

Calgary



Bridlewood Affordable Housing Stakeholder Report Back: What we Heard

March 2019



Bridlewood Housing

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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.

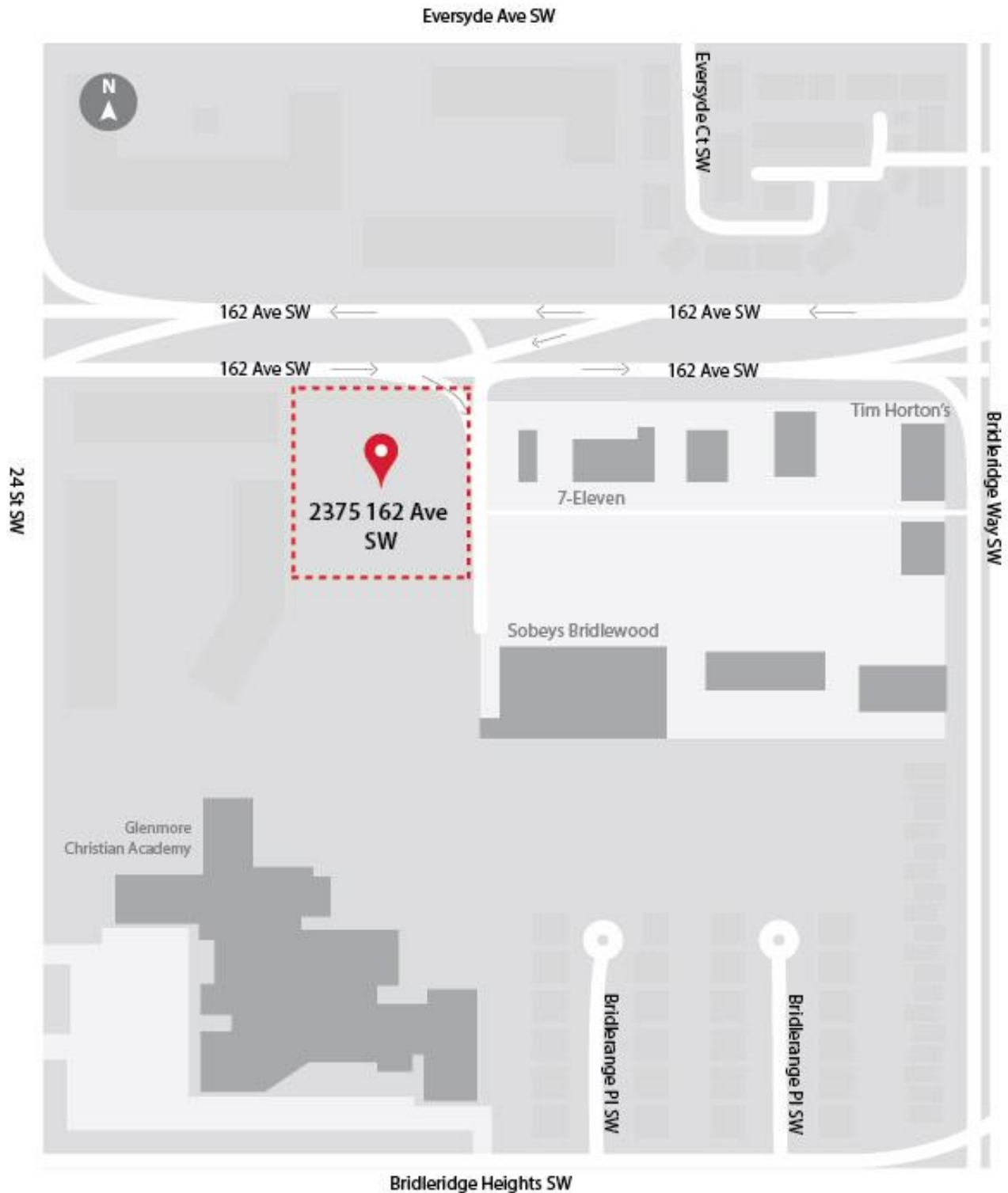
Affordable housing sites are chosen based on specific criteria including proximity to amenities such as transit, and grocery stores. Developments are informed by research on tenant preferences, innovative industry practices and consultation with community stakeholders and citizens to ensure the developments 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 62 townhouses/stacked townhomes units. Currently, there are no Non-Market Housing (NMH) units available in the community of Bridlewood.

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 (February – April 2019)
 - Public Meeting #3 (review final project design, outcome and next steps)
 - Online interaction
 - Ongoing project emails/calls

The previous two public meetings were held at Cardel Rec Centre in Calgary on September 25 and November 20, 2018 respectively. The What we Heard Report for the first meeting can be found [here](#), and the Report for the second meeting can be found [here](#).



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The third and final public meeting was held on February 26, 2019, also at the Cardel Rec Centre. Doors to the event were open from 5:00 P.M. to 8:00 P.M. Approximately 65 members of the public attended. The meeting format was drop-in style open house. Information was presented on panels with project team members on hand to answer content specific questions. Opportunities for feedback were presented through panels that allowed participants to add comments to, as well as an exit survey. The project's online engagement portal was also advertised during the session.

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; and
- Provide a final opportunity to gather community feedback on the proposed site layout, safety and public spaces and any other suggestions for site design.

Feedback collected at the first and second public sessions was used in generating the site concept/design presented at the third session. Key feedback and how it was used included:

- **Site safety, sightlines, access and security:** the site layout allows for views and sightlines onto the streets and public spaces from inside the residential units, which creates natural surveillance and increased safety/security throughout the site;
- **Community spaces, play space and pedestrian movement through the site:** a public space has been included on the south side of the development to provide a community amenity and play space. The streets have been designed as slow-moving one ways to allow for safe pedestrian movement throughout the site. Sidewalks and pathways have been designed based on currently used routes;
- **Materials and surface treatments:** paving stones have been used throughout the development to mark pedestrian areas and create a unique sense of place. The building materials are bright neutral colours that provide a contemporary look while matching with the surrounding neighbourhood;
- **Housing form and density:** the housing types and density align with other developments in the immediate area, which can generally be described as mid-rise condos and townhouses; and
- **Natural areas protection:** the treed area to the south of the site will be maintained.

The public meeting provided a platform for meaningful conversations to take place between community members and the project team members.



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What we asked

The focus for this phase of engagement was to present the final site plan/concept, and to show how feedback from the previous two public meetings has been incorporated into the project. The following question was asked of the public:

1. Do you have any additional questions or comments about the final site design?

What we heard

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

The most frequent input we heard from the participants was:

- Improve pedestrian crossing / create overpass across 162 Street (outside of project scope); and
- Provide more on-site parking.

Positive feedback for the project included:

- General satisfaction with the design; and
- General support for affordable housing and recognition of the need for more affordable housing in the city.

We also heard some concerns with the project regarding:

- Increased community traffic/congestion;
- Concerns over the maximum occupancy of the units;
- Dissatisfaction with providing affordable housing in general.

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

Next steps

The feedback from the open house will be made available to the project team, distributed to stakeholders, and posted publicly on line. The information gathered will be used to make any final modifications to the design of the development and site plan where possible.

A public hearing will be held as the final piece of public engagement for this project. The date of the public hearing is yet to be confirmed.



Public meeting material

Shown below are the materials presented at the third public meeting.

Calgary Housing: Bridlewood Development

The City of Calgary has worked in the design phase to address citizen questions, wants and concerns raised during the engagement process. Detailed reports on what we heard through engagement can be found at engage.calgary.ca/bridlewood-affordable-housing

Themes raised through the process included:

Theme: Concern with neighbourhood safety.

Response: The site has been designed to foster safety, including wide, well-lit pathways and sightlines on all public spaces.

Theme: Concern regarding impact on neighbourhood parking.

Response: Dedicated parking for each unit, plus nine visitor spaces, have been included in the design.

Theme: Concern with sightlines from neighbouring units.

Response: Lower buildings in the final design allow for visibility from the upper floors of the neighboring building.

Theme: Consider inclusion of a neighbourhood park/garden/ community space.

Response: A parklet and community space have been included in the design.

Theme: Ensure access from neighbouring parcels to the adjoining retail area.

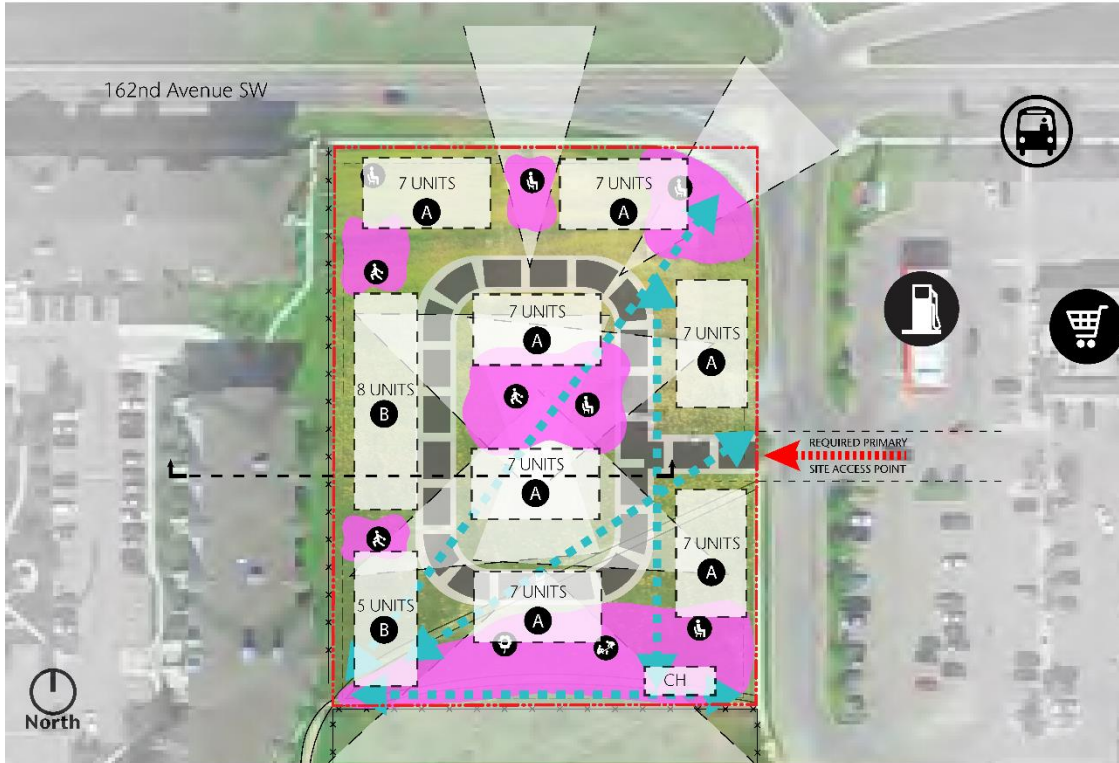
Response: A dedicated pathway has been included in the design.

Theme: Avoid development of the forested area to the south.

Response: The forested area to the south of the site is not in the scope of this development and will not be touched.



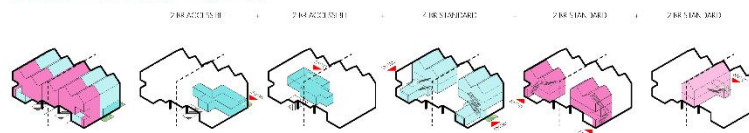
Basis of Design: Housing Form and Density



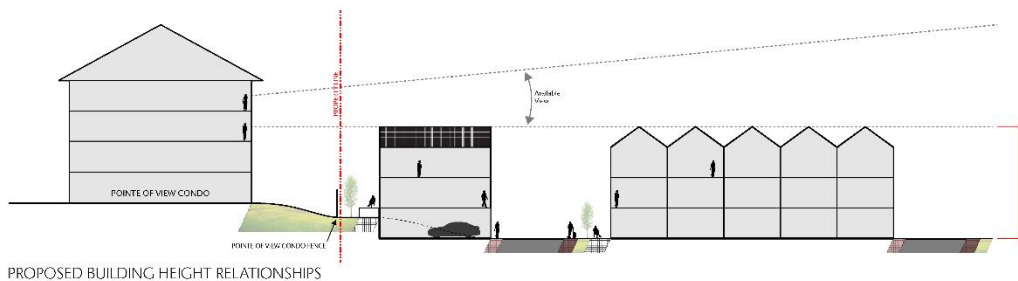
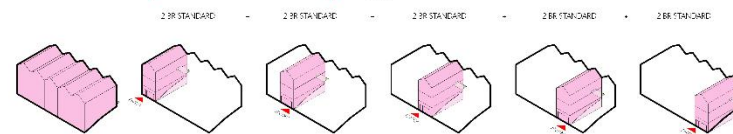
PROPOSED DEVELOPMENT

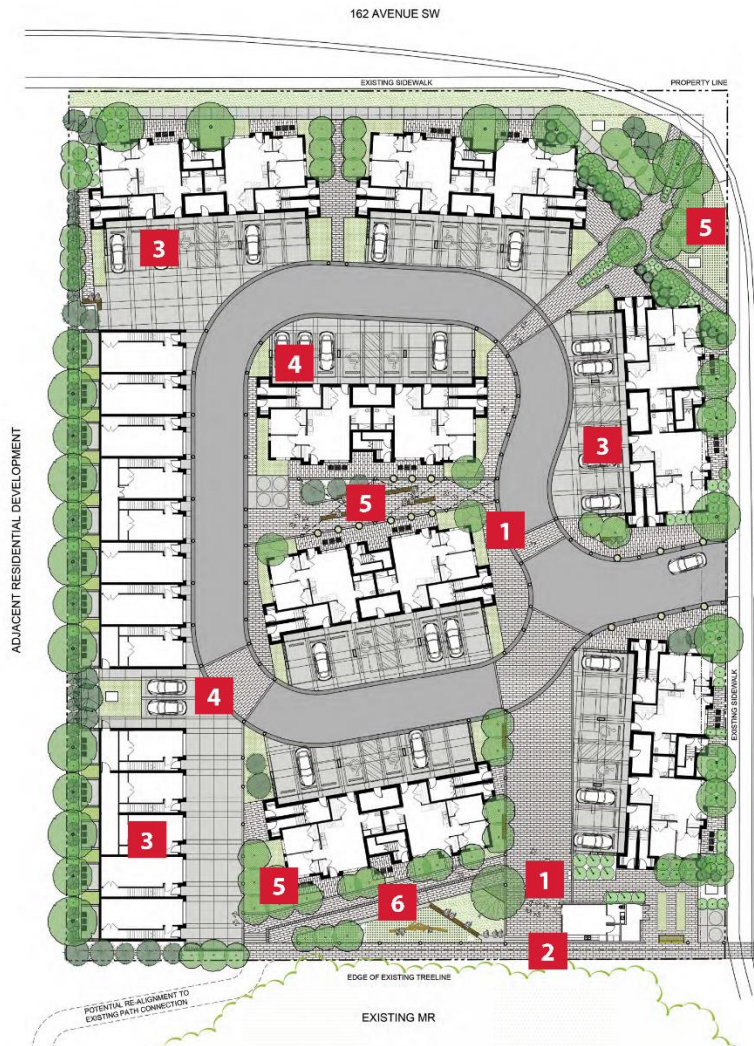
- 62 dwelling units (zoned for up to 148)
- 20% of all units to be Barrier Free
- Mix of townhomes and stacked townhomes
- 3 storey buildings
- Minimum 1 parking stall per dwelling unit plus additional visitor stalls

Stacked Townhome - Type A



Standard Side-by-Side Townhome - Type B





Calgary Housing: Bridlewood Development

- 1** Site plan encourages mobility within the site via roadways and walking paths.
- 2** Dedicated route between the adjacent development and commercial area at the south end of the site.
- 3** Dedicated parking for each unit.
- 4** Nine visitor parking spaces - one per building.
- 5** Robust landscaping throughout the site, particularly at the northeast and south areas.
- 6** Leisure spaces included in the site plan.

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Calgary Housing: **Bridlewood Development**

- A mix of 3-storey attached and stacked townhomes units designed to enhance the character of the community
- Lower buildings allow for visibility from the upper floors of the neighboring building
- Dedicated walkways encourage pedestrian mobility throughout the site
- Family-oriented 2- and 4-bedroom units
- 22% of the units are designed for accessibility
- Each unit has private access from walkway



Calgary Housing: **Bridlewood Development**

- Well-lit pathways visible from homes adheres to Crime Prevention through Environmental Design (CPTED) principles
- This includes focusing on circulation, visibility of public spaces, lighting, site maintenance and fostering community pride in the physical spaces
- A combination of overhead lighting and lit bollards will illuminate pathways for mobility and reduce dark areas for safety



Calgary Housing: **Bridlewood Development**

- Pathways are well-lit and visible from homes
- Broad, easily-recognizable pathways encourage pedestrian and cycle mobility and promote safety
- Accessible design features curbless walkways and roads, no external stairs without ramps, and lighting to clearly separate pedestrian areas
- Prescribed pedestrian pathways discourage public access to tenant spaces



Calgary Housing: **Bridlewood Development**

- Dedicated route between the adjacent development and commercial area
- Small public parklet included in site design
- Community space for site residents
- Adjacent green space to the south is untouched
- Removal of the fence at the south end of the site allows for more access to the forested area



Calgary Housing: **Bridlewood Development**

- A small public parklet at the south end of the site is accessible to residents and neighbours
- A community space for residents is included in the design
- Walkways and public areas to be maintained by Calgary Housing Company



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Verbatim Comments

Verbatim comments presented here include all 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:

Affordable housing has much demand in the City. Appreciate for taking this initiative. Looking forward to more similar types of projects in the City.
I like the project, go ahead!
Staff very knowledgeable and helpful in explaining types of units and contents. Appreciated.
More dedicated parking for each unit. One dedicated parking stall may not be sufficient.
Need ped bridge over top of 162 Avenue. Lots of foot traffic with folks trying to access the mall, transit, especially since 162 Avenue connects to the ring road.

Online Feedback:

More money being wasted by the city. The new subsidized complex on bow trail in Wildwood is across the street from my house. 80% of the people who live there smoke and drink on their balconies. They cant afford full rent but they can afford beer/smokes?
I do think it would look very nice when it is finished
How we can apply for for the affordable housing?
Hello, I have concerns about the maximum capacity of occupants per unit in this development, the allowing of pets (should be no dogs or perhaps no pets of any kind?), pedestrian traffic on 162; traffic congestion to enter the retail complex from 162
Looks great look forward to welcoming my new neighbours.
Just a few things to consider..."Brick Towers" "Chicken coupes" "The projects" Bad Idea. Its simply relocating the issue, not solving it. Discrimination and sterotyping will assure lack of success which is exactly where a majority of the problem lies.