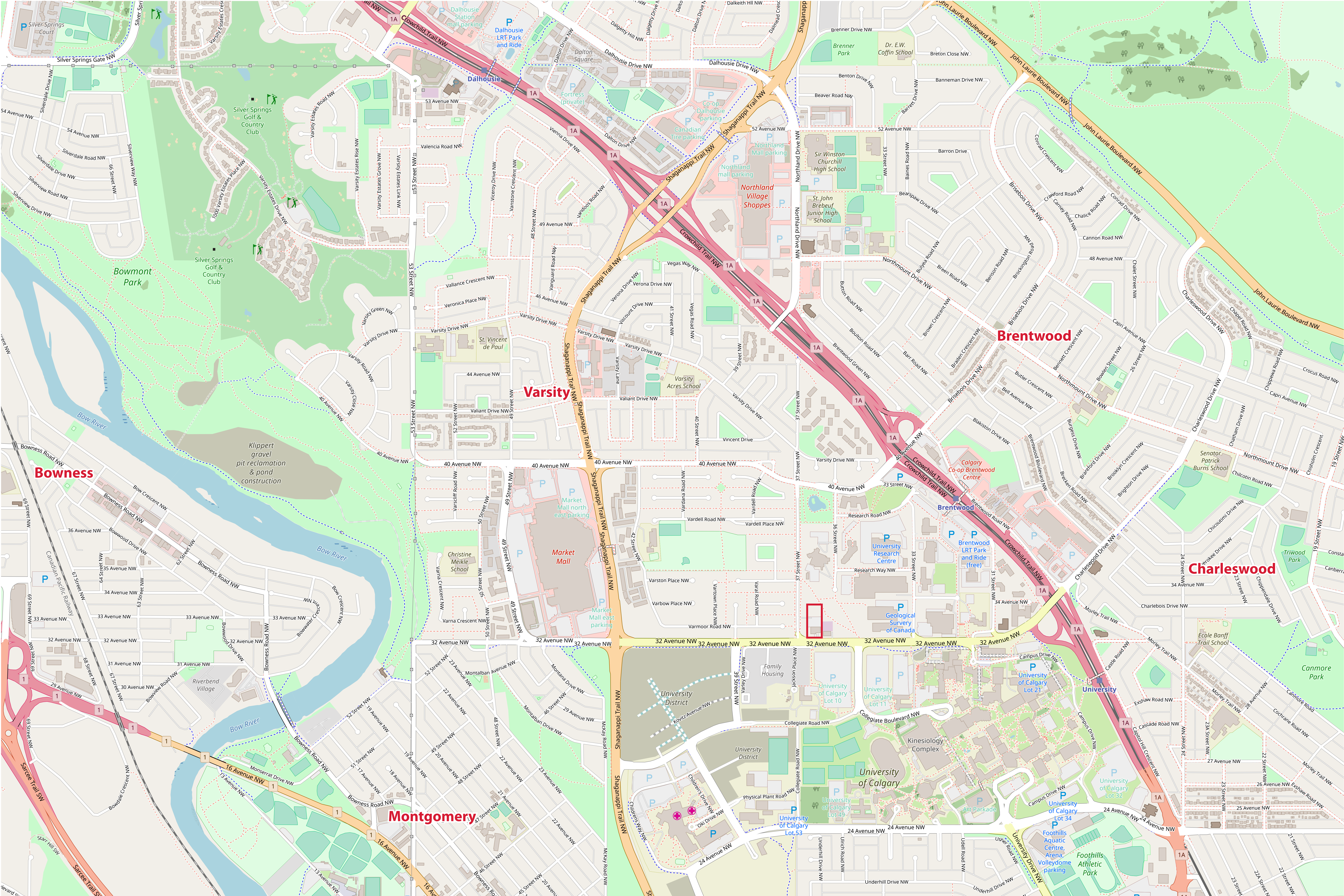


Varsity Multi-service Redevelopment Information Session

Please place a dot where you live.



© OpenStreetMap contributors

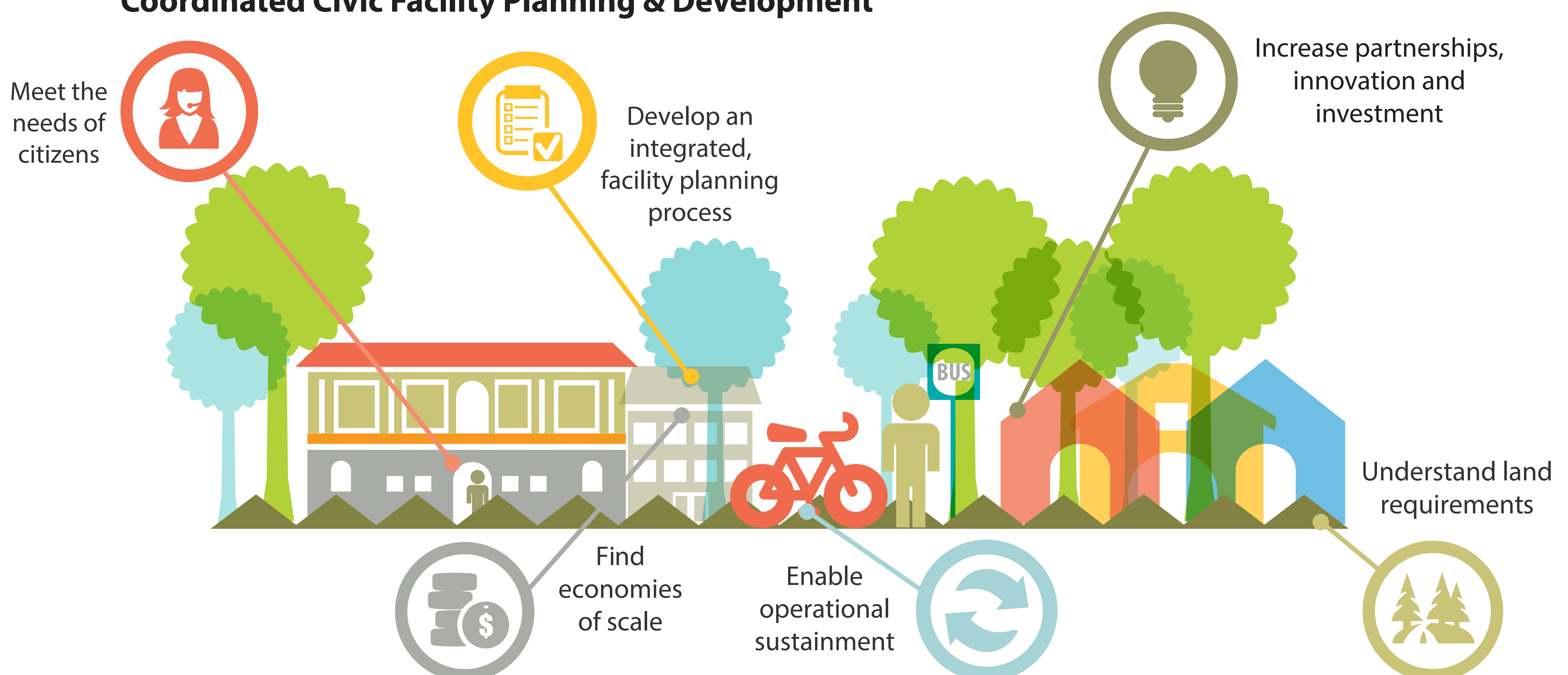
Why are you here?

- The City is proposing a multi-service facility which will include a new fire station and affordable housing
- Council policy is to build multi-service facilities to more efficiently use City-owned land, while better serving the community

How can you be involved?

- Tonight you have the opportunity to provide feedback to be taken into consideration for land-use and design development (i.e. allowed uses, access, height)
- You can also provide feedback online between February 2 - 16, 2018 at engage.calgary.ca/varsity
- There will be other opportunities throughout the project to provide your feedback. For project updates visit Calgary.ca/Varsity

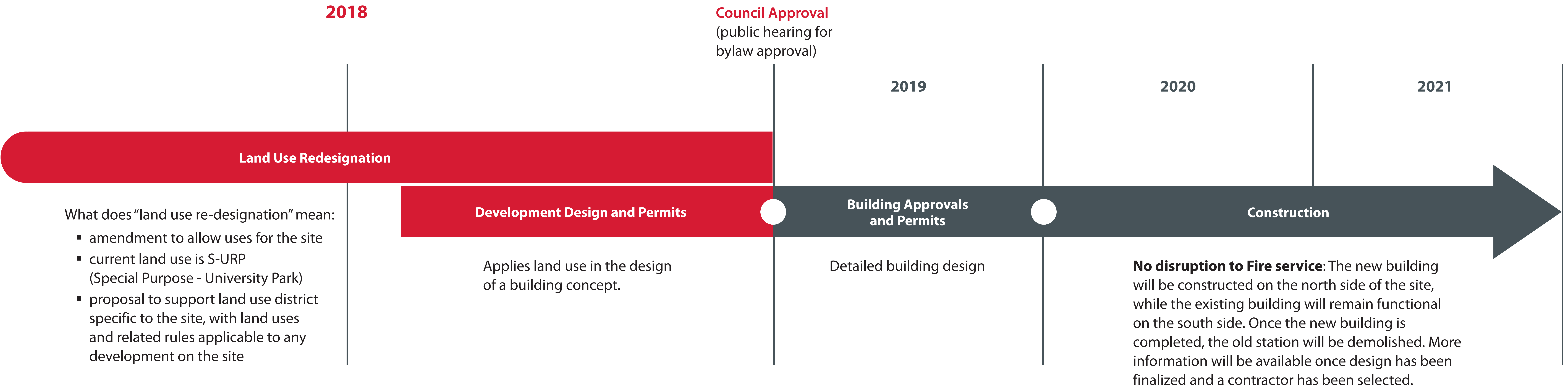
Coordinated Civic Facility Planning & Development



The City is proposing a new multi-service facility

-
- This map shows the area around Fire Station #17, which is highlighted with a red dashed border. The station is located at the intersection of 37 St NW and 36 St NW. To the east of the station is the proposed New Multi-service Development, indicated by a red arrow and text. The map includes various streets such as 32 Ave NW, 33 St NW, 34 St NW, 35 St NW, 36 St NW, 37 St NW, 38 St NW, 39 St NW, 40 St NW, 41 St NW, 42 St NW, 43 St NW, 44 St NW, 45 St NW, 46 St NW, 47 St NW, 48 St NW, 49 St NW, 50 St NW, 51 St NW, 52 St NW, 53 St NW, 54 St NW, 55 St NW, 56 St NW, 57 St NW, 58 St NW, 59 St NW, 60 St NW, 61 St NW, 62 St NW, 63 St NW, 64 St NW, 65 St NW, 66 St NW, 67 St NW, 68 St NW, 69 St NW, 70 St NW, 71 St NW, 72 St NW, 73 St NW, 74 St NW, 75 St NW, 76 St NW, 77 St NW, 78 St NW, 79 St NW, 80 St NW, 81 St NW, 82 St NW, 83 St NW, 84 St NW, 85 St NW, 86 St NW, 87 St NW, 88 St NW, 89 St NW, 90 St NW, 91 St NW, 92 St NW, 93 St NW, 94 St NW, 95 St NW, 96 St NW, 97 St NW, 98 St NW, 99 St NW, 100 St NW. Other streets shown include Varsville Pl NW, Varal Pl NW, Varbrook Pl NW, Varmoor Rd NW, Varscoma Rd NW, Vartown Pl NW, Varley Dr NW, Harris Pl NW, Jackson Pl NW, Collegiate Blvd NW, Collegiate Ct NW, and Kovitz Avenue. A north arrow is located in the top right corner.

Project timeline and process



Proposed services for this site: New fire station

The existing fire station is nearly 46 years old and has growing maintenance costs due to reaching the end of its lifecycle.

It is prioritized for replacement to:

- allow for additional space required to meet service levels for the growing community
- meet current building standards
- lower long term operating costs

The new station will support existing Fire and EMS crews that serve the community, and allow for future growth.



Community projected growth

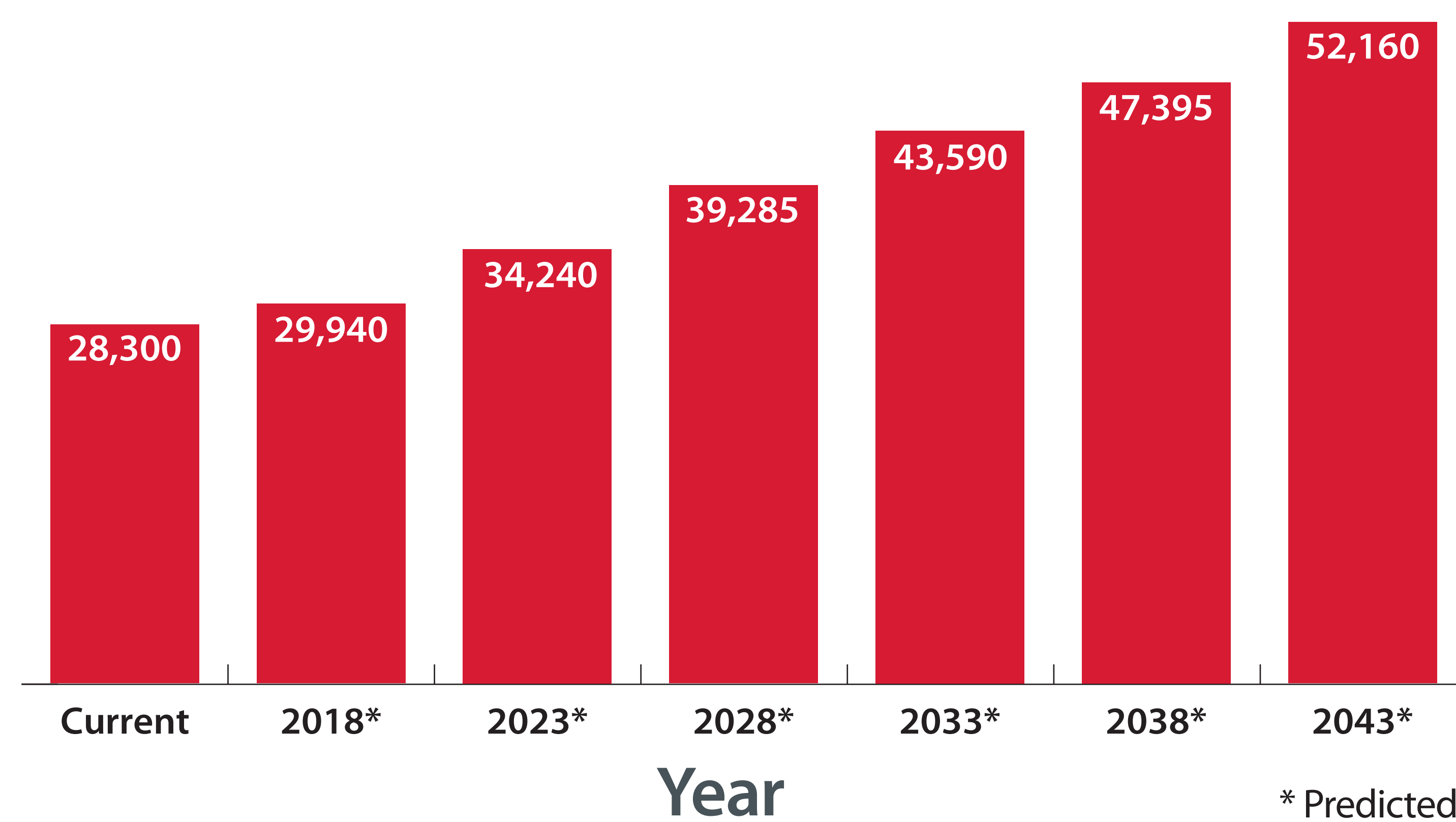
Services currently provided by Calgary Fire Department

- Fire response
- Critical medical intervention (life-threatening medical calls)
- Motor vehicle collisions & other emergency calls
- Hazardous materials response
- Fire and life safety education

Other site services

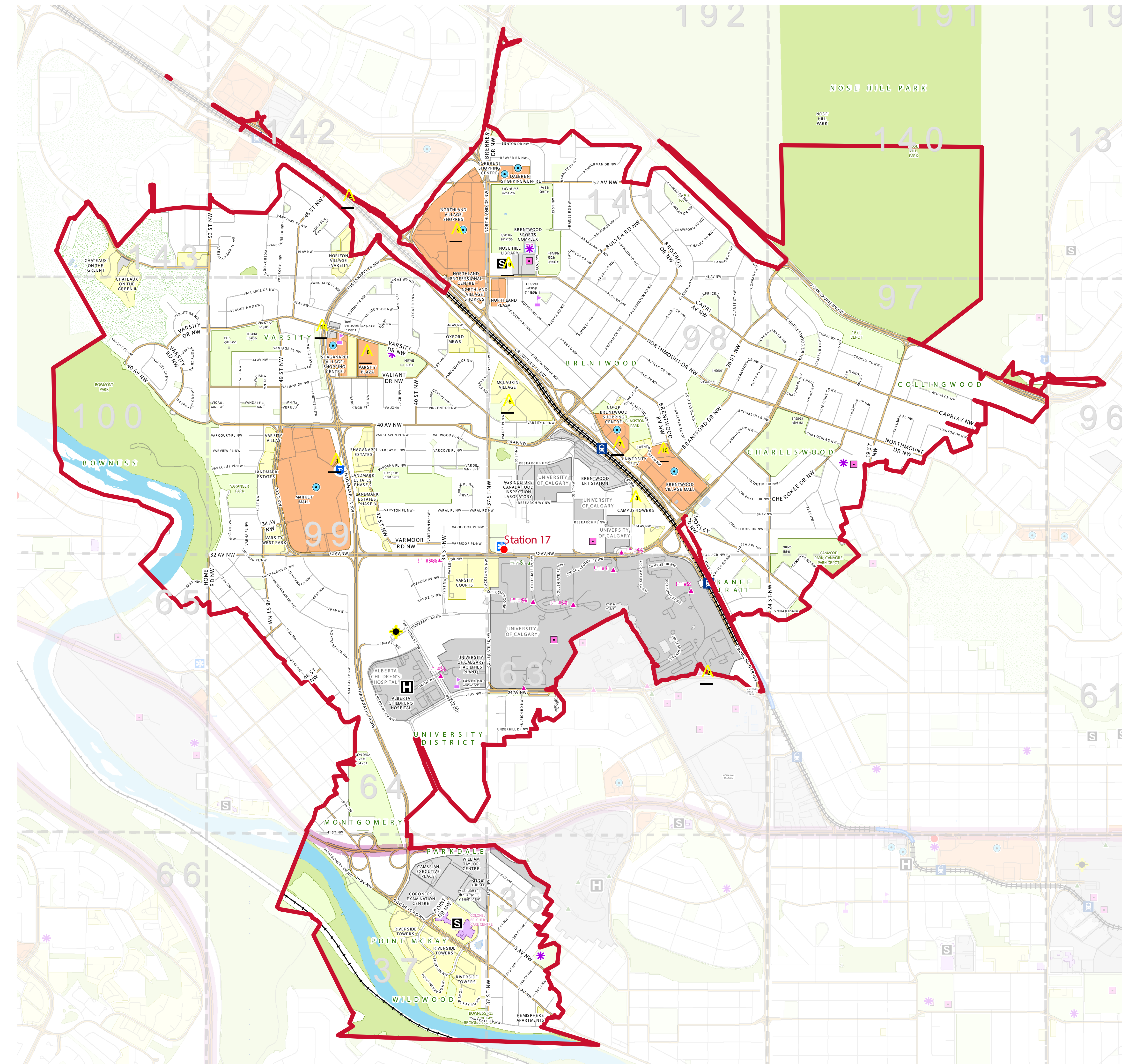
- Alberta Health Services emergency medical response
- Waste and Recycling Household hazardous materials drop off

Population served by Fire Station #17



Fire Station #17 – Response area

Current population served = 28,300



Proposed services for this site: Affordable housing

- In 2016, Council approved the Corporate Affordable Housing Strategy which guides The City's direction for increasing the supply of affordable housing in Calgary.
- The City is proposing to build 48 affordable housing units on the site, which will include a mix of one, two and three bedroom homes, with surface parking provided.
- Calgary Housing Company (CHC) will operate the units. CHC has been a housing provider for 40 years, managing over 10,000 affordable housing units with more than 25,000 tenants.
- The units will provide safe and stable housing for Calgarians living on lower incomes and will support a variety of mixed income housing options. This mixed income approach will support a self operating model.
- The Varsity site is close to key locational criteria such as transit, grocery stores, schools and parks.



Crescent Heights



Kingsland



Bridgeland

Affordable housing snapshot

Everyone deserves a safe and stable place to call home, but not everyone can afford one.

84,000
or nearly
1 in 5
households are struggling to pay for shelter costs



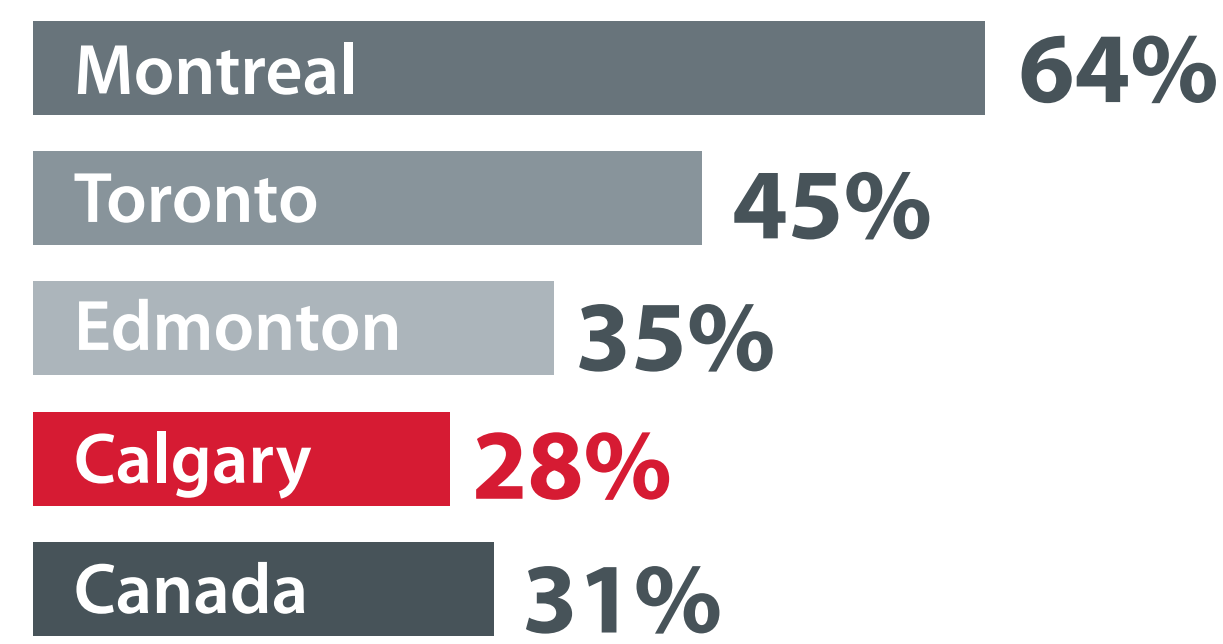
42,000 households
at risk of becoming homeless due
to spending **more than 50 per cent**
of income on shelter costs

More than
3,200
Calgarians are
homeless



According to The City's
definition of
affordable housing,
a household is in need
of affordable housing
when it earns less than
\$60,000/year and
spends more than
30 per cent of gross
income on shelter costs

Percentage rental



Calgary's lowest
market **rental**
rates are among
the **highest in**
Canada, and the supply
is limited

Income needed to
afford average rent
for a two-bedroom
apartment in Calgary

\$53,000

Approximately
of households do not have
sufficient income
to afford an
average rental
apartment in
the market

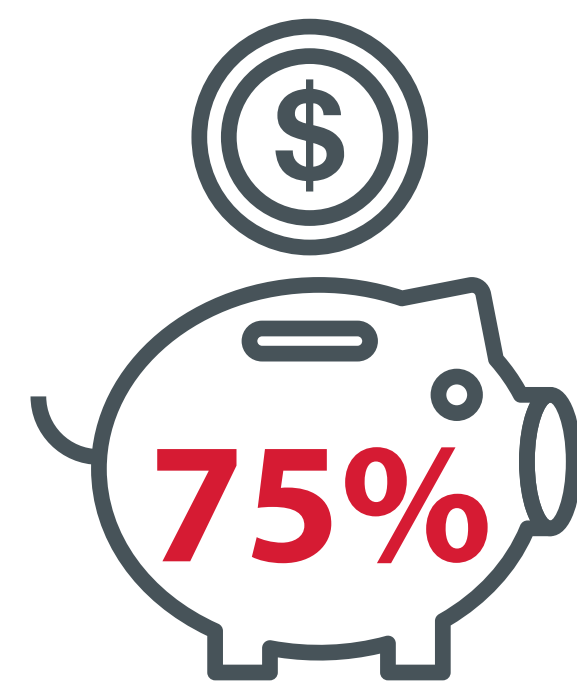


21%



66%

of homes in Calgary
are owner occupied
single-family homes

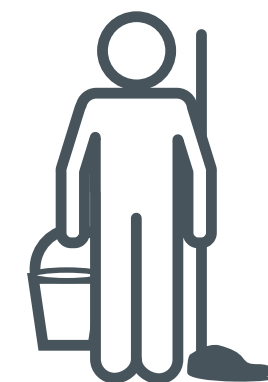


75%

Calgary households with
insufficient income to buy
a single-family house

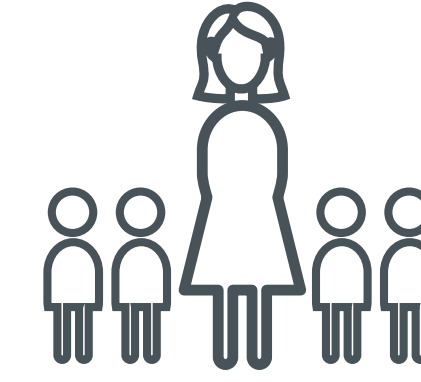
Who does affordable housing support?

Affordable housing supports people in varying circumstances. People in the following professions, earning a single income, may benefit from affordable housing.¹



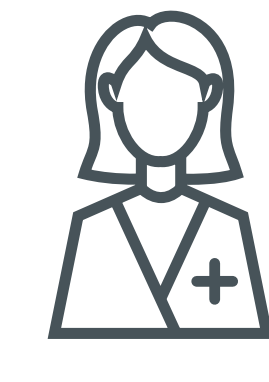
\$28,000

Cleaning/janitorial



\$29,000

Teacher assistants/
early childhood educators



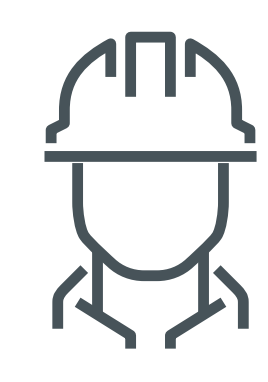
\$34,000

Nurse's aide



\$40,000

Bank tellers



\$45,000

Trade helpers/
labourers



\$48,000

Transit operators

Only 3.6 per cent of all housing
in Calgary is non-market housing;
this is nearly half the national average
in urban centres



The **need** for
non-market housing
is **growing faster**
than the supply

80%

of non-market units are
over 25 years old



¹ List of occupations collected from occinfo.alis.alberta.ca

Statistics in infographic collected from The City of Calgary's report *Housing in Calgary: An Inventory of Housing Supply, 2015-2016*

Affordable housing helps everyone

Affordable housing supports
people of all ages, family
compositions and demographics.
People in affordable housing
have greater chances to:

- Find and keep jobs
- Learn and build skills
- Be active participants in their communities



Keeping vulnerable residents off
the streets reduces demand and
pressure on emergency services,
hospitals and correction facilities.
Providing housing for one
homeless person has been shown to save
taxpayers **\$34,000** annually

Every billion dollars invested in housing
grows Canada's economy by

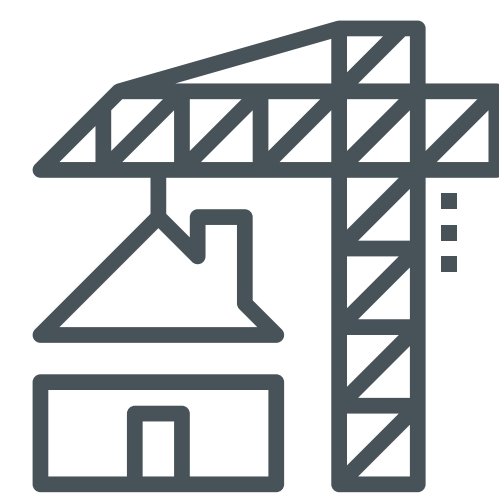
\$1.4 billion

and generates up to
13,000
indirect and direct jobs

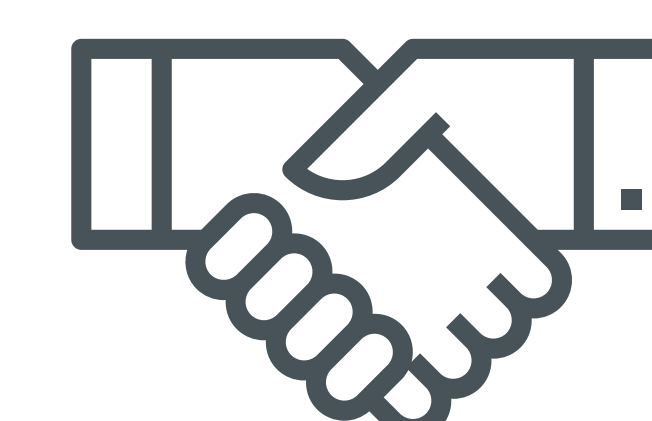
What is The City doing to meet the ongoing need for affordable housing

In 2016, Council adopted The City of Calgary's Corporate Affordable Housing Strategy – Foundations for Home, which includes six key objectives over the next ten years:

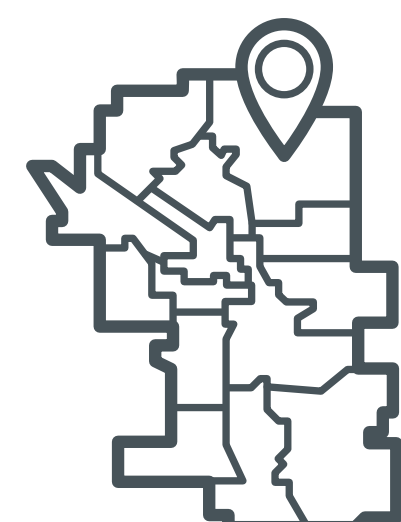
Objective #1
Get the Calgary
community building



Objective #3
Design and build new City units



Objective #5
Strengthen
intergovernmental
partnerships



Objective #2
Leverage City land



Objective #4
Regenerate City-owned properties

Objective #6
Improve the housing system



From 2016-2018, The City will build
160 new units
and support the development of
1,500
units by other housing providers



Affordable housing isn't just about
building homes – it's about **building**
families and community, and making
Calgary a great place to live for all citizens



For more information or to find out how you can get involved, visit calgary.ca/affordablehousing

The Approvals Continuum Public Input

Policy

- Open houses
- Public hearing
- Website
- Circulation to external stakeholders

Land Use

- Public hearing
- Open houses
- PD map
- City led
- Industry led
- Circulation to external stakeholders
- Public notice posting

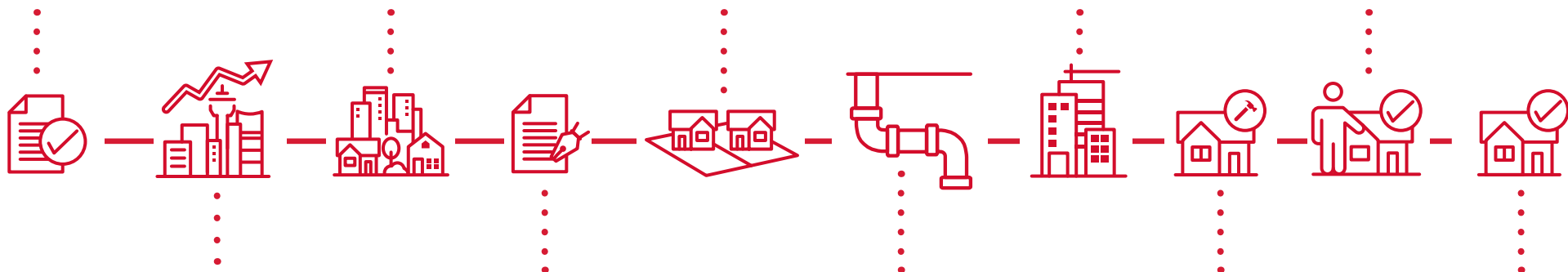
Subdivision

- Applicant can appeal at Subdivision & Development Appeal Board (SDAB)
- Letter sent to adjacent property owners

Development

- Appeal at Subdivision & Development Appeal Board (SDAB)
- Input to planning via newspaper ad
- Circulation to external stakeholders
- Public notice posting

Occupancy



Growth Strategy

- Public hearing
- Area Structure Plan (ASP) amendment

Outline Plan

- Public hearing
- Open houses
- PD map
- City led
- Industry led
- Circulation to external stakeholders

Infrastructure

Building

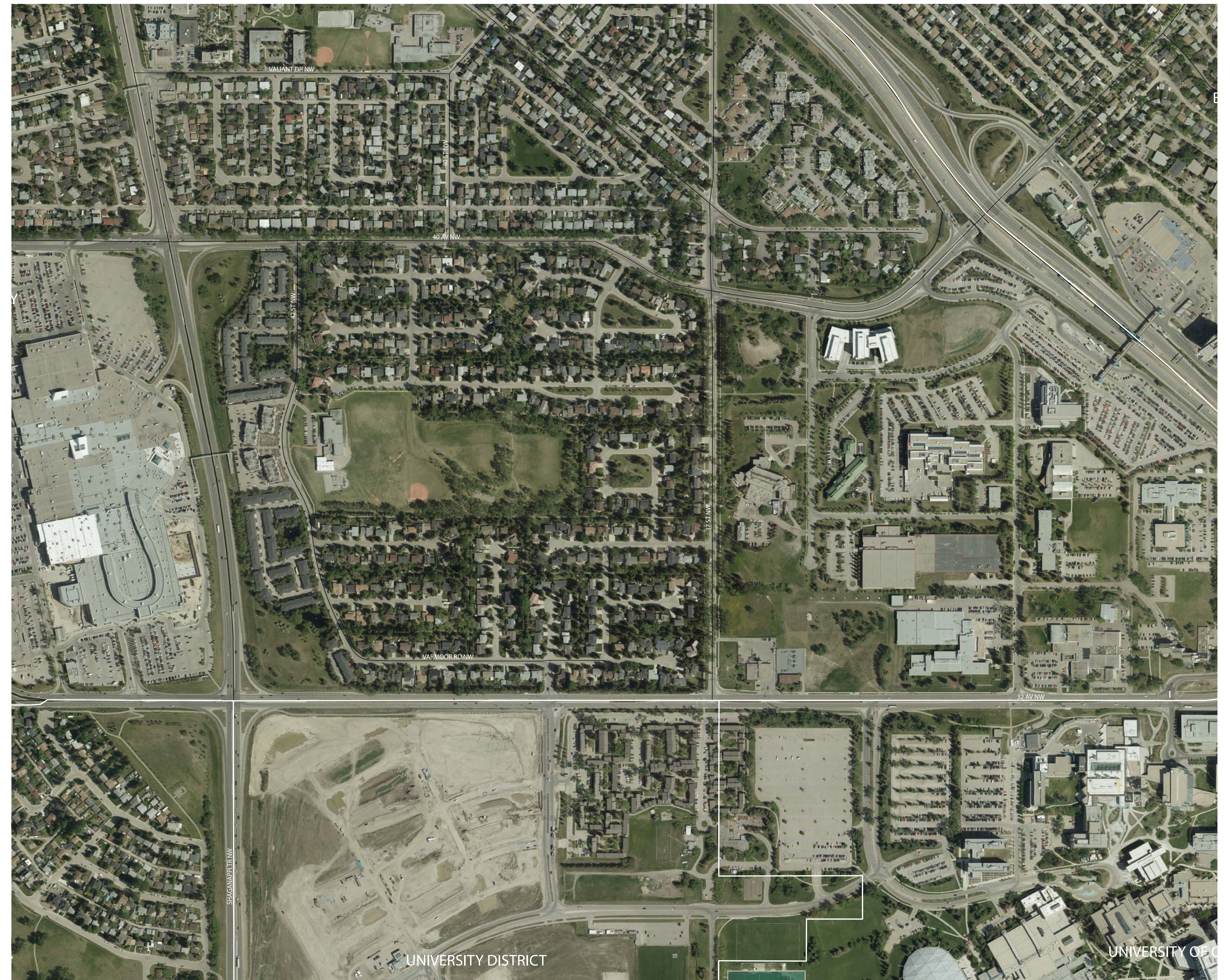
Post Occupancy

- 311

Transportation considerations

What we've heard so far:

- Fire station access and egress
- Traffic volumes
- Pedestrian/bikeway safety



Share your ideas

In addition to Fire and Affordable housing, what other activities would you like to see explored for the site (i.e. childcare, public/ community spaces, City workspaces, recreational use, etc?)



What other types of services would you like to see in this space?

Thank you and Next steps

Thank you for attending the information session and please don't hesitate to ask a project team member if you have further questions. Please fill out a feedback form if you have comments for the project team. If you are interested in receiving periodic email updates, please subscribe to our distribution list at calgary.ca/varsity.