



# Welcome

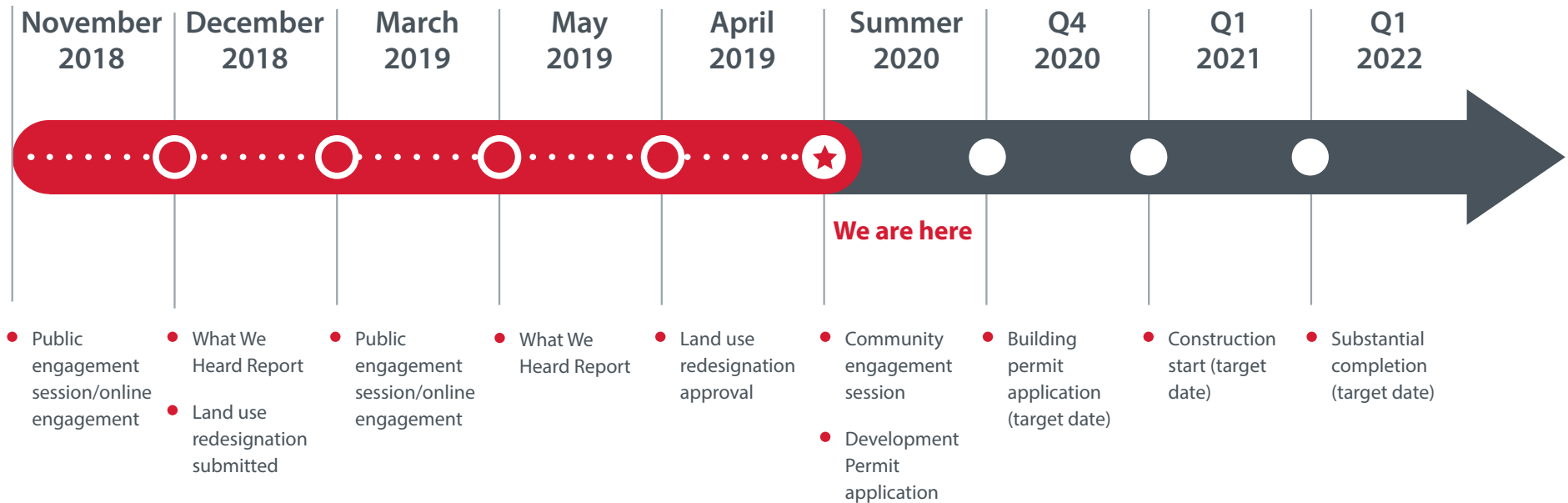
Welcome to the third and final engagement for the Mount Pleasant Affordable Housing development.

## Project overview

One in five Calgary households struggles to pay for housing costs. This development is part of The City's strategy to create inclusive communities, to ensure that all Calgarians have a safe, stable place to call home.

Surplus City land at 2020 6th Street N.W. was allocated to Calgary Housing with a mandate to build 16 affordable homes. A portion of the adjacent park will be developed into a community space with new trees, a small playground area and a variety of site furnishings for the whole community to enjoy.

## Timeline



## Purpose of this engagement

We want to share the final design and details that will be included in the Development Permit (DP), and hear your feedback on the building design.

# What we heard

The City held public engagement sessions in November 2018 and March 2019 about what type of development would be appropriate for this site. This is what we heard from community residents.

<b>Comments offering support</b>	<ul style="list-style-type: none"> <li>• Support for Calgary’s affordable housing in general</li> <li>• Support for this specific project</li> <li>• Project is an improvement for the vacant lot</li> <li>• Project is good for the local community</li> <li>• The project fits with the local community</li> </ul>
<b>Areas of concern</b>	<ul style="list-style-type: none"> <li>• Parking shortages in the community, particularly for St. Joseph’s Church</li> <li>• Reduced property values/increased tax</li> <li>• Not a suitable location/should be elsewhere</li> <li>• Too many units/overcrowded</li> <li>• Ensuring that the building matches the neighbourhood as it continues to be designed</li> <li>• Some participants generally do not support affordable housing in this location/community</li> </ul>
<b>Other common themes</b>	<ul style="list-style-type: none"> <li>• Make the dog park official</li> <li>• Reduce green space to build more parking/develop housing on green space instead</li> <li>• Add a play park, recreation facilities and/or community garden on the remaining parcel</li> <li>• Ensure good design</li> </ul>

## Parking

A report was commissioned to study the parking impacts of an affordable housing development on the neighbouring community, including the adjacent church and green space. The report finds that:

- There is no shortfall of parking for the proposed 16-unit affordable housing development, as the development provides the number of stalls required by the Land Use Bylaw (19 stalls).
- Existing on-street parking is adequate to accommodate vehicles that currently park on the proposed affordable housing site during events at the nearby Church.

Because the adjacent park space is classified as a sub-neighbourhood park, additional parking is not suitable as the park is designed to accommodate adjacent residents.

Read the **full parking report**.





# Community context

The existing community has a mix of housing types and styles. These photos show the buildings and houses near the development site.



South of site – St. Joseph's Church



East intersection



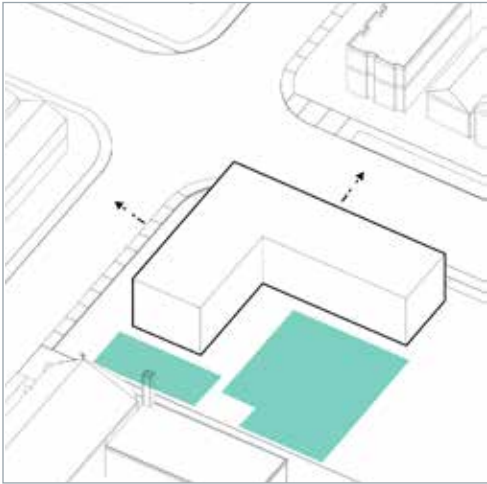
North of site



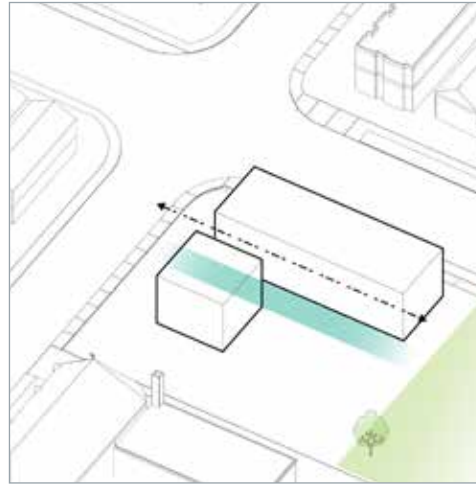
West intersection

# Community context

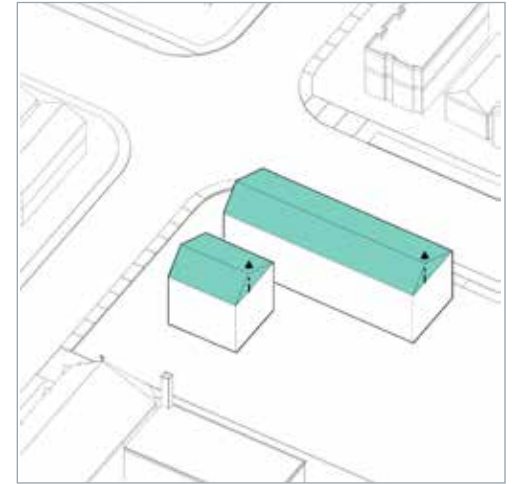
These diagrams show how the 16 homes are massed on the site in a way that fits with the existing community context.



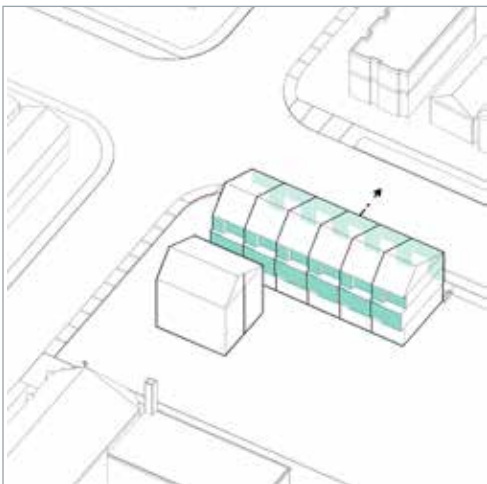
Homes are oriented toward the street with surface parking behind the building



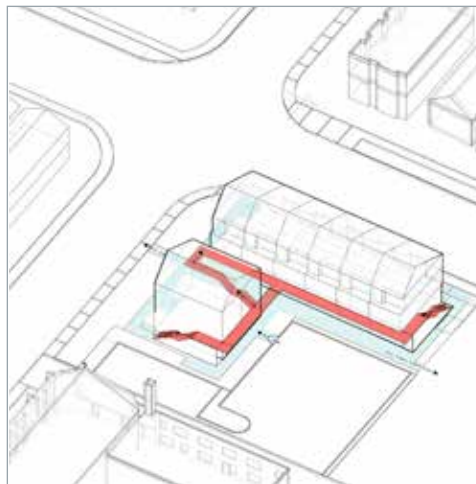
Two separate buildings providing connectivity from the street to the park



Roof sloped to align with surrounding context



Clear division of units and articulation for improved streetscape



Raised walkway



Landscaping and amenity space



# Building design

The building design reflects input from the community to produce durable homes that fit with the existing neighbourhood. To reduce construction impact, components of these units will be built offsite.

Exterior materials compliment the surrounding community to embed this new project within the community context.

Roof line influenced by the adjacent church with asymmetric slopes for a more modern feel.

Articulation of entrances with a variety of finishing materials and planters creates an engaging streetscape along the pedestrian corridor of 20th Avenue N.W.

Exterior cladding is cementous-fibre panels, which is low-maintenance with a high resiliency finish.

Front landscaped entries face directly onto 20th Avenue and 6th Street for a consistent front-yard boulevard around the project.



## Building design





# Building exterior



Building A north elevation



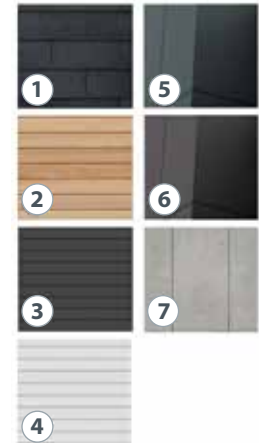
## Legend

- 1. Asphalt shingles – charcoal
- 2. Preserved wood fence
- 3. Lap siding – dark gray
- 4. Lap siding – white
- 5. Panel siding – gray blue
- 6. Panel siding – black
- 7. Concrete planter
- A. Exterior entrance

# Building exterior



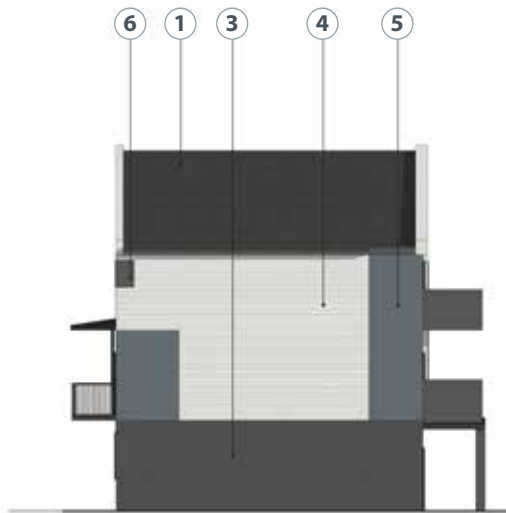
Building A south elevation



## Legend

- 1. Asphalt shingles – charcoal
- 2. Preserved wood fence
- 3. Lap siding – dark gray
- 4. Lap siding – white
- 5. Panel siding – gray blue
- 6. Panel siding – black
- 7. Concrete planter
- A. Exterior entrance

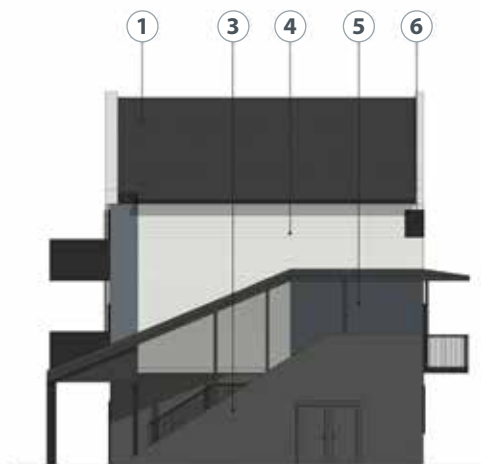
## Building exterior



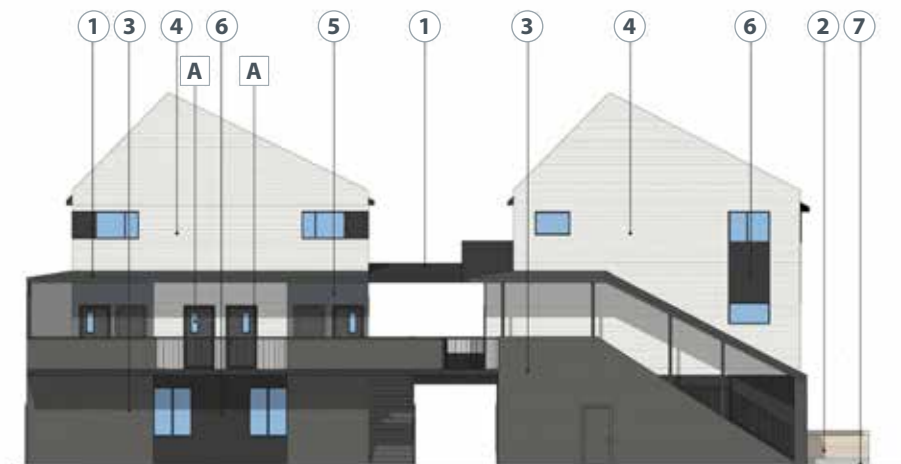
Building B north elevation



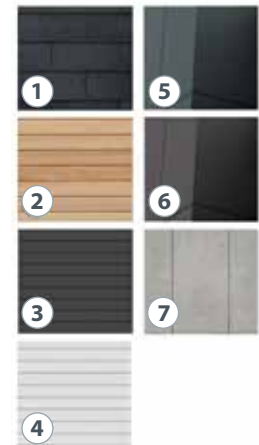
East elevation



Building B south elevation



West elevation

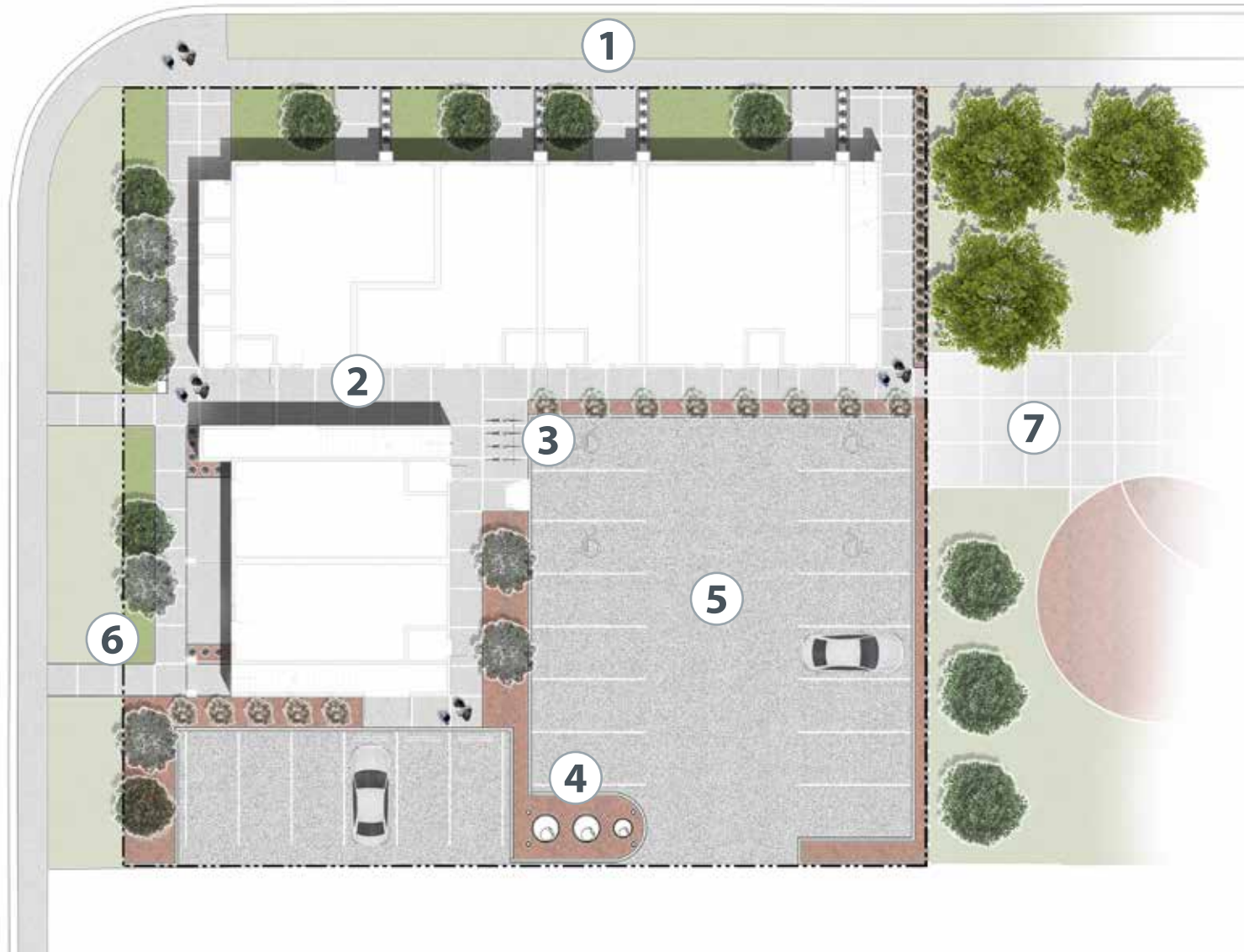


### Legend

- 1. Asphalt shingles – charcoal
- 2. Preserved wood fence
- 3. Lap siding – dark gray
- 4. Lap siding – white
- 5. Panel siding – gray blue
- 6. Panel siding – black
- 7. Concrete planter
- A. Exterior entrance



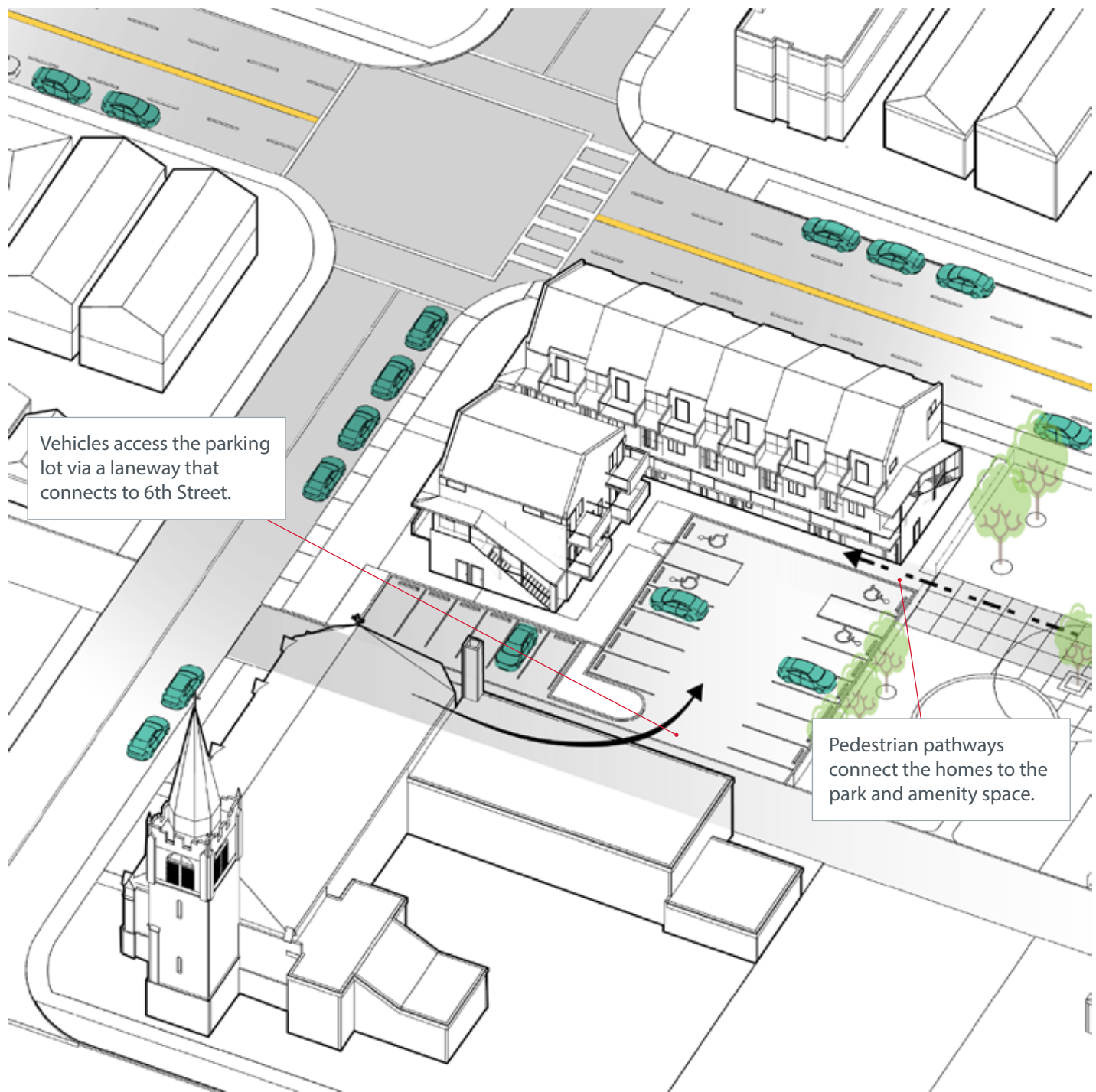
# Landscaping



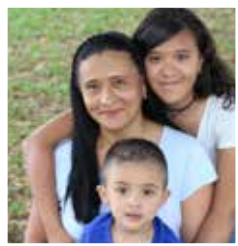
## Legend

- 1. Sidewalk
  - 2. Pathway
  - 3. Bike stalls (total of 4)
  - 4. Waste and recycling
  - 5. Parking lot
  - 6. Property line
  - 7. Park
- |   |                     |
|---|---------------------|
|    | Grass               |
|   | Light gray concrete |
|  | Planting bed        |

## Circulation







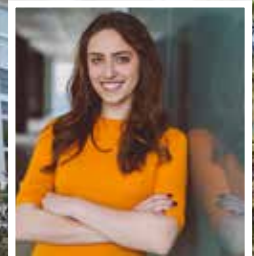
**Sally**  
Near-market rate



**Bob**  
Social units



**Phillip**  
Rent geared  
to income



**Bernice**  
Near-market rate

## Building management

Once complete, Calgary Housing Company (CHC) will maintain and operate the building. CHC has been Calgary's leading housing provider for 40 years, managing over 10,000 homes with more than 25,000 tenants.

Rents will be set according to a mixed-income model, where some tenants pay rent that is set to a percentage of their income and others pay rent that is just below the private market. There are no differences in quality between units offered at higher or lower rates. This model has the benefit of being financially sustainable while also providing an inclusionary approach to housing.

### Benefits for mixed-income housing

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



Some of the policies that guide our work:

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

## Affordable housing in Calgary

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

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

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



## Meet our tenants



### Meet Felicia and Nicholas

Felicia and Nicholas are married with three children. Nicholas has had a good job for 12 years, but Felicia doesn't work because of the high cost of childcare in Calgary. Adding to their family's financial struggles is a daughter with special needs that make changing friends, schools and teachers difficult.

Nick and Felicia always dreamed of owning a home. To make this happen, they turned to the rent-geared-to-income program through Affordable Housing. Their townhome provides a much-needed source of stability in their lives, while they work to build their credit and save for a home down payment. Felicia remains active within the Calgary Housing community.

*"You know the kids, you know the families, you know the community,"* says Felicia



### Meet Lori

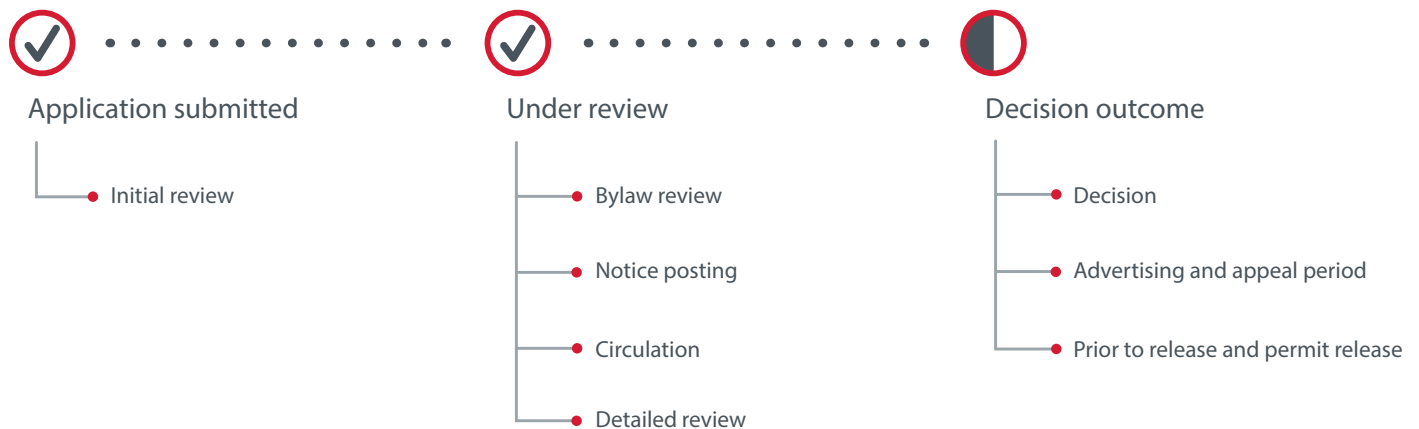
Lori left a difficult relationship, along with her son and daughter. It wasn't easy. Lori and her children arrived at a Calgary shelter seeking help.

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

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

# What is a development permit?

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



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

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

## How to provide your feedback to the City Planner

Once the development permit has been submitted, a sign (notice posting) will be posted on the development site with information on how to provide feedback as a member of the community. The community association and other stakeholder groups will receive a letter from the file manager with a request to provide feedback within 21 days.





## Community park

Calgary Parks is redeveloping the newly named St. Joseph Park on the green space adjacent to the affordable housing site. The new park will include a fenced, public off-leash dog park and a community park space with new trees, a small playground area and a variety of site furnishings.

Construction of the new park space started in mid-June and we expect it to be complete and open back up to the public by late August. Sidewalk closures will be limited and a portion of the park will be kept open and maintained for public use during construction.