

THE BRIDGES DESIGN GUIDELINES AN INTRODUCTION

The City of Calgary is increasing its supply of affordable housing and is looking forward to the prospect slated for The Bridges. Twenty-six (26) affordable housing units will be purchased by The City and operated by the Calgary Housing Company (CHC).

As Calgary's largest provider of affordable housing, we would like to emphasize the social mission of our involvement with The Bridges. The development put forward by each group will have the capacity to change the lives of low-income Calgarians by:

- enabling residents to live in a healthy, inclusive, and diverse urban community;
- providing the opportunity to experience the many positive impacts of stable housing including the security necessary to develop new capacities that may one day lead to upward social mobility; and
- ultimately the provision of a more hopeful future for people facing intersectional barriers to success.

PROGRAMMING A BRIEF OVERVIEW

Affordable housing units (including accessible and visually impaired dwellings) will be on the same floor(s) of the building and not interspersed throughout one or more building. All common areas of the development will allow for barrier-free travel. The elevator core may be used as an attractor point for accessible units.

Affordable units must be indistinguishable from market units.

A minimum of ten two-bedroom units and a minimum of four three-bedroom units will be provided.

CPTED principles must be applied throughout the site.

AFFORDABLE UNITS MINIMUM STANDARDS

TOTAL UNITS	ACCESSIBLE	VISUALLY IMPAIRED
26	3	1

TYPICAL UNIT MINIMUM UNIT SIZES [SQFT] & UNITS REQUIRED

STUDIO	1 BDRM	2 BDRM	3 BDRM
N/A	650	850	950

ACCESSIBLE UNIT MINIMUM UNIT SIZES [SQFT]

STUDIO	1 BDRM	2 BDRM	3 BDRM
N/A	700	900	1000

CONSTRUCTION STANDARDS AFFORDABLE UNITS

All affordable units must feature the following:

- in suite laundry;
- closets & general storage space; and
- a minimum sound reduction of 50-55 STC between units and also common areas.

Note: column placement cannot be isolated to non-market dwellings.

PARKING CONSIDERING TOD & AFFORDABILITY

CHC will require twenty-six (26) underground standard parking stalls. Each accessible dwelling requires a dedicated handicap parking stall. In addition to the handicap parking for tenants, a single handicap visitor stall must be provided.

ACCESSIBILITY MINIMUM STANDARDS

While there are a variety of terms that are used interchangeably to address accessibility, the scope of work will be all-inclusive of related terminology. In addition to the accessible units, one visually impaired unit must be included within the program. This unit must be designed with sensory access including contrasting finishes and fixture colors for the user group. All common areas of the building will be accessible.

The Alberta Barrier Free Design Guide, Alberta Building Code, and City of Calgary Access Design Standards will be referred to during the design phase to ensure accessibility.

BUILDING CONSIDERATIONS STEWARDSHIP & RENEWABLE ENERGY

The structural design of the building/s should be cognizant of changes within the renewable energy industry. Infrastructure that anticipates a transition to renewable energy during the lifespan of the building should be incorporated into the final proposal.

The development project will be designed to qualify for LEED® v4 Building Design & Construction: Multifamily Midrise, or the equivalent LEED® rating system at the time of Building Permit application. Notwithstanding, the development project will not be required to obtain LEED® certification upon completion of construction.

The Applicant will provide a LEED® v4 performance checklist, as certified by a LEED® consultant, prior to final release of the Building Permit application, for approval from the Design Review Committee.

DESIGN DEVELOPMENT CALGARY HOUSING REQUIREMENTS

The Calgary Housing Company will be the operator of all affordable housing units purchased by The City. In order to maintain and operate the units CHC will require detailed design development drawings that must include the following:

- dedicated electrical meters on each dwelling;
- dedicated water shut-off at each unit;
- peep holes in each unit entry door [accessible entry doors must consider height of wheelchair user];
- lever style door handles;
- drains and catch pans beneath in suite laundry units;
- catch pans beneath kitchen sinks;
- triple hinged solid-core doors with locking handle on each master bedroom;
- triple hinged solid-core door with locking handle on the bathroom door in studio units;
- CO detectors & smoke alarms in each enclosed space that a tenant may convert into a bedroom;
- solid wood cabinet doors; and
- a grade 2 commercial deadbolt that conforms to ANSI/BHMA A156.5 standards with lever style passage handle.

The design development / issued for construction drawing set must also include well resolved accessibility details including the following:

- backing within floor system to support lift mechanism and/or ceiling track;
- continuous 3/4" plywood backing in bathrooms;
- dedicated bedside power to charge a battery powered wheelchair;
- adjustable kitchen countertop elevations;
- a swing-door wall oven;
- a front control cooktop; and
- a shallow kitchen sink.