

**Calgary**



# **Bridlewood Affordable Housing Stakeholder Report Back: What we Heard**

**November 2018**



# Bridlewood Housing

Stakeholder Report Back: What we Heard

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## Project overview

Affordable Housing is now a priority at every level of government. Currently, Calgary's private housing market meets the needs of 78% of the city's households. Of the remaining households, 3.6% are supported by government and non-profit intervention, but 19% struggle with their housing costs. As of 2016, 88,000 Calgary households earning less than \$60,000 annually are currently in need of affordable housing.

To meet the ongoing need for affordable housing in Calgary, The City of Calgary has developed an ambitious and innovative approach to building new units. 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. Developments are informed by research on tenant preferences, innovative industry practices and consultation with community stakeholders and citizens to ensure the developments are well integrated into existing neighbourhoods.

As part of the 2016-2025 Corporate Affordable Housing Strategy and to continue work to increase the supply of affordable housing, Calgary City Council has asked Calgary Housing to initiate a housing development at 2375 162 Avenue SW in the community of Bridlewood (**Location Map on following page**).

The build is proposing approximately 62 townhouses/stacked townhomes units. Currently, there are no Non-Market Housing (NMH) units available in the community of Bridlewood.

Final numbers and form for home sizes and quantities will be determined through the engagement and design process. After construction, the building will be owned by The City of Calgary and managed by The City's operator of affordable housing; Calgary Housing Company.

## Location Map





## Engagement overview

At the City of Calgary engagement means, purposeful dialogue between The City and stakeholders to gather information to influence decision making. Engagement is:

- **Citizen-centric** focusing on hearing the needs and voices of both directly impacted and indirectly impacted citizens;
- **Accountable** upholding the commitments that The City makes to its citizens and stakeholders by demonstrating that the results and outcomes of the engagement processes are consistent with the approved plans for engagement;
- **Inclusive** making best efforts to reach, involve and hear from those who are impacted directly or indirectly;
- **Committed** allocating sufficient time and resources for effective engagement of citizens and stakeholders;
- **Responsive** acknowledging citizen and stakeholder concerns;
- **Transparent** providing clear and complete information around decision processes, procedures and constraints.

The City's commitment to transparent and inclusive engagement processes is outlined in the *Engage Policy* (CS009).

Bridlewood community engagement activities are comprised of stakeholder discussions, three community/public meetings, on-line project website and interactive tools and ongoing project email/calls.

These activities are distributed across three phases of engagement. Each phase incorporates various activities to ensure the highest quality of interaction and feedback. The phases are:

- Phase 1 (March - September 2018)
  - Targeted Stakeholder meetings with community associations, schools and local businesses
  - Public Meeting #1 (overview of project process, details and timelines)
  - Online interaction
  - Ongoing project emails/calls
- Phase 2 (November - December 2018)
  - Public Meeting #2 (project progress, opportunity to provide input on design)
  - Online interaction
  - Ongoing project emails/calls
- Phase 3 (March – April 2019)
  - Public Meeting #3 (review final project design, outcome and next steps)
  - Online interaction
  - Ongoing project emails/calls

The first of the public meetings was held on September 25, 2018, at Cardel Rec Centre in Calgary. The What we Heard Report for this event can be found [here](#).



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A follow up meeting was held on November 20, 2018, also at the Cardel Rec Centre. Doors were open to the event from 5:00 P.M. to 8:00 P.M. Approximately 40 members of the public attended.

The overarching goals of the meeting were to:

- Offer information to the public on The City's Corporate Affordable Housing Strategy, Calgary Housing's operations, and provide real examples of people who have benefited from similar projects in the past;
- Update the public on project progress and provide more specific details such as site layout, public spaces and housing form;
- Provide an opportunity to gather community feedback on site layout, safety and public spaces and any other suggestions on designing the site.

Some general themes which were specific to the site design from the first session were considered in generating the initial design presented at the second session. Themes that were used as a basis for the design included:

- Site safety, sightlines, access and security
- Community spaces, play space and pedestrian movement through the site
- Site design, materials and surface treatments
- Housing form and density

The public had an opportunity to interact with key members of the project team and ask questions.

The public meeting provided a platform for meaningful conversations to take place with local community members and anyone interested in the development to provide input on how to optimize the development for future occupants, as well as the surrounding community.

## What we asked

The focus for this phase of engagement was continued education, sharing of information and meaningful dialogue. To solicit feedback, 4 questions were asked:

1. **Do you have any comments about the site layout?**
2. **Do you have any concerns about safety?**
3. **Do you have any comments about the public spaces proposed as part of the development?**
4. **Is there anything we need to know as we continue to design this space?**

### What we heard

Feedback was gathered at the public meeting by display/information boards with sticky notes, feedback forms (exit survey), general conversation and an online survey.

The most frequent requests we heard from the public were:

- Improve pedestrian crossing / create overpass
- Improve transit / increase stops
- Ensure ongoing maintenance

Positive feedback highlighted how the proposal so far has incorporated:

- Generally satisfied with design;
- Community comments have been considered; and
- Good public space.

We also heard some concerns regarding:

- Increased traffic;
- Impact on property values;
- Limited / unsafe site access.

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





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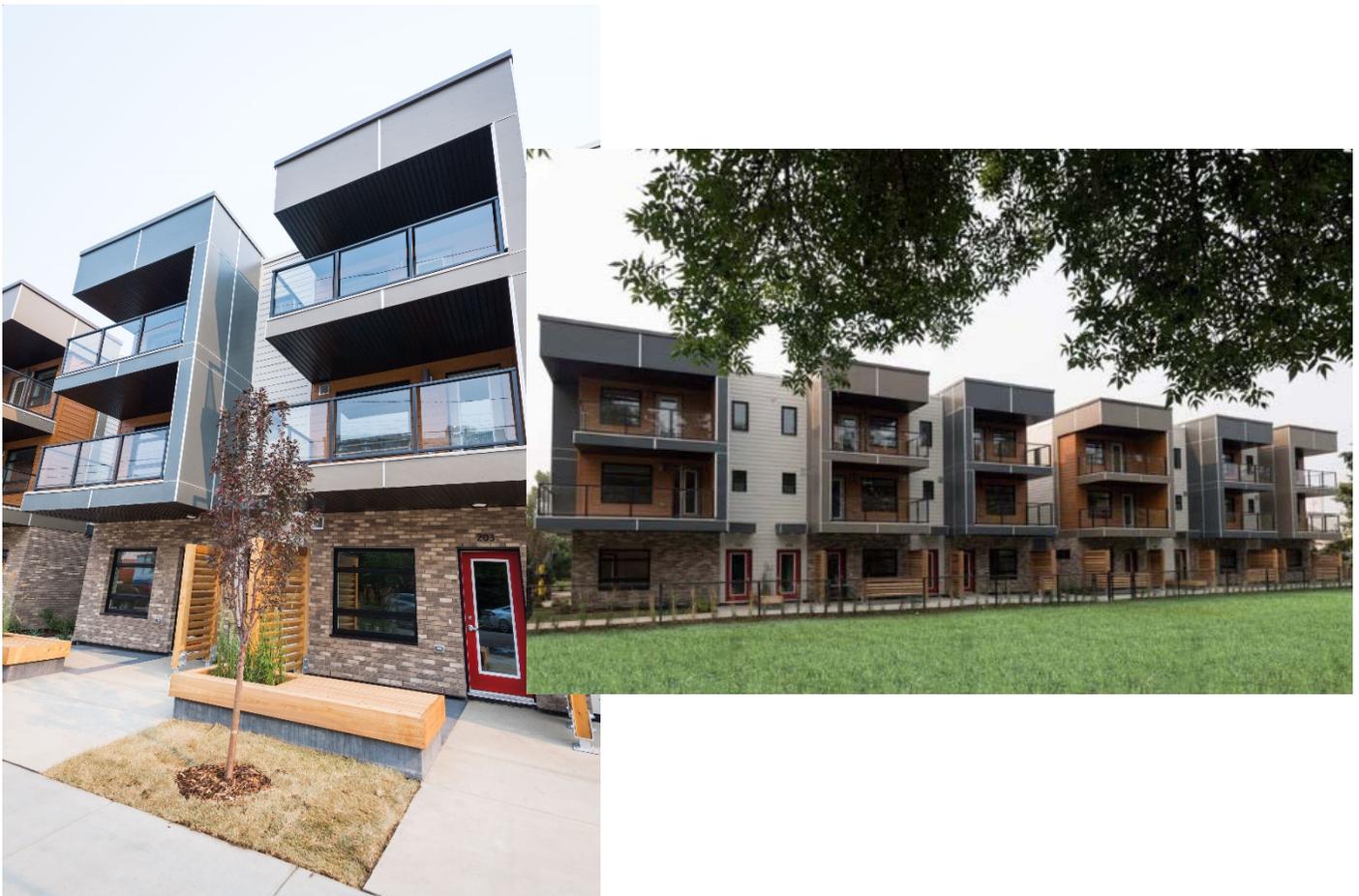
## Next steps

The collected feedback will be made available to the project team for review, distributed to stakeholders, and posted publicly on line.

The information gathered will be used to inform the design of the development and site plan where possible.

The next stage of engagement will be a third public meeting in Spring 2019. This event will allow attendees to review project progress and assess the revised design of the proposal, based on community feedback.

In addition to these engagement activities, opportunities for further public input will be presented as the project enters the approvals stage of the process. It is anticipated that the application to redesignate the land use district on the site will occur in December 2018. The review of this application will incorporate open houses, circulation to external stakeholders, public notices and a public hearing before Council. The development permit application is subsequently planned for submission in early 2019. Similarly, the review of this application will be subject to public notification, circulation to external stakeholders, and an appeal period.

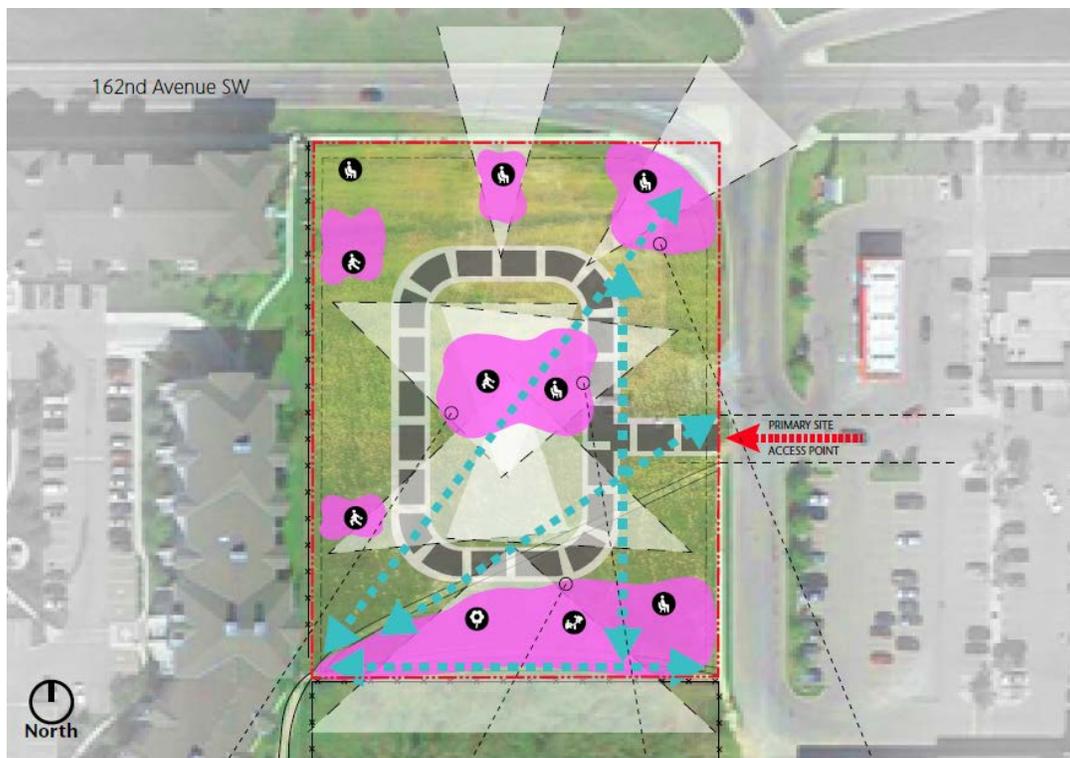


## Summary of Input

The below tables set out the most common themes from each of the questions and a brief summary of the comments made.

### 1. Do you have any comments about the site layout?

Theme	Summary of comments
Improve transit / increase stops	<ul style="list-style-type: none"> <li>• Increase public transit and in area</li> </ul>
Not enough parking	<ul style="list-style-type: none"> <li>• Increased parking and not enough stalls</li> </ul>
Too many units / over densification	<ul style="list-style-type: none"> <li>• Already high density, too many people</li> </ul>



Integration of Natural Landscape



Site Drainage - Permeable Surfaces



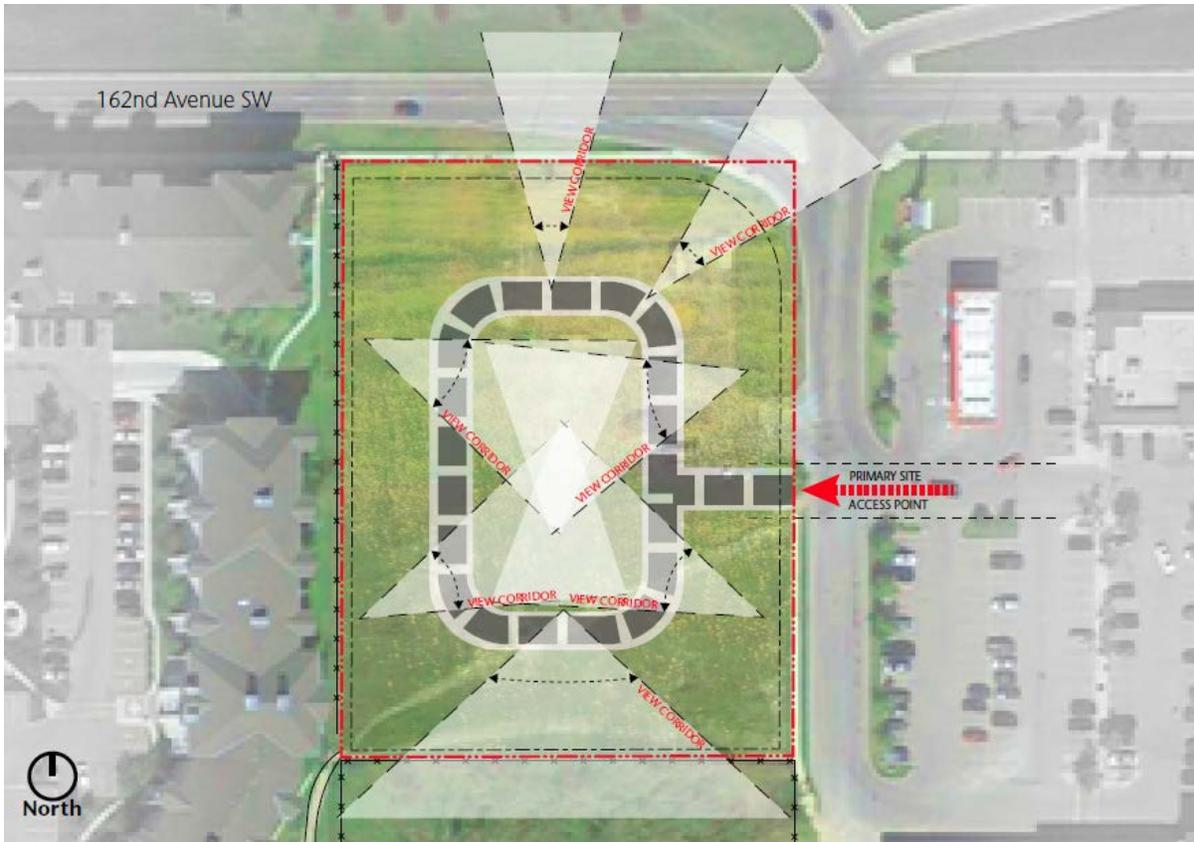
Active Public Street/ Pedestrian Link



Maintenance - Native Grasses and Easy to Maintain Landscape

## 2. Do you have any concerns about safety?

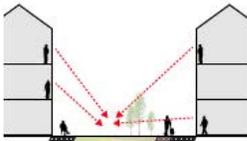
Theme	Summary of comments
Improve pedestrian crossing / create overpass	<ul style="list-style-type: none"> <li>• Improve pedestrian safety, need new crossing or overpass</li> </ul>
Increased crime	<ul style="list-style-type: none"> <li>• Concerns about crime and the tenants</li> </ul>



Community Space Lighting



Pedestrian Street Lighting



Sightlines on Public Spaces



Maintained Spaces Encourage Stewardship



### 3. Do you have any comments about the public spaces proposed as part of the development?

Theme	Summary of comments
Generally satisfied with design	<ul style="list-style-type: none"> <li>• Good design, support for playground</li> </ul>
Community comments have been considered	<ul style="list-style-type: none"> <li>• Appreciation that comments were listened to and previous concerns addressed</li> </ul>
Good public spaces	<ul style="list-style-type: none"> <li>• Support for the public space, request upkeep</li> </ul>



Active Public Street/  
Pedestrian Link



Community/Child  
Multi-Use Nodes



Active Play Spaces



Shared Front Yards/Green  
Space



Community Hub Pavilion  
(Interior/Exterior)



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## 4. Is there anything we need to know as we continue to design this space?

Theme	Summary of comments
Improve pedestrian crossing / create overpass	<ul style="list-style-type: none"><li>• Pedestrian overpass or crosswalk</li></ul>
Ensure ongoing maintenance	<ul style="list-style-type: none"><li>• Maintenance of the buildings, landscaping and garbage</li></ul>
Impact on property values	<ul style="list-style-type: none"><li>• Requests for additional information on the effect on existing property values</li></ul>
Ensure views protected / buildings not too high	<ul style="list-style-type: none"><li>• Shorter buildings to avoid blocked views</li></ul>



### Verbatim Comments

Verbatim comments presented here include all of the comments that were provided. Offensive and personally identifying information has been removed and replaced with either [removed] or [personal information removed]; otherwise, comments here are completely un-edited.

#### 1. Do you have any comments about the site layout?

In Person Feedback:

If the development continues to go forward it seems like a fair design but it would be preferable to leave the site empty (free of development)
Yes, it causes me safety concerns. Need for more transit in the area.
Density. Parking - needs to be enough, currently parking in the area is a huge issue. Need to increase public transit in area.
Concerned about increased parking
What about parking? Area already has one parking stall/unit and the streets are full of cars
Bridlewood is already high density
Access is poor. Dead ended. Emergency evacuation will be a disaster.
Too busy! Too many units/people! Too many cars coming in by the Sobey's.
There will be a lot of children I imagine. A pity there is a liquor store close by. Please no marijuana drug store in Bridlewood.

Online Feedback:

Some of the units seem to close to the gas station. Perhaps it would be better to leave green areas there.
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#### 2. Do you have any concerns about safety?

In Person Feedback:

Crosswalk on 162 avenue dangerous!! Increased traffic flow from Stoney slip road. Semi trailer trucks delivering at Sobey's
Pedestrian walkway / overpass 162 Avenue (NE Corner).
Currently no pedestrian lights - can these be added?
All areas should be well lit for safety
Pedestrian safety, one solid pedestrian crossing needed, not multiple crossings. Flashing lights or a pedestrian overpass.
Just emergency evac as stated above
Concern about car accidents and crime



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Need to have a pedestrian walkway/overpass to cross road. Lots of traffic and with the ring road going in it will be difficult for people to cross.
Please check the families carefully to ensure no problematic - drug consumption which can lead to theft etc.
Lots of safety concerns about the people living in the complex

Online Feedback:

There is a new pedestrian crossing for 162 Ave at that location. It is a long one and it lacks flashing lights, making it particularly dangerous for pedestrians at night. It would be good to make that area safer for pedestrians as this proposed development will only increase pedestrian traffic
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**3. Do you have any comments about the public spaces proposed as part of the development?**

In Person Feedback:

Happy with the design, comments seem to have been listened to.
Are there plans to have public spaces, especially somewhere to sit?
Playground area seems good
Appears to have been addressed
I like the idea of public spaces as long as there is upkeep
Nice walking path designed to access the shopping centre
Near to alcohol store at Sobeys. Please no marijuana shops in Bridlewood approved.

No online feedback received.

**4. Is there anything we need to know as we continue to design this space?**

In Person Feedback:

Shorter buildings, shorter the better
Parking, Sobeys Risk, Calgary Housing Company - 2 cars. Mon & Dads cars
Driveways, Seniors now drive, kids drive
Maintenance
Maintenance of landscaping, buildings, garbage
Access to property appears somewhat limited. Concerns of emergency evacuation would be a disaster.
Any consideration for a pedestrian overpass over 162 ave being investigated?
Traffic study once ring road completed? Has this been considered?



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Statistical data available on offset property values once a facility of this type is constructed in close proximity. Where do I find this?
What effect will there be on existing property values?
Why include affordable housing here?
How much noise will a complex next to BW POV make?
<ul style="list-style-type: none"><li>- 162nd Street, major thoroughfare issues</li><li>- Pedestrian overpass (162 ave) ever been considered?</li><li>- Transit stops - puss pullovers?</li></ul>
The lower the building can be, the better. I live on the 3rd floor of the POV condos. I don't want my view blocked.
<ul style="list-style-type: none"><li>- Need to know the statistics of impact of housing price due to affordable housing development in Bridlewood.</li><li>- Need to know the % breakout of the level of affordability distribution in the development.</li></ul>
Needs to be pedestrian crosswalk for 162nd

## Online Feedback:

City should not be involved in public housing. Worst investment ever
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