



Southview Affordable Housing

Stakeholder Report Back: What we Heard

July 2018

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. The Province has provided grant funding to undertake feasibility evaluation and explore the redevelopment potential of the Southview site in Calgary, Alberta for affordable housing.

Engagement overview

From Monday, May 28 to Monday, June 20, 2018 insights were gathered from community stakeholders and the public at large to inform the design of new housing that meets the needs and aspirations of low-income earners within the community of Southview. The process provided many channels for input including an online survey, an open house, attendance at community events, and a project sounding board on the site. In total we heard responses from 174 people with 954 unique users visiting the project website.

What we asked

For consistency, the project team asked the same core questions across all engagement methods. These core questions were:

1. How could the development of new housing contribute to the neighbourhood feel?
2. How can we make these houses feel like homes?
3. What are the key elements that would benefit the people who would be living here?
4. What are the key elements of new development that would benefit those living in the surrounding area?

The conversation was not limited to these four questions, but did serve as a basis for what is within the scope of public engagement.

What we heard

The following pages of this report highlight frequent themes and unique insights heard from those we engaged with during the process. At a high level we heard that good management and maintenance, a mix of unit types, and plenty of community amenity spaces are essential considerations in designing these future homes.

For a more detailed exploration of themes that were heard, use the Summary of Input section.>

- For a detailed summary of the input that was provided, please see the [Summary of Input](#) section.



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- For a verbatim listing of all the input that was provided, please see the [Verbatim Responses](#) section.

Next steps

The feedback received is now being used by the project architects to inform the design of the development in preparation of the final feasibility study. No decisions have been made as of yet, but stay tuned via engage.calgary.ca/southviewaffordablehousing to discover whether the Provincial funding is provided as a result of this study.



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Summary of Input

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

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| Fit with community character | According to some residents, the proposed renderings do not fit with the feel of the community and would stick out. As a result support for changing the look to better fit with the character of the community was discussed. Feedback related to this included: -“Design doesn’t blend with the community, how to mix it to fit with character of community” -“Different façade to be unique and fit the Southview aesthetic” |
| Maintenance and management | Due to the past experience with affordable housing in Southview there is concern that the site will again fall into disrepair. Issues with poor management, cleanliness, upkeep and site maintenance were all raised. |
| Accessible for seniors and peoples with disabilities | Due to the aging population and mobility challenges of many affordable housing recipients, the design needs to reflect this limited mobility among end users. As one long-time resident of Southview shared: - “this is a project long overdue and one we are in great need of. The location is excellent with many amenities close by. Given there is no longer a public school available since the closing of Mountain View Elementary several years ago, this is not a neighbourhood where young families with school age kids move into. I'd like to see affordable seniors housing included, as many residents need that as they age and can no longer maintain their homes.” |
| Mix of unit sizes | A desire for a mix of unit sizes. Creating a mix of 1,2 and 3 bedroom units. There was a strong notion that bigger units will bring families into the community. As one participant shared “A mix of housing types is required to truly contribute to the neighbourhood feel. Housing for all age groups, family sizes and walks of like are essential.” |
| Lots of green spaces and trees | Adding a mix of natural elements into the development was highly suggested. More green spaces for the community at large, accessible to more than just the residents of the development. |
| Addition of ample parking | Enough parking to provide for the high amount of traffic with many new units. The key concern was that without ample parking the additional cars would congest the surrounding street parking. |

2. How can we make these houses feels like home?



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| Lots of green spaces and trees | A strong desire to see natural elements throughout the site was heard from many respondents. Providing lots of spaces for children to play, and people to relax in nature. Feedback from one participant stated: - “The complex needs gathering spaces like playgrounds with picnic tables, community garden space etc. for the gathering of the community member’s young and old.” |
| Addition of common amenity space | Communal spaces were named in many ways and are seen as a way to forge community interactions and connections. Respondents also mentioned this as a potential space for organized events to take place for residents and community members. |
| Community garden plots | Community garden plots were also frequently listed as providing a sense of home. They are seen to allow for gardening and food production that fosters a sense of community. Providing an opportunity for residents to engage with each other and learn to grow in a sustainable way. |
| Park/Playground | Having a playground and park space was said to be important to creating home. Giving opportunity for new children moving into the area to meet and play with kids already living in the area. |
| Safety | There is a concern that affordable housing will result in higher crime, therefore a desire for safe housing with increased surveillance to ensure the safety of the residents and the community. A suggestion heard from some participants is to have a resident manager or security guard on site. As captured in this statement: - “Proper supervision of tenants, a resident manager that would keep an eye on things. Proper background checks of tenants.” |
| Pride in living there | Respondents stressed that establishing individual pride in living there will instil the desire to maintain the property. Incorporating good, safe common spaces community interactions and community pride are naturally promoted. As our participants said: - “Make people proud to live there and take pride in its appearance and maintain entrance” - “It would be great if the houses felt safe and long term to the residents, so that they want to live there, and take pride in their homes.” |

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

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| Addition of commercial/retail spaces | Second only to green space, the addition of commercial and retail spaces were suggested as an opportunity to benefit those in the new development. Some stated the desire for multiple uses as a means to better integrate with surrounding area. As one participant said: |
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| | -“Encourage public realm, street level retail, food and drink, programming. Southview needs street level improvements as much as every YYC main street” |
| Ownership in units | Expanding on the housing continuum to add ownership opportunity. Allowing the buy-out of units if financial situations change. Having a mix of affordable housing units, both rental and owned, to increase the diversity of population living in the development. “These units should be developed as condos and the subsidized tenants should have a buyout option. That is one way to make these apartments feel like home. Tenants will take care of their units better and the city can eventually transfer ownership.” |
| Allowing pets | Respondents brought up keeping pets a fair bit, stating everything from therapy animals to generally helping make the development feel more like a home, “A building that allows small pets such as cats as most seniors are lonely and having their pets with them makes their lives happy ones.” |
| Transit access | Respondents expressed the desire to ensure proper public transit access to the site to help residents living in the complex access all parts of the city with ease. |
| Multi-purpose amenity space | Having a rentable or programmable amenity space in the development that can be used for a mix of purposes by residents and community members. This would allow for community interactions and would serve as a multi-purpose meeting area. |
| Monitoring of residents | Having frequent check ups on residents to ensure the safety and maintenance of the people and building are kept up. |

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

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| Increased safety/security | The majority of response to this question was for increased safety and security in order to ensure the safety of the residents and the surrounding community. Suggestion for an on site manager, or a police/security outpost in the site for added safety. “Having bylaw and a police presence would help deter undesirable activities making people feel safer. I don't want my child scared to play outside” |
| Keeping the area clean | Previous affordable housing complex on site was regularly untidy and became run-down, effecting community in a negative manner. There is a strong response to not repeating history and making sure that the site stays tidy and the aesthetic appeal of Southview isn't affected. |
| Addition of retail | The added density of people will be good for surrounding businesses, and having a retail component built into the |



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| | development will benefit not only residents of site but members of surrounding community. |
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Verbatim Comments

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

Set the bar high for future intensification along and adjacent to International Avenue.

The city doesn't actually care how it contributes to the neighbourhood feel. Stop funding welfare housing please.

It could help if it attracted people who care about their homes and keep them in good order. If it brought in people who are involved in the neighbourhood. If it had a neat, kept up appearance.

Lots of trees, common areas for both kids and adults.

IF, it is development that allow people with various income levels to live in the development, I can see if being a benefit to businesses but bringing new income to them. If this results in new retail/restaurants catering to middle income residents, I see that as a benefit to the community of Southview. Again, if the development is modern looking and with substantial green space, it could be help build the image of the community as being new and growing.

IT could be a detriment to the neighbourhood feel. Southview is experiencing gentrification and modernization to the liking of residents. Introducing new housing initiatives irresponsibly will hurt the community and not fall within the vision set out by CoC Mainstreets. We want modernization but don't want government housing initiatives taking over ward 9. Lets move forward, not backwards. 17 ave SE is not a dumping ground for the city. Keep Southview looking into the future.

Not family... the only school nearby is a language charter school that is overcrowded

I feel it would contribute in a very negative way, in the long run, as did the previous complex. We already have huge complex built on the south side of 26th avenue, we don't need anymore in our area. We used to call Southview Calgary's hidden gem. Purchasers have been building new high-end homes increasing our property values and now you are destroying future values and opportunities for more by making our community a location for poverty. It is deplorable as far as I am concerned.

Green space, not to high so they fit in to the surrounding area

Bringing more individuals and families into the community will benefit the entire community. Units for singles, families and seniors are needed in that area.

A mix of housing types is required to truly contribute to the neighbourhood feel. Housing for all age groups, family sizes and walks of like are essential. This should be a requirement for all new development.



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It doesn't contribute if its not maintained and keeps a good appearance in an aging neighbourhood. Most low-income housing has minimal upkeep and many of the tenants don't care or take pride in where they live. Must be no smoking also

"I believe that every neighbourhood in Calgary needs to have affordable housing. This includes Britannia, Roxboro, Eagle Ridge, Mayfair, Bel Aire, and Mount Royal! The affordable housing should be for seniors, disabled, single parents, students and couples and families.

What I disagree with are the ones welfare for more than 3 consecutive years (excluding the disabled or seniors) or do not pay into the Cdn. tax system. RULES; no destruction, violence, illicit drugs or criminal activity."

Southview is a small community, with a lot of long-term residents. It could bring in new younger life for a broader mix of population.

It will only bring down the value of our homes. Just another home for drug addicts.

This depends on the design, amenities, access, etc.

More affordability may help with the number of homeless wandering around the area. Lived in West Dover for 17 years after moving away for 20 years and then was in Albert Park for a year before buying a house in far NE. There were numerous homeless wandering around in the area and believe at least half had jobs just could not afford to rent anywhere. Would also look better having a building they're than a field not being used for a single thing

Well I know that piece of large land in the picture, having affordable, newer housing will be great, if it happens I would love to get in, I like it here, pretty quiet, it ads value for home owner and increase competition for renters which drive down the prices

Density and variety are bonuses to any community

Something new with great curb appeal will add to people's comfort level for affordable housing. You should look at the building and say, "that's affordable housing". Make people proud to live there and take pride in its appearance and maintain entrance. Ensure there is a communal area with park like setting is possible so kids have a place to play and seniors can sit outside. Start on opening a volunteer committee to help keep the place clean and in good repair. Ask the community to keep it beauty

If designed nicely it would provide the same kind of density as the previous building, and affordable housing upgrades a neighbourhood more than poor people struggling

I believe there is a need for more accessible and affordable housing for people that need it. You could make it 3 stories high with elevators and laundry in each suite, with 1,2,and 3 bedroom units with small front fenced yards so it feels more like their own space...they may be able to take care of it themselves, at least let them plant flowers to make it their own.



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They are just redoing the Main Street 17th Ave more people friendly and doing this complex would just add to the redo feeling

If it were nice and well maintained then it would help.

It will make 19 AV much busier than it now is.

By providing some community space as well as private space for the area if possible. Connection to a nearby park or even a park space in the area if possible. The bottom floor could be used for support services space for the community. Clinic or outreach support, childcare facility.

The demolished low-income housing did impact the Neighbourhood negatively and it wasn't only due to the condition of the building. So how is a new building going to contribute to the neighbourhood?

Fresh looks are always nice as long as the tenants keep it nice...have some pride in your home

Please no affordable housing in Southview

It won't cause I have noticed affordable housing always ends up looking run down... Landscaping is not taken care of. And the properties always have junk on them. It does not look nice ever cause the turnover and people don't care

Please don't make the buildings ugly as sin. Add some architectural detailing to make it homelike (see <http://rosschapin.com/plans/small-houses/>). Obviously you can't replicate Chapin's depth of detail but add enough charm so residents will feel proud to live there. Also, consider making some of these units about 32.52 sq. m, designed like the Tiny Houses so popular now. For elders, disabled, those living lives of voluntary simplicity, *well designed*, these are perfect.

Depends on how well/poorly the property is managed. If there is no accountability the property will become run down more quickly like several other Calgary housing projects.

A sense of someplace you can call safe and home

A fancy building in a run down neighbourhood ...not smart

Design wise it has to look good. Don't make it look like some non descript building.

As a long-time resident of SOUTHVIEW, this is a project long overdue and one we are in great need of. The location is excellent with many amenities close by. Given there is no longer a public school available since the closing of Mountain View Elementary several years ago, this is not a neighbourhood where young families with school age kids move into. I'd like to see affordable seniors housing included, as many residents need that as they age and can no longer maintain their homes.

DO NOT BUILD a 4 storey boring stucco box. Utilize smaller, more contextually appropriate forms.



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Disabled and seniors need affordable housing and this area has everything for them that they can walk to.

I don't mind more housing going into that lot, and the design of the building seems very nice. My main concern is with maintenance and management. The apartments across the street from this lot area already not well maintained, but they are the exception to the general neighbourhood. I don't want the neighbourhood to start to feel like it is all badly maintained properties. Calgary has closed several affordable housings in the last few years because they aren't taken care of.

A person is most comfortable when they feel like they are home not entering a battle zone, noises, messes, high people count etc.

New clean modern. Less cars. Awesome location for Walkability and cycling to the core.

I think it is a very good idea but people from Calgary should get first chance to live here not immigrants over Calgary low income it is very unfair as I see them in all low housing and we try and get in but we cannot

No one wants poor people around.

The homes and yards should look clean - dignity; contain green spaces, play areas and walking paths - fences not too high so that a person feels safe walking through there. Comparison: some condo unit areas in the south (Shannon estates?) have walking paths that folks who don't live there can walk on too, with strips of open green areas either side. Penbrooke Meadows has similar. Having clean, public spaces can contribute to a welcoming feel and not too much "ghetto" feel.

We need it. There are homeless people sleeping in the banks and alleys.

The neighbourhood is older with lots of trees and space between residences. It should have lots of those included in the development. High density does not belong here. The layout looks too square and predictable. The previous development had more character.

There used to be more trees here. See next question

Currently Southview has a quiet neighbourhood feel and is enjoying resurgence in young families buying and renovating homes in the area. Adding 196 units will equate to a conservative 450 additional people in the neighbourhood so infrastructure needs to be upgraded and incorporated to accommodate.

"Seniors only housing, those on fixed low income. No others allowed.

Forestlawn is becoming a slum area where all the new immigrants/low income are placed. Start spreading the immigrants and low income people around the city, Cedarbrae, Bonavista, etc."

I lived in a complex sold to the city for affordable housing. Once a nice place to live turned into a dump. I saw drug deals in the parking lot, had a woman banging in our door at 3 am because her boyfriend was



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beating her, someone behind us was surely smiling meth and the once safe environment turned into one that made us fear for our child. These turn into dumps

To be able to filter out the people who are not addicted to drugs or alcohol. OR Have programs available to the community that would deal with the issues of addiction. ON SITE.

Provided it is truly affordable housing and not another ploy to get a contractor and the city to build out of reach pricing I think it would be a positive idea.

A greater sense of a community among the residents of southview, livelier energy.

Depends on who the housing is for. I know that affordable housing for Seniors is in a critical state. Integrating Seniors with young families has a positive return.

That can help to homeless.

It's going to turn our struggling neighbourhood in to slum

More people, new people, in the neighbourhood will bring their outlooks, experiences, cultures and attitudes to the area and add to the cultural fabric. Increasing the diversity of individuals based on income level helps ease class tensions and expands the networks of those at all income levels. Also, a greater density of individuals can help the neighbourhood feel safer, with more eyes on the street, and can contribute to economic sustainability through higher local spending.

Affordable housing for families, with enough green space for the kids...

I am not sure...

If you're going for a cheaper, "low rent" sort of feel, then keep it up.

Negative

We have no problem with affordable housing in the area as long as they are pleasing to the eye and will be maintained properly. Parking may also be an issue. One concern is the number of low cost housing units that are being planned for our area...we are already so high density. Every area should have to have a certain number of affordable housing units...but it seems it's always the same...build it and they will come...but not in my area.

Updated units. New appliances, etc... and NO MORE BUGS

" - Landscaping with trees and flowerbeds around the entire site- Bike racks at all corners of the site"

Variety is the spice of life!



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I have lived in this community for close to 25 years, and have seen the changes over the years, Prior to this vacant field was tenement that housed low income as well and it looked more like a ghetto and as per all the rejuvenation being implemented to this area, and the factor that this area is kept low value on the Real Estate market kind of infuriates me and I feel that maybe you should place a LTC on this site instead of a Low Income Housing complex.

The more neighbours who have a safe place and welcoming place to call home. The better!

A diversity of residents enhances community neighbourhoods and ensures a thriving city for all. Different casual conversations with others makes for an interesting and fun community and a sense of place.

Mix built form with integrated market and non-market that will allow progression in place

More green space

Lots of parking X4

Off street parking

Design doesn't blend with the community, how to mix it to fit with character of community X2

It could change neighbourhood feel if not developed properly

Communal park space for neighbours to be able to access

Trees, community gardens, amenity space X2

More economic diversity

This should be the precedent for other sites near the BRT

The area is transitioning with new investment; consider the upward trend when deciding what to build

Different façade to be unique and fir the Southview aesthetic

Daycare within the space

Feel more inclusive

Another opportunity for social gatherings

This project should have commercial development on site

Inclusive businesses in the site X2

New=Cleaner and more attractive



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The “perception” of affordable housing units could keep the Southview community from becoming gentrified and high priced like Bridgeland and Kensington

Current resident spend a lot of time and energy on upkeep, if new place falls into disrepair, resident will be upset

New housing, multifamily such as this, will add dynamic opportunities for new perspectives

More youthful

Hopefully a more aesthetic and friendly interface with single family as we walk around our neighbourhood

Hope its not the same as the low housing apartments that were there. Drugs, harassment of women, garbage

Indoor activity, swimming, soccer, basketball, hockey, gym

Pool

Water feature, people are naturally attracted to water

Manchester school precedent- community hub/library in building

Coyfish in random man made rivers

Recreational spaces

Family garden

Birdhouses

Gym/organized play, things for teens

How can we make these houses feels like home?

Trees.

Well you could make people pay for them. I pay for my house and that makes it feel like a home.

Lots of trees, bushes, shrubs, flowers, etc. Not too high of a building, keep them lower. An outdoor space for people to gather, maybe a community garden.

Private outdoor spaces (e.g. patios, backyards), accents characteristic of older homes such as nooks crannies or uniqueness to the units.



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Make them modern looking. Maybe have apartment buildings mixed with town homes surrounded by green space to make the development feel open. I would be open to a tall apartment tower if it was modern and architecturally unique. I would like a building the is identical to The Manchester on 57 Ave SW that Calgary Housing Manages.

Introduce street level amenity to create community involvement, build the development with All calgarians and southview residents in mind, design the space strategically and not with singular focus on community housing and maximize public realm space.

Provide off street parking

You can understand if I don' [t have any comments for this section.

Affordability, casual, green space, pet friendly, community-friendly

The complex needs gathering spaces like playgrounds with picnic tables, community garden space etc. for the gathering of the community member's young and old.

They should be well designed and maintained is such a way that anyone would want to live in them. Otherwise long-term sustainability will be compromised.

Secure entryways and exits with cameras to stop vandalism

"Set strict rules: No destruction, violence, illicit drugs, criminal activity, harassment of any kind.

Allow pets (cats, dogs, hamsters/gerbils, birds, fish) with a small-designated fenced doggy doo-doo area with must pick up or risk being evicted.

Have a public area for gardening and a playground with no loitering from dusk until dawn. This can be easily controlled by having the said areas fenced off and 1 key per tenant."

Ensure a mix of unit sizes and layouts. Do not have cookie cutter units.

It's the people that make the home. I would suggest green spaces, community gardens, bike lanes, bike racks, warm lighting, features for the public to interact with, and less red tape for residents to hold community events.

Do not make them look like cell blocks make them look like actual apartment buildings with some sort of personality. I remember the housing on 26 avenue and 28 street se looking like a jail or old hospital.

Some grass in front, enough space to park the truck in the back that will do it and probably somewhere to get a small fire and enjoy the summer

As many front doors at ground level as possible. Allow residents to add there own flair to there personal entry way.



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Make sure they are properly maintained on the inside and out. Ensure repairs are done immediately when it comes to vandalism graffiti etc. Sitting play area for kids seniors. Flower pots at entry way. Interesting exterior. Durable construction easy to clean.

Don't make the too small and too cheap. Some green area, some common areas, kid friendly as well as senior friendly. Universal Access architecture and design = accommodates the disability of aging, families, people with disability. Allow pets

You have to have laundry in each suite, let them plant flowers have a patio to let them bbq or for lawn furniture and fenced yards.

Balconies, elevators perhaps a small park for children

By dealing with the hookers all along 19th avenue. It's terrible.

Low profile buildings, not high density

I think one of the biggest aspects is that you should have to meet certain criteria for the space. You should have to interview and be screened. If a person does not take pride in where they are currently living by keeping it tidy and doing the very best with what they have. A newer home won't make a difference and it will eventually detract from those who do care about their house being a "home" instead of a roof and 4 walls.

By renting to people who will not abuse the fact that this housing is affordable, by continuously following up to see that the correct people are living in each unit.

Trees, playground, garden space, flowerbeds

These units should be developed as condos and the subsidized tenants should have a buyout option. That is one way to make these apartments feel like home. Tenants will take care of their units better and the city can eventually transfer ownership.

I think that's up to the people who move in

Please no affordable housing in Southview

Use three or four complimentary colours and paint each adjoining residence a different colour, doors should be a stronger, contrasting colour. Add porches where residents can sit out and visit, if possible have a central courtyard where children can play safely. Consider including a social room which can be used for group activities. Inside consider kitchen islands which can serve as a breakfast bar, or a place to do homework. Plenty of storage. Light walls, mocha becomes dreary in the winter.

Keeping them safe by vetting out criminal elements, have the property supervised by a caretaker to ensure the units are housing the people qualified to live there and not overpopulating because no one is checking?



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Security but not like a military compound

Don't build them

Allow for green space and good landscaping. Good size balconies.

Make them clean modern and affordable for seniors and young families.

Lots of natural light, connection to the exterior; and investment in exterior amenity space.

Having elevators to allow Seniors and the Disabled to reach the upper floors and no carpeting as many use wheelchairs or walkers.

"Green space and organized storage for residents, and since they are townhomes and apartments, there should be an onsite building manager like there is for all well run buildings. Problems need to be taken care of promptly, and things like unsightly messes and disrepair shouldn't be allowed to happen.

It would be great if the houses felt safe and long term to the residents, so that they want to live there, and take pride in their homes. A lot of that will have to do with who qualifies."

As an example, my family is 6 people, and we struggle to find housing, so a minimum of 3 bedrooms, and our other struggles are emotional & physical limitations.

Greenspace, soundproofing, allow animals

Help Calgary people first so there won't be any problems

Sell the land to proper developers.

Functional. Set up for success. Better to have small, strong, functional units than crammed tight bigger but prone to falling apart or soon looking run down. Consider the colours - not everyone likes some of the stronger colours. Main thing - use durable quality materials with lower maintenance needs. Adequate storage - bikes in winter?

Trees, Windows

Should be functional communal space included. Playgrounds, benches, art pieces that reflect local artists etc. The homes should reflect the character of the community. The current design I have seen looks like it does not belong here. The buildings should have more character, not such an ultra modern look.

trees help this feel like a nice area especially in the summertime. I'd imagine affordable housing would involve children so some sort of fun common area or keeping a significant part of the land as a park type area, with trees, could help too.

You could start by completely scraping the outer design of the building. It currently looks from the renderings very institutionalized and cheap, which is counter to the continued redevelopment and



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investment families are putting in the area. The exterior needs to be vibrant and welcoming, not depressed and uncaring. Calgarians should be proud to see buildings like this that fit with the current and future outlook, and that starts with exterior design.

Windows that open, their own green space, seating area where they have some protection from the elements, maybe even a small garden area that they could grow some veggies.

Having bylaw and a police presence would help deter undesirable activities making people feel safer. I don't want my child scared to play outside.

"Have it run by people who are caring and looking out for the residents well being, not their own pockets or a pat on the back. Maintenance staff that are diligent at doing their job.

Adequate parking for not only the residence but for visiting family members along with Health Care Professionals.

Room enough for overnight guests without the red tape."

Give the tenants the option to grow their own vegetables in a communal area. Allow them to have the furry family members in.

make them different shapes and colours so they aren't cookie-cutter, let people

paint and decorate them how they want, lots of windows to let in sunshine and fresh air, small garden plots or yards or a courtyard for people to relax in, ergonomic architectural design to make them as comfortable as possible to people of all abilities

If it's rentals, those in control of upkeep must be held accountable. Having them look similar to surrounding homes is key. Integrate rather than seeing a division in appearance.

Don't have every house or condo complex exactly the same. Consider a building for seniors that are able to live and take care of themselves in amongst the neighbourhood. I believe if you keep a balance and concerns for ALL citizens, whether they are toddlers, teens, college or seniors. You'll have a community that will see the need for helping their neighbours no matter their age.

They can have at least a green area for kids.

Make people have to actually buy them so they take care of them

Give each unit a unique design. Bring the units close to the curb. Build them with such quality that they will last for many years, even decades, without needing significant repairs, and make the cosmetic materials long-lasting and less prone to wear and tear.

"Views that don't look into the neighbour's home or a parking lot?"



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Allowing people to put their own stamp on the decor, both inside and out..."

Make them look expensive...but keep costs down

By allowing individuals to buy them at fair market value. Owners take far better care of their properties compared to renters, that is a fact, look it up and look around.

Put struggling Canadian families in

Mainly by buildings that look nice...have some green space, decent playgrounds etc.

ON SITE Management. Keep on top of the tenants that live there.

" - Permanent onsite property management to ensure building and maintenance is up-to-date

- Police station with active patrol

- Blockwatch program

- sufficient lighting around the site and at the courtyard"

Raise the bar on the design make it fit the area.

Smart design and density, practical living layouts, practical yet aesthetic landscaping and urban ag/garden, physical accessibility, gathering space for residents and the community, and the use of colour and good materials.

Connections to walk/bike/transit for more active and shared transportation with associated parking/storage.

Make some of them affordable and accessible so disabled people can live in them. Add bus routes that go to grocery, doctors office/hospitals etc... within a block from the place.

Do not build a future ghetto. Landscape the site. Have public access agreements for routes through the site.

Promote gentrification X2

How will it work with schools in the area to accommodate the children X3

Laundry available on site

Front entry access from sidewalk is great to talk to neighbours

Street level retail- bakery, juice, coffee, etc.

What happens to our community hall utilization?

Design and character of the building



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Separate entrances contribute to a sense of home

Needs underground parking, no need for more cars on the street

Cooperative housing run by community

Site maintenance, security, and servicing are all key considerations

Commitment for a resident manager on site

Pride of living there

Age of current homes will make new construction stand out, but this is not a negative

Pride of ownership is important X2

Programming needed for neighbours to meet X2

Green space/gardening

Offices for affordable housing managers

Center courtyard development is an interesting design concern would be the result we see in Dover

Find social ways to engage all residents of southview, including local school

Landscaping is important

Consideration of the number of stories (ie 2) of adjacent properties should be echoed in this new development

Green space is important to see, as Southview is so lush with mature greenery

Owned units to incent pride and care

What programs can be organized so there is pride of ownership

Help community members with financial housing security

Inclusive activities for infants too seniors

Family focused businesses in the podium, daycare/police/etc.

Park spaces for kids

Two bathrooms or 2 1/2. 4 bedrooms

Art centers, music centers, creative inspiration



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Co-op model, everyone's responsible. Space for community initiatives. Discourage segregation/isolation

Rooftop gardens- look to mustard seed, community gardens

Community room/hall, a place to host

Social spaces, fight isolation

Co-op model, buying shares, more responsibility

Community gardens

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

Build this site to passive house standards to significantly reduce heating and cooling costs. Long-term savings would be significant.

The people living there would benefit from the free or heavily subsidized rent that the harder working taxpayers are forced to provide for them.

Proximity to all the stores on 17 Ave.

Playground for the kids and community garden/greenhouse. A multi-purpose room that can be used as a group workout room for adults, for subsidized child-care during the day, DIY workshops or can be rented out for functions. A grab & go healthy meals store or grocer would be great. Promote healthy living and getting people together.

If there is a mix of tenants and incomes in the development, I hope it would be retail/restaurant development to service those residents and the current residents of Southview would benefit from that too.

Living in the development or the community? Yes these are relevant. Sure people deserve and want appealing features within their home but multi unit developments impact surrounding communities. Design the development with features to make tenants comfortable (private spaces, green space, amenity) but also consider street level interactions. Encourage public realm, street level retail, food and drink, programming. Southview needs street level improvements as much as every YYC main street

Close to transit, shopping

Quite honestly, I don't care. I am tired of all the negative changes our community has experienced lately. Let other communities in the other quadrants of the city take on the same negative changes you are asking us too. We have been told there are already half way houses in our area for parolees, which is also deplorable. I don't feel safe walking at night in this community any more and that was never an issue before. I felt it was one of the safest communities in Calgary.



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Close to all that is offered on 17th Ave including the new direct to city bus line

Private spaces and public spaces balanced

Key elements should include nice design with a variety of shapes and natural materials, green spaces and public spaces around the buildings to compliment the development, also built to consume the least amount of energy both for dollar savings and for long term goals of transitioning to low carbon. A combination of passive solar, solar hot water, edible garden landscaping, etc. could be incorporated into the design.

Playground for children and enough parking so the streets are not full of cars

"Housing complex committee. Monthly or Bi-monthly meetings.

Allow pets (cats, dogs, hamsters/gerbils, birds, fish) with a small designated fenced doggy doo-doo area with must pick up or risk being evicted.

Have a public area for gardening and a playground with no loitering from dusk until dawn. This can be easily controlled by having the said areas fenced off and 1 key per tenant."

Southview is a great area, quick and easy access to all services.

Until you get the prostitution and drugs under control its only gonna give them another place to go too.

Sense that they aren't below low class citizens, just because they can't afford to buy a home doesn't mean they shouldn't feel like they belong and aren't being snubbed.

Make it affordable; don't let banks and big rental corporations take over

Anything they can personalize

Play / sitting area. Laundry facilities. Security. Parking, vibrancy. Clean clean clean, well maintained. If multiple use severe restriction on use. No payday loan, pot

Shops, liquor store. Should be clothing, convenience maybe an office share space.

Coffee shop. Anything most people would say is healthy

Affordable housing is KEY to health and quality of life, that is everything. Not identified as the 'social housing 'people - not too many rules and limitations. Allow pets

Shopping nearby buses, Drs and pharmacy. These are what people need near for the less able bodied people and for seniors.

Close to everything, shopping and transit

Many amenities are close by.



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Accessibility to shops and downtown

Clean, safe environment that never is allowed to get to the point that it looks like "affordable housing" Set up residents committees, create a community within the community. Have rules that help the area but still allow people to feel free in their own space. Do not create a situation where the residents are "equal but separate" from the rest of the area.

A smaller amount of units, we had 96 before and even that became unmanageable.

Close to schools, shopping, transportation, and recreation

The project assumes that people on low-income housing are always going to be on low income. If the idea is to help low-income earners elevate to a higher income then the buyout option should be there.

Excellent soundproofing between units, somehow to get rid of pot smoke, which is going to be intolerable to those who don't use it. Allow 1 dog under 25 kg or 2 cats. Animals are essential to the mental health of seniors, the disabled, and many with anxiety disorders. I'm a member of a condo board of a building with 186 units. We allow dogs and cats, and in 7 years we've had only 2 pet complaints. We require all new owners to file pet applications, with vaccination certs and licenses.

By insuring the government commits to provide funding for up keep down the line! Other properties ran by Calgary Housing in the surrounding areas are in grave repair states because there is no funding for upkeep. How fair is that to the people living in these homes?

Transit, shopping, community recourses, perhaps neighbours and friends

Make them free for homeless people. they need them more

Affordability, community use space. Ensuite laundry.

Easy accessible amenities, decent safe affordable housing handicap accessible is crucial for aging and disabled persons

Transit access, low cost of upkeep/operation, durable materiality, lots of landscape amenity/green space, natural light, and a devotion to the idea of social dignity.

Wider than standard door sizes and no carpeting with colourful but tasteful painted walls and a building that allows small pets such as cats as most seniors are lonely and having their pets with them makes their lives happy ones.

Southview is a fabulous neighborhood, we love it. Getting to live off 17th ave is great, with tons of interesting shops and restaurants, and the neighbourhood is quiet and quite safe. One of the major benefits of the SE is having a little more space, so it would be good if everyone had access to some green space, either personal and shared. It's also very bikeable from this location, so good bike lockups and storage (bike theft is high here) for residents would be great.



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"Accessible. Our biggest conflict is excess stairs, we have 3 fragile people with health concerns from a senior citizen, to 2 medically fragile people.

Finding home comfort ability equals less pain or suffering."

Cost efficiency and reasonable pet restrictions.

It would help them be able to have more money for food, and meds

None

Good insulation, reasonable sized windows, access to sunlight. Note that deciduous trees block sun in summer but not winter. Spruce promotes asthma and is opaque at all times of year - very dark when you need sunshine. Choose trees or shrubs that don't get too huge ever and not too quickly. Give them walking paths, decent transit access and reasonable parking.

A roof over there head.

See above.

Decent affordable housing

Infrastructure, exterior look and green space

Access to walking paths, EMS, drug stores, medical services, seniors centre.

Mixing fair market and keeping it mixed. Don't start that way if you can't keep it.

Community...such as ease of shopping and a sense of belonging. Ease of access. Handicap accessible and willingness and accommodate any disabilities at any given time. Eg sliding doors vs. swing open doors.

Willingness to listen to the residence and change what they think would help them. Remember it's about them not you.

Close to transit and local shopping areas. Growth

Affordability being primary - 100k or less so it's something actually achievable for young families, immigrants and fresh graduates to afford. Outdoor spaces that encourage outdoor activities, social gathering, and community cohesiveness. Bus stops with routes that go throughout the city to allow for ease of transport.

As long as it is close to amenities, seniors are ok there.

Install an active community center that is packed with activities for families and youth programs that will keep the interest of the youths wanting to continue to participate. As well as a program to intergrade the



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elderly and the younger citizens of the community. If their interests are met it will make the community a happy balance of friendly and helpfulness in the community.

Low price and at least 3 bedrooms.

Lots of things in near by people's homes to steal

More housing in the area should come with a plan for more community event space. Community Associations often have too tight control on their buildings which makes them non-viable for small community events and activities. If the project included a publicly rentable space for the whole community, there would be greater

opportunities for connection. I also feel a commercial component to the building would help it feel like a destination for the people who live there, and help them meet their need

Access to services - food, counselling, pharmacy, transportation, a place for the kids to participate in sports (WinSport could facilitate that?)

Fenced yards and allowing pets without restrictions, and maybe single floor homes, small to no stairs

Below market rents. Also maintenance and repair costs shouldered by the taxpayers, must be nice.

Low income, close transit

the city certainly is in the need for more low cost housing. There is a misconception out there that if you are in need of this you are the dregs of society. Having a decent place to live and by having expectations of the residents to keep their homes looking nice should be expected.

Same as above. On site management to follow up on things. Lack of attention is a great opportunity for drugs and prostitution to move in.

" - Park space for community use to tie into the courtyard space with its own sufficient onsite parking to encourage communication and interaction between existing community and new housing residence.

- Widen the back alley way into a 2-direction lane road with sufficient lighting and use it as the main entrance to the project site (both residential and commercial), underground and surface parking."

Onsite management / residential managers

My daughter is a single mother and she is constantly shut down on getting low income house. Ensure that its being implemented for actual low income and not for those who just want to pay a lower rent.

Close to amenities (i.e. grocery stores, doctors office). Close to accessible and affordable public transit.

Residents would be part of a diverse community, have proximity to transit and amenities, and be able to live affordably and inclusively.



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Integration with market housing. Quality classic building finishes so it ages well with out the expectation that there will be money available in future years to up date the site

Sustainable with a stream of money for upkeep

Community gardens/green spaces is a must

Please add rooftop gardens, community garden style

Accessible housing for people with wheelchairs of disabilities

Superior sound proofing between/above/below units

Daycare with high enough walls that there is no way a child can fall to the ground

Lots of trees

Retail space

Neighbourhood communal space

Roof top gardens

Step down construction to street level with town homes on exterior

What social services will be provided to help tenants integrate with the existing neighbourhood?

Rooftop gardens

Peer programs for mental health and poverty reduction

Greater population density is good for surrounding businesses

Make sure it accommodates seniors

Loop approach meting needs

Single parents need to work holidays- daycare being extended hours 7 days a week

Greens space

Day care X3

Bigger play area

Mix-use retail/commercial X2

Mix of units in pricing and in bedrooms



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Street level retail

Street level enhancements

Raised garden plots for residents X3

Rooftop garden on each main building- production gardens, larger plots, group/community

Green space

Fewer units X2

Have resident managers

Good maintenance and keep tidy

Build to passive house standards

Make it feel safe, especially for women

No hidden corners

Ground level parkade, well lit (Safety)

Low foliage, scary people might be hidden in trees

Gardening plots/groups

Toboggan hill

Skating rink on canal/work with canoe club

Fitness center

Community market and locally operated.

More accessible room to start small business

Audits and home inspections

Community space

Community kitchen

Cultural diversity

Access to services



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Room to work together

Room for EID/cultural feasts occasions

Share culture

Green house

Community garden

Community kitchen

Fitness and a pool

Splash Park

Office-resource peer advocacy

Referrals for other services

We care, mcc, IASC, help people

Resource office to help people

Low income-low income crises

Have support

Multi family room

Anything fitness

Been on waitlist for 15 years

Good accessible safe housing

Affordable short term for visitors, hotel? Somewhere people could stay while visiting

If I live there for 20 years can it become my forever home? Rent to buy? Realtors and investors take over-need community

Sound proofing- not listening to foot steps

Drop in center portion

Increase ways for people to know their neighbours

Sauna, pool, hot tub, leisure center



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Keep tenants connected to each other, support workers

Cochrane example- put part of individual's rental payment into investment toward future housing

Don't penalize based on income increase

Street level units (barrier free), blind, disabilities

Allowing pets

Support workers

Movie/entertainment room, place to watch TV with others

Management accountability; maintenance living conditions, community engagement

Outdoor lounge, seats to meet for coffee

Outdoors seating, safe community spaces, fenced in playgrounds, community garden, community organization involvement (activities, events, classes, etc.)

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

A vibrant mix of uses (retail, office, affordable housing, market housing, community space, and green space)

I don't care it is a long way from my house. We already have an "affordable" housing complex in my neighbourhood and it is a horrible crime filled town house complex filled with lazy people who cant be bothered to work and support them. It isn't the cities responsibility to provide free or subsidized housing for meth addicts and drunks. Stop building these welfare housing complexes and maybe people will take some personal responsibility and get jobs.

It needs to look nice and well put together. Attracting people to live in the buildings that care about their homes, and don't leave mattresses outside or couches, kind of thing.

I think the biggest fear of having subsidized housing near your neighbourhood is that your property value will decrease. Having a subsidized housing development that still looks like a desirable place to live is important to the existing community. Part of this is having happy, successful people within the development and I think that healthy lifestyles promote success as people think more clearly and become more driven with improved health.

Make it an appealing development that will bring pride to residents of Southview. Again, I would like a modern and architecturally unique building or development where people don't look at it and immediately thing of social housing. I'd love to have a development like The Manchester located on 57th Ave SW that Calgary Housing manages.



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See above. Street level retail and concession, public realm improvements, connections to future 17 ave SE improvements through CoC Main Streets initiatives, not limiting the demographic to low income calgarians. Make this development a true mixed use - mixed income housing project. Use Eau Claire Mixed Use development along 2nd street as a precedent. Range of income targeted and range of program focused on city improvements. Gentrification means inclusion, not low income isolation.

Hopefully make them see that they need to clean up their property(s)

Nothing, that I as a long term residence of Southview would consider a benefit. Low income families (permanent welfare recipients, immigrants from countries where violence is a way of life) the tenants destroy every building that has been built or converted. Destroying the community with garbage, excessive noise, problems with drugs and alcohol. As was such with previous complex. After speaking with other residences, the topic of moving from our beloved community has been discussed.

Shopping, clinics, dental offices are nearby

Bringing more residents into the community.

Same as above. Surrounding area would be considered the neighbourhood would it not? Is this a question for NIMBYs?

Close to downtown and transit for the people that do have jobs

This question has absolutely no bearing to a new affordable housing development for anyone already living in the area.

Incorporating a small satellite police station - would help to make existing residents of community feel that their interests as well as those of the new residents could be responded to quicker.

"Crime Drugs Prostitution"

Aesthetics and again less homeless wandering around.

New blood, hopefully people that are working

Community space for everyone like a playground where everyone is welcome

New standard on how to keep a neighbourhood clean and respectable.

Could be innovative and build pleasant looking Universal Accessibility standards to show it can be non-institutional - it would also make suites more flexible as tenant demand shifts

Possibly more business for stores and probably less noisy neighbours. Everyone should have a place that is safe and to call their own.



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Make the neighbourhood more friendlier

If the property has proper maintenance it will help to revive the area. Many people are renovating and building in the area already.

Low density housing. Fourplexes across the street have been made into 8plexes, making it crowded, decreasing parking.

Keep the new resident community engaged. Make it a hub for the community with events and perhaps a community space within the structure. If there is land that could be used for it have a park in the area, well lit and with usefulness. Remember that to be welcomed means to be engaged, make sure that diversity in the residents is a key factor and SCREEN who gets the opportunity, it should not be "here you are move in" type of space. Meet some key factors and have proper lease agreements.

Proper supervision of tenants, a resident manager that would keep an eye on things. Proper background checks of tenants, as a landlord I personally do credit, previous landlord and employment checks on my tenants.

No more boring open field. New neighbours

If the project is going to remain as a low income housing forever. It is already been tried on the same site and it wasn't a positive contribution to the neighbourhood. Why do the same thing and expect a different result?

None

Keep the development clean. Provide adequate parking, lay sidewalks around both sides of the development, do landscaping and maintain it. Keep sidewalks clear in the winter. If it is not cost-prohibitive, flowering trees and shrubs, and flower beds go a long way to dress up a place and discourage vandalism.

Prevention of criminal elements by performing background checks and spot checks on tenants. Onsite residential management is mandatory.

A final sense of a home and belonging without doubt or fear if you're home

Nothing it would be a fancy building and it may get broken into cause of the area it's in

It has to not lower the value of the other neighbourhood homes.

"Place for seniors to go that will accom

Provide affordable housing for seniors who cant afford the cost of retirement housing these days. Especially low income pensioners on OAS."

Leave ample parking for residents. It's already a problem with the 17th ave re-do. 34st is crowded already



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Public green space, and a residentially focused form and scale of development, and on-site parking out of view of the context.

Having friendly and helpful building managers, grocery shopping, doctors offices, drug stores and many other services including restaurants within walking distance which this has.

Big empty lots aren't anything particularly desirable in this area of town. I will be happy to have a nice, well maintained building there. More families and young couples living in the neighbourhood is also nice, Southview tends a little older.

However, people here really take pride in their homes and yards here, just walking around you see a lot of love. Their needs to be an attempt to make these feel like people's homes, not just a rental they have no skin in the game for.

Nobody wants to hear another persons business, unless you are outside shovelling or mowing, wheelchair ramps, parking, even a playground. Removal of crap, support from agencies.

More people in the community. Nicer green space.

Cannot think of any thing at this moment

None

Friendly looking homes, fences not too high or not too close to the sidewalk (safety feeling) - for same reason have good street and pathway lighting. Nice play areas and some green space. Is there room for a public skating rink or other communal space? Small business / corner store? Not a liquor store or vape shop we have lots - something that everyone can use or benefit from.

A safe place to sleep.

Reduce the density. 196 units is far too many for the area. 100 units should be the maximum, lots of green space, not houses on the remaining space. The previous development was more in keeping with the feel of the neighbourhood.

Again I'd say trees. How is affordable housing supposed to benefit the surrounding area? It's supposed to benefit those who need affordable housing

You must re visit the exterior design elements. The current renderings are terrible and the colors are from the 80s. bright colors and more thought and care in design shows us as the residences of southview that the city actually cares about properties it develops. Mustard colour brick exteriors are dated and institutional

Seniors could interact with the day cares and schools



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Instead of housing, How about walkable grocery stores? Coop is too far to walk to for some people making people reliant on cars. What about a new library or sport centre? The population is already dense here with multi family homes.

Knowing that there will be a place of residence for the people of the surrounding areas if and when they need it. It would encourage employment and volunteering opportunities.

Growth in the community. More people working and living in the area.

Modern architectural style that can raise the equity on their own homes, investment into solutions for cleanliness of the neighbourhood so as to minimize littering.

"panopticon" style design so as to encourage community watchfulness to discourage illegal or violent activities.

Keep the look similar to surrounding homes. I vote for Senior housing that is both rental & affordable ownership.

Seeing a community that lives, plays and helps all.

The area looks better than before.

There is none, our road and back alleys will become more cluttered and have more homeless people wondering around visiting people in these housing complexes

As described above, greater density will improve the neighbourhood as a whole, making it more vibrant, diverse and energetic. The building itself shouldn't be built specifically to benefit home-owners of adjacent properties, its value should be seen in bringing diverse people to the neighbourhood.

What do those in the surrounding area think??

Close to all amenities.

Charging fair market value. What you do not seem to realize is that by devaluing this land via subsidized "affordable housing" means that all the properties around it will be similarly devalued and you are incentivizing buyers to place higher values on homes not in the vicinity of these projects, thereby making housing even more unaffordable - and isn't that what your trying to combat? Classic cognitive dissonance/virtue signalling.

NONE.....IT WAS BUG INFESTED BEFORE FROM CULTURES MOVING IN WHO DONT BELIEVE IN KILLING BUGS AND WILL HAPPEN AGAIN..... IT WILL BRING DOWN PROPERTY VALUES IN THE NEIGHBOUR HOOD. FOREST LAWN SHOULD BE MAKING UPGRADES NOT DOWNGRADES, CRIME RATES WILL GO UP, WILL TURN THAT PART OF FOREST LAWN IN DRUG ABUSE BREEDING GROUNDS JUST LIKE IT WAS BEFORE. IT WILL HOME PEOPLE WHO DONT HAVE ANY RESPECT



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FOR OUR VALUES WHICH WILL BRING MORE VIOLENCE. IT WAS NOT A HEALTHY ENVIRONMENT B4 AND WON'T BENEFIT.

There are pluses and minuses to everything. We live in Dover and there are some nice well kept homes but also some homes that are terrible, so I think sometimes people move in the area and think they don't have to have a nice looking community because they live in the forest lawn/Southview/Dover area. So that being said we need to have some nice additions to the area but not have it all here.

Knowing that someone was paying attention and fixing things going on.

" - The new development must provide sufficient underground and surface parking on its site for its tenants, visitors, customers, workers, trades, etc. (both residential and commercial) without taking away nearby street parking for its residential. In particular, the angle parking stalls on the side streets relocated from the main street to accommodate to BRT should be reserved for business use.

- Park space for community use to tie into the courtyard space with its own sufficient onsite parking"

Some commerce at grade level; some open/green space; space to interact / engage with each other

Ensure that the brings quality to the area and not decline in our property values.

New neighbours. New friends. A better sense of community overall

Similarly to the residents of the new development, other neighbours in the community would benefit from smart density, increased support for local business and amenities, and enjoy a diverse community ensuring the success of the neighbourhood and city overall.

Quality buildings in a mixed built form. That are not trendy as there is never any money for maintenance reno over time

No more than 100 units

Maximum of 100-120 units

196 is too many units

Too many units in a small area

Not enough units in a prime location

Add a police hub

196 units is too much, too many people

196 units is not nearly enough people



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School busses may increase traffic

Don't allow crime to become a problem, neighbourhood watch X2

Community development spaces with child minding

Flexible design spaces that could convert from residential retail based on community need

More children and attractive to young families

Bring kids back into the neighbourhood

A potential negative in increase in crime

Safety and security at all hours

Keeping passageway through site

Lowering housing values in the area

Keep access of 19th Ave

New development bring feeling of safety and security

Green space for the complex

Keep it at 3 stories

Will there be regulations on businesses along International Avenue, pawnshops, and money marts

Resident manager

100 units only

Parking and access

How will the % of affordable influence the market value

Retail on ground level

Police station/hub X4

Open park that is open to the public X2

Leading the copper- a true housing initiatives

Day care



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Promote gentrification

Public realm enhancements

No injection site

Conform to city of Calgary main streets, streetscape emphasis

Inclusive and blended opportunities for existing and new residents of southview

What processes or programs are in place to encourage residents to become active, responsible and contributing members of the southview community?

Good management of housing units will be critical, please don't build and forget about units- long-term investment

Please upgrade the process of how waste is contained, controlled and collected on site and overflow into adjacent residential areas

Locate social resources here

Youth programs

Senior programs

Personal growth and fitness programs

Relocation opportunity for sunrise community link center

Food security options

The architectural style of the proposed building is too similar to the previous building; I am worried this will encourage old habits

Visually appealing streetscape

Food store

Skating in winter

Life in apartments can be isolating, it can be noisy, will drunks be a problem

Community events at the development, volunteering opportunities

Wake up peacefully, space to be alone, come and go as I please, shower when I want, not be told how to live, space to cook, security of my own door, independence to do what I want