity of schools etc. – this is the start. We have come here to listen.**

What is the next step? **We go back with all information and look at the concept and how that doesn’t meet with what you’ve told us tonight. Start developing**

solutions based on what we hear. There are constraints, like construction costs. What can we deliver with the money we have to spend and still meet the mandate?

Evan: 45th Street is getting traffic study. The inner city is faced with traffic pressures, cut throughs, Bow Trail, 17th Ave and Richmond Road – using communities as collectors. Large number of people driving to work; #1 challenge of inner cities. We need to look at the traffic that these projects add.

WW elementary is over capacity – are there studies being done re sustainability of the school – do we just add more kids to the school? **There is a relationship between province, city and CBE – schools are centre of neighborhoods. But, there are real jurisdictional challenges – complex relationship for example in the use of the schools. City doesn't ask if there is capacity at the school when build infills.**

48 units are more than building an infill. *APPLAUSE*

WW School is (apparently) not over capacity. City did explore with both school boards – both said capacity exists. Have heard clearly tonight that does not seem to be true.

I agree that there are parking/access/traffic issues and no open space for families. If you took out one building would that provide green space? Shaganappi already offers different housing – I personally would be more comfortable with a more comprehensive view of WW – there is open land near Woodcliff and the other church (St. Mikes). Have additional properties been reviewed? **We aren't aware of other properties – now we know and so will look into that. We'll get back to the community association with answers.**

I spoke with Lee; there are traffic concerns with this area. I heard that because of small number of units, there wouldn't be a traffic study. A traffic study would be up to development committee. I spoke with the development committee and they would like a study but the one on 45th St. took 5 years *APPLAUSE*. **What I was referencing was that in the process a certain number of units trigger a traffic study. (Calculation is based on peak traffic .7 x number of units – so 34 units. The threshold for a traffic study is 100).**

Evan: There are only about 10-12 traffic studies each year and many communities want them. Been fighting for 45th for a long time.

When we did west LRT the West Village ARP was created, a lot of planning was done and land purchased. In that area near Westbrook, what city lands do you have and why wouldn't they be considered? Do you have an inventory of these lands? It's difficult for the community to input without knowing what else there is available. And FCC (Federation of Calgary Communities) is encouraging all communities to be

part of community led planning. This meeting is not part of that spirit. *APPLAUSE*. **The city does own a fair amount of land in the Westbrook area. We are in the process of negotiating with the successful bidder on the RFP – look for an announcement soon (June 24 5-8 at Rosscarrock there will be a meeting re that).**

Evan: It's not ½ or ¾ baked – we very serious about the feedback. Will be involved in the process and talking to the WCA. (Left at 8:30 to go to another community association meeting.)

I'm on the ,WCA board – is there a date for re-zoning/re-designation? Can you assure us that it won't be before September/October? (So we can communicate with residents). **Yes – we will make that commitment. When it goes to council it is advertised and will be circulated to community at the same time.**

We have a very effective communication system, the Warbler – how will the city guarantee open and honest communication to our community members regarding this process. **That's exactly why were here today. We are here to listen – we can use the Warbler, of course we will use that.** How did we not know this was being proposed? **This became a project in March and we contacted the community association. It does take a certain amount of time to plan the open house and put this together. We did use the Warbler to post this.**

When was the liquor store informed when their lease would be up? **Not sure; will find that out.**

Instead of looking at community boundaries, have you considered looking at densities as a whole – i.e. look at WW, Rosscarrock, Spruce Cliff together? *APPLAUSE*. **We'll take that away and look at it.**

A lot of us here can think of pitfalls with the development. Evan suggested there are potential public benefits but didn't identify them. What are some of the potential benefits? **I am the operations manager for Calgary Housing (CHC), looking after 7200 families. Part of my responsibility as a human being is to help look after people who haven't had the same educational and other opportunities as others have. I understand the value of having good neighbours. These are good people. City has mandated CHC to expand and look after more people. We currently don't have the inventory for housing – we have a model that works for any new projects that are being built. The model we use is 1/3 of people who earn their way but don't have enough for rents, for example could be living on AISH; second level gets some rent subsidy; third level is at or just below market rent. Premise is to help people move through the continuum. This is not transitional housing – i.e. people who come and go. There is blend of higher income earners and those less fortunate – becomes a community within a community. McPherson Place – a six-story project in Bridgeland contains 58 affordable units. Blend in community is phenomenal. There has**

been one complaint only. Owners of condos have welcomed the tenants – inclusion of all walks of life is a bonus to our children and us.

We need a better explanation. We're not saying we're not welcoming. **The benefits of having some social and multi family housing in your neighborhood is that you become part of the bigger picture and help people become home owners. Having your children associate with more people – is that bad?**

I live next door – why 48 units – why not 12 with an area for the kids to play in? **APPLAUSE. The way we approach this is based on how much money we have. We have money for 48 and that's what we'll do. But, have heard 48 may not be appropriate for this site and we'll look at that.**

At the board meeting earlier I heard owner occupied now hearing renter occupied. What is the truth? **These will be renter occupied.** Stats Canada reports a correlation between low income and crime. Does the city provide compensation to homeowners if property values decline? **APPLAUSE No**

You identify some place you could put 48 units on? **Yes.**

MC2 (the proposed re-zoning) will consider height of homes around there? **16 meters is maximum (for MC2). 10 meters in height is the existing limit on WW lots and this project will be that.** What about infrastructure concerns? **Going through the development process would determine if the infrastructure could handle the additional usage.**

One of criteria is access to transportation. How do you reconcile that with a site that has only one way in and out? **I was talking about public transportation. The distance away from the Westbrook LRT is considered a reasonable distance.**

You have to put your feet on the ground and experience that – walking across the parking lot in February, walk down the lane etc etc

I pulled the property assessment on 4012 Bow Trail and want to know why the city would want to give away a \$1.75M property? **Whether we build on a city owned or a private site, we pay for it.**

Whenever there is a site considered surplus to the city – it is circulated to determine if there is a municipal purpose. It was determined we could use this for affordable housing. The city considers more than just economics and looks at more than market value.

There is a deep cynicism – you rejected commercial applications, punt the tenant and you say you are just looking at it. It's a done deal. **APPLAUSE. I wasn't clear before on the tenant. The lease comes up in September, it likely will not end**

then but we have notified the tenant what we are planning. Tenant has been notified but not kicked out.

I am hearing that we are o.k. to invite people and further diversify. It's the selection of the site that is of concern. Is there a possibility that the decision will be re-evaluated in its entirety rather than just piecemeal? **Absolutely it will be looked at as a project in its entirety**

There are no parks close by; if you are having families at the project where will they go to play that is close? There is a street in front, the alley behind is always busy, what about safety? **We consider this area (i.e. the community hall area) a reasonable distance.**

Lee you said proposal could go back. How does that happen/how does that go through? **The next step is to create a rationale re why this is a reasonable place to do a project. Re-evaluate that along with the original criteria and take into account the comments from tonight. Has to go back to council but the community association first.**

Do we have enough parking for 48 units? **Parking is at the development permit stage – we start with a parking study to understand what we need for that many units.**

Larry made a comment re success of these developments in other communities. What are the markers of success and can we contact other communities to test that success? **APPLAUSE Some of the things we use to evaluate success include information on interaction with the community association, at the playground in the school – we count on feedback from those. Are there more than the ordinary issues from the community related to the tenants that live there? And we use internal feedback – in managing 200 sites, we get a pretty good sense of what is and what is not working. The mixed model we propose for this site is the same as we have operated for the past 3 years and we have found the blend of different tenants (singles, single parents, families with kids) works out well socially. We have examples of that working well. I am happy to give you references and will provide a report back to us.** Yes, we would like the opinion of the other communities. Is that information that could go on the website? **Yes.**

You've been in different communities and they have gone through the process. Has it ever been turned down? **Yes. In Parkdale it was an economic decision not a community decision.**

What percentage of the units pays market value? **None.** I thought it was mixed housing with some paying market and some subsidized? **Calgary Housing mandate comes under the affordable housing umbrella. We don't compete with private landlords. The top rent is 10 points below the rent that is paid in**

that specific area. The mandate is to provide social housing and we cannot change that as we receive funding from governments.

If this does go ahead, and we do have families, how many pets will they have and will they be allowed to roam free? **I'm not going to assume that this project is going to go ahead. Typically our new projects are smoke free and the pet policy is pretty limited. Most people have to convince me they should have pets and no they don't roam free. When it comes to pets, I have pushed hard to stay away from pets because of the maintenance issues. Pets help people on the emotional side and so we walk a fine line.**

You've mentioned benefits of integrated social housing. There are no benefits to local homeowners as far as I can understand. What are the benefits of this project for the local homeowners? **I have not seen the report that Evan was talking about. I'm speaking from my personal experience and how I feel toward my fellow man and how I feel about social responsibility.**

It strikes me that there has been no identification of social benefits.

In 46 to 48 units, how many bedrooms and people? **The proposal is 12 studio, 12 one bedroom, 12 two bedroom plus den; 12 three bedroom; 85 - 140 people.**

What is the cost to taxpayers? What is the all-in project cost including land, architects etc. **Construction costs are \$205K/unit. When we build affordable housing, it is with primarily provincial money rather than city. 70% provincial/30% municipal, which includes the land.**

People were encouraged to contact Robyn and the Development Committee. Can we contact city and/or Evan or just talk to WCA? **The phone numbers for the City reps present are in the material so yes, call them.**

Robyn: Thank you for coming. The Development Committee is working with the city and need to know what you think. Will have your comments posted, as much as we can, on the website. There will be a specific development page. This is not the end - we must believe that. They are going back to think about things. The WCA will do whatever we can to work with the city. Respond to development @mywildwood.ca - just building that page. Will be there soon.

When the presentation was made to the WCA what did you tell them? **We said "thank you but no comment until we have a public session".**