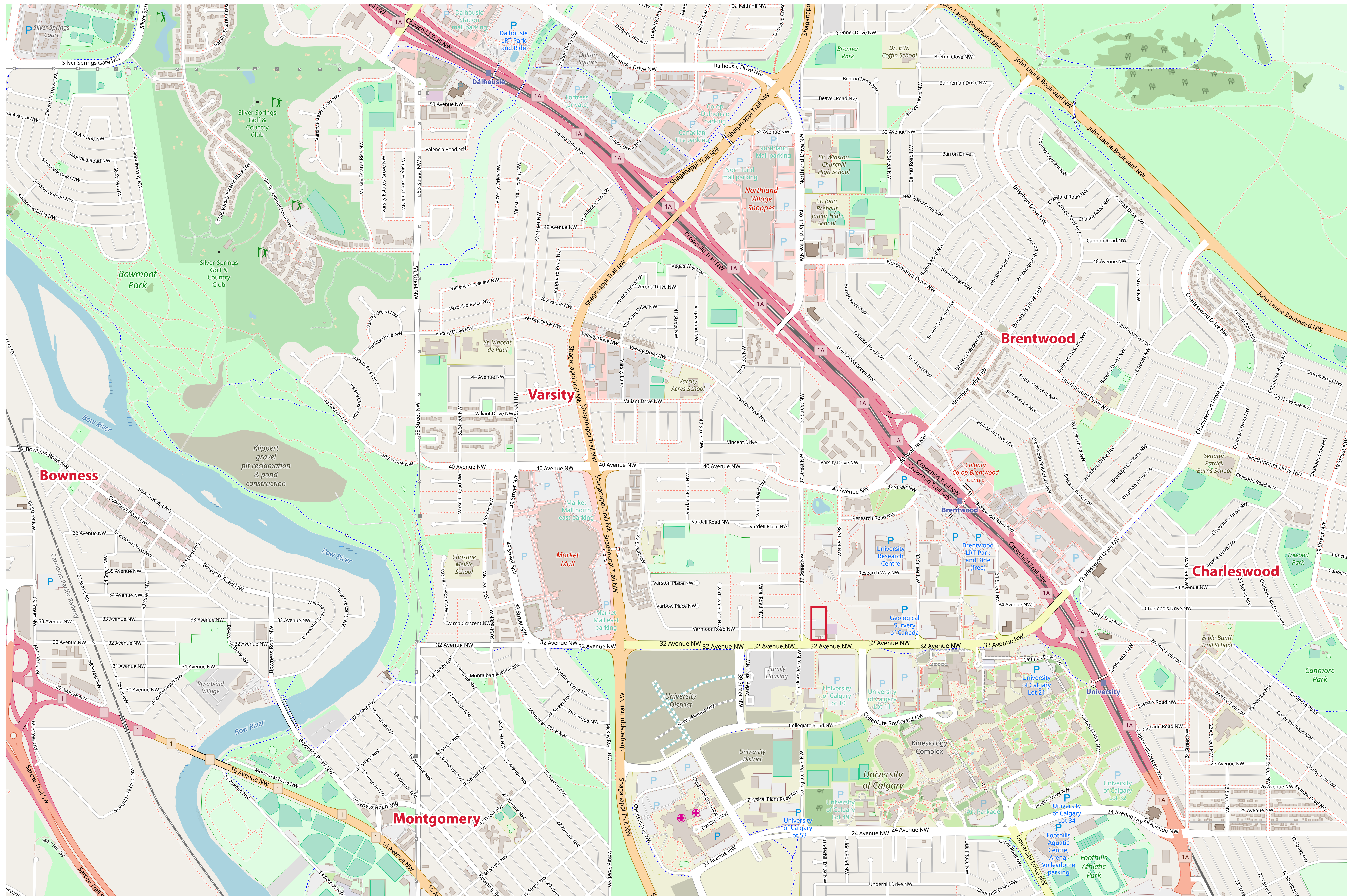




Varsity Multi-service Redevelopment Information Session

Please place a dot where you live.



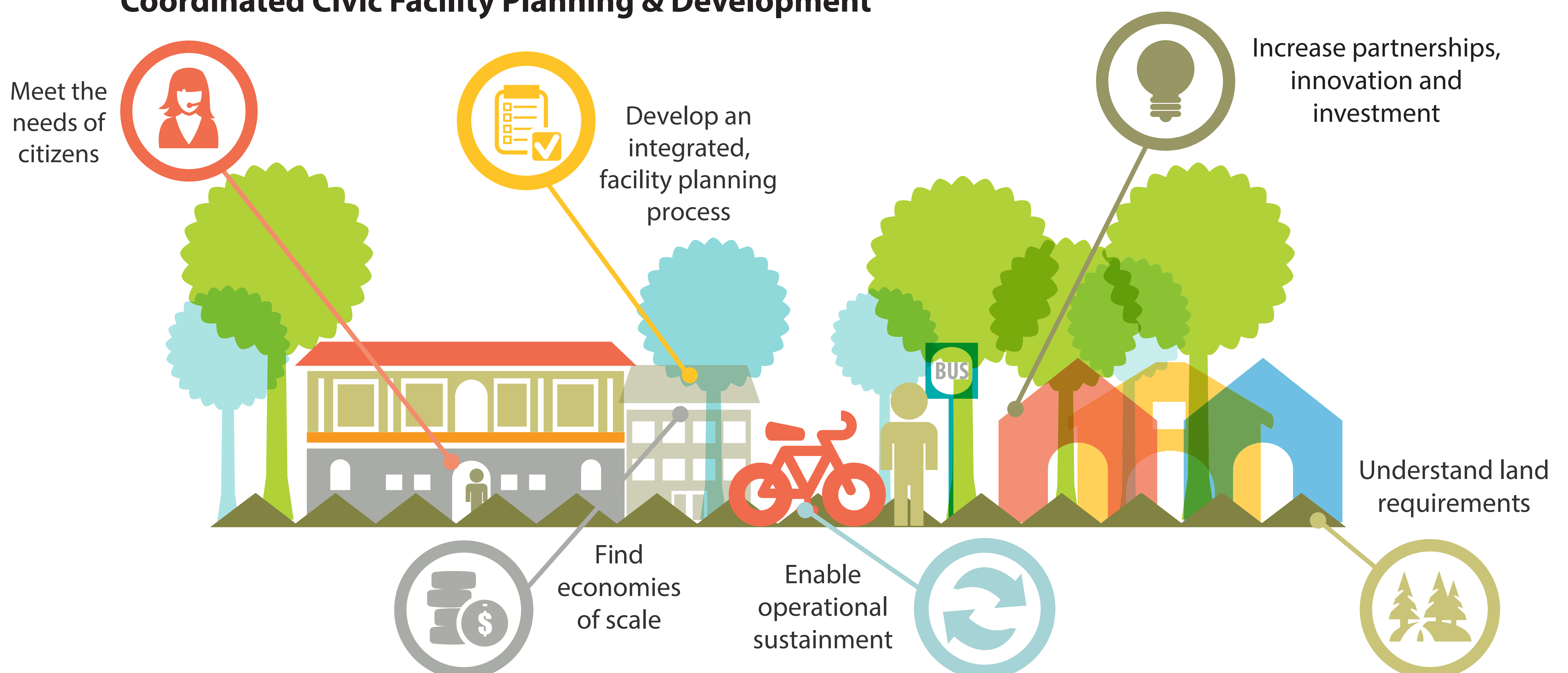
Why are you here?

- 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 effeciently 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

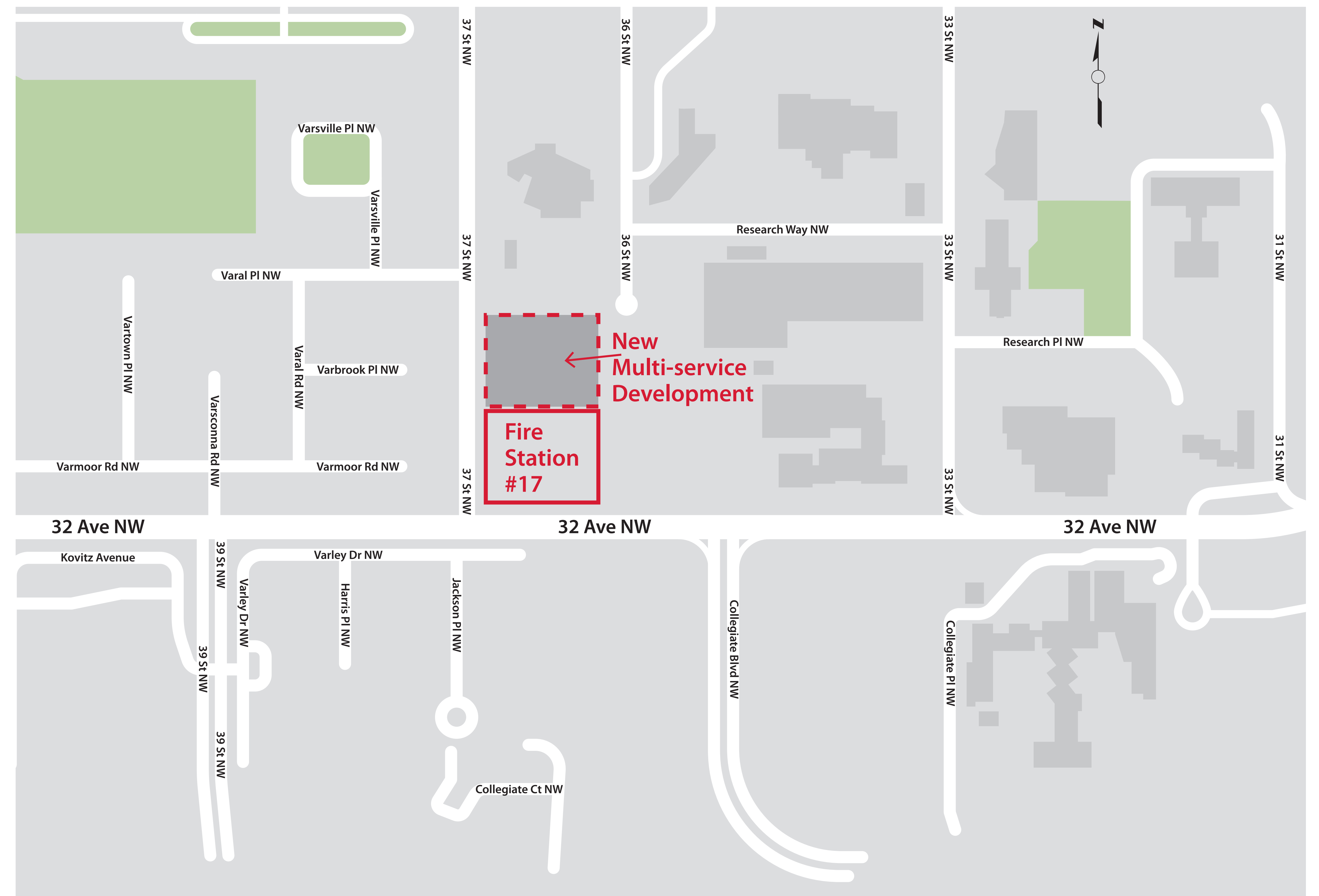
Coordinated Civic Facility Planning & Development



Project background

The City is proposing a new multi-service facility

- Council approved redevelopment of Fire Station #17 in 2015-2018 Action Plan.
- Administration’s direction to corporately coordinate the facility planning and delivery functions at the City.
- The City is building facilities that more effectively use City-owned land.
- This approach supports increased efficiencies, investment and partnerships, while better serving the community.
- The City currently owns this parcel of land meaning there is no additional cost for land acquisition.
- Existing funds are allocated for redevelopment of the fire station.
- The City is preparing a land use redesignation application to support additional services on site.





Project timeline and process

2018

Council Approval
(public hearing for
bylaw approval)

2019

2020

2021

Land Use Redesignation

What does "land use re-designation" mean:

- amendment to allow uses for the site
- current land use is S-URP (Special Purpose - University Park)
- proposal to support land use district specific to the site, with land uses and related rules applicable to any development on the site

Development Design and Permits

Applies land use in the design of a building concept.

Building Approvals and Permits

Detailed building design

Construction

No disruption to Fire service: The new building will be constructed on the north side of the site, while the existing building will remain functional on the south side. Once the new building is completed, the old station will be demolished. More information will be available once design has been finalized and a contractor has been selected.

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

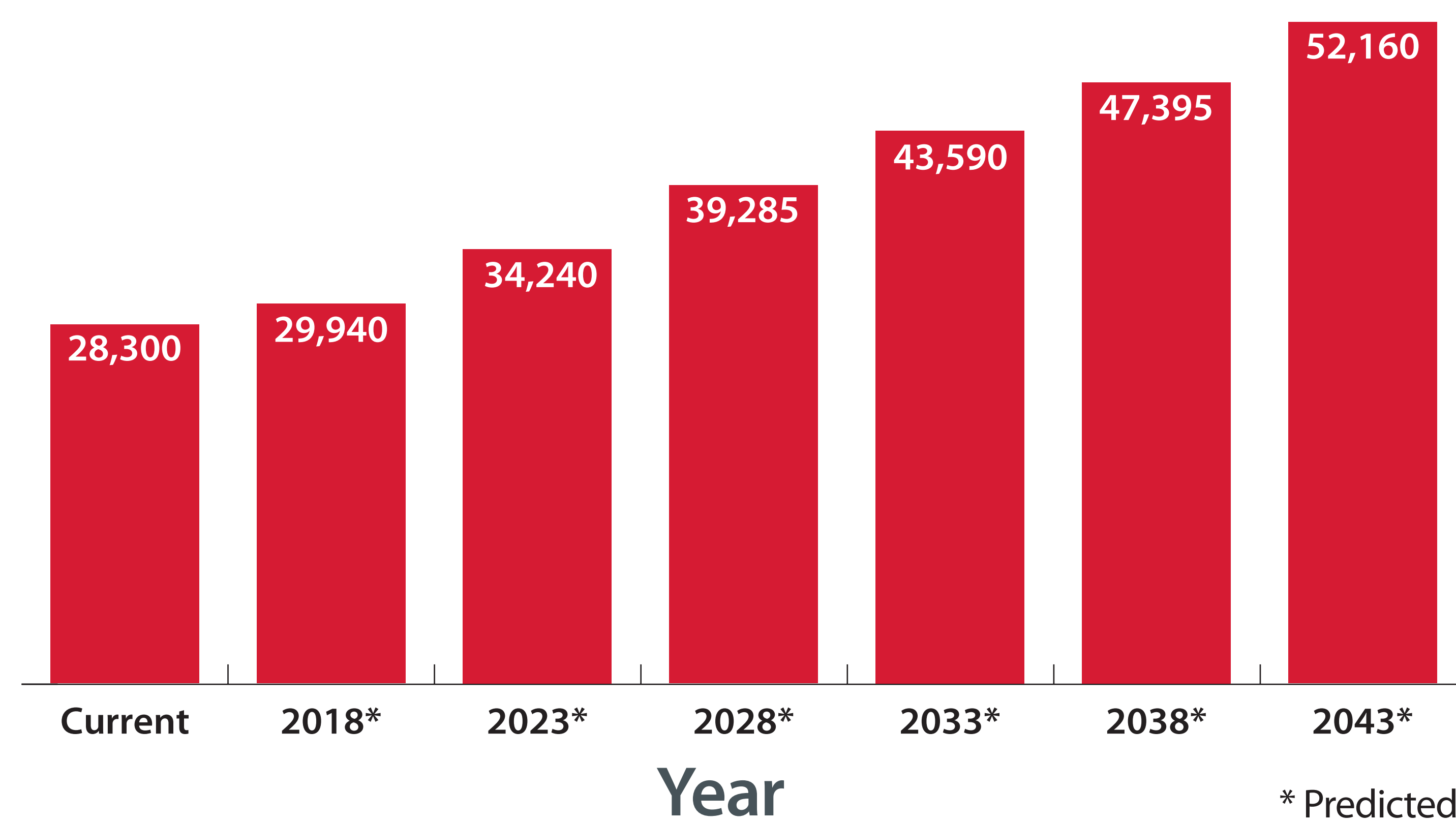
Services currently provided by Calgary Fire Department

- 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

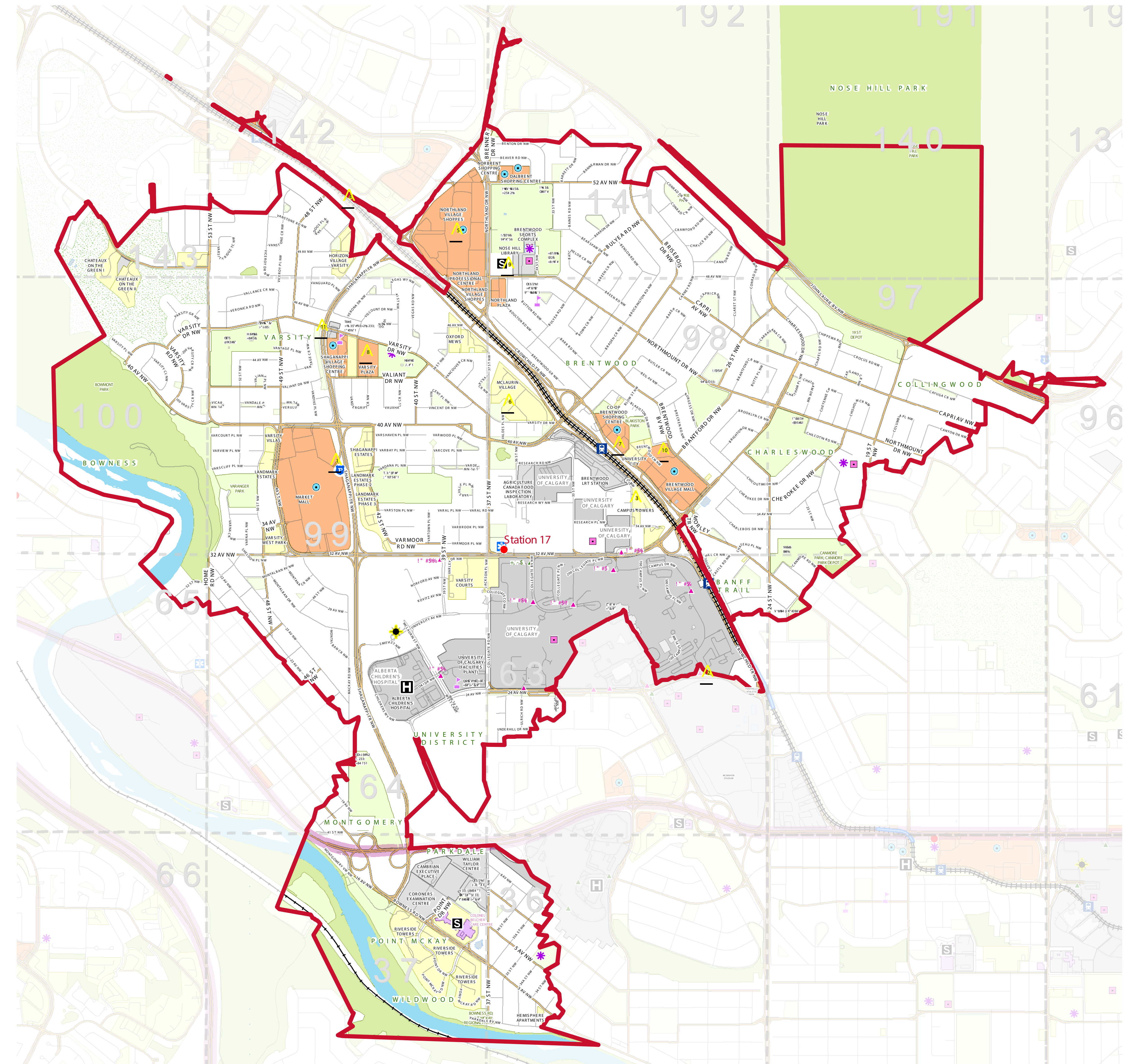
- Alberta Health Services emergency medical response
- Waste and Recycling Household hazardous materials drop off

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



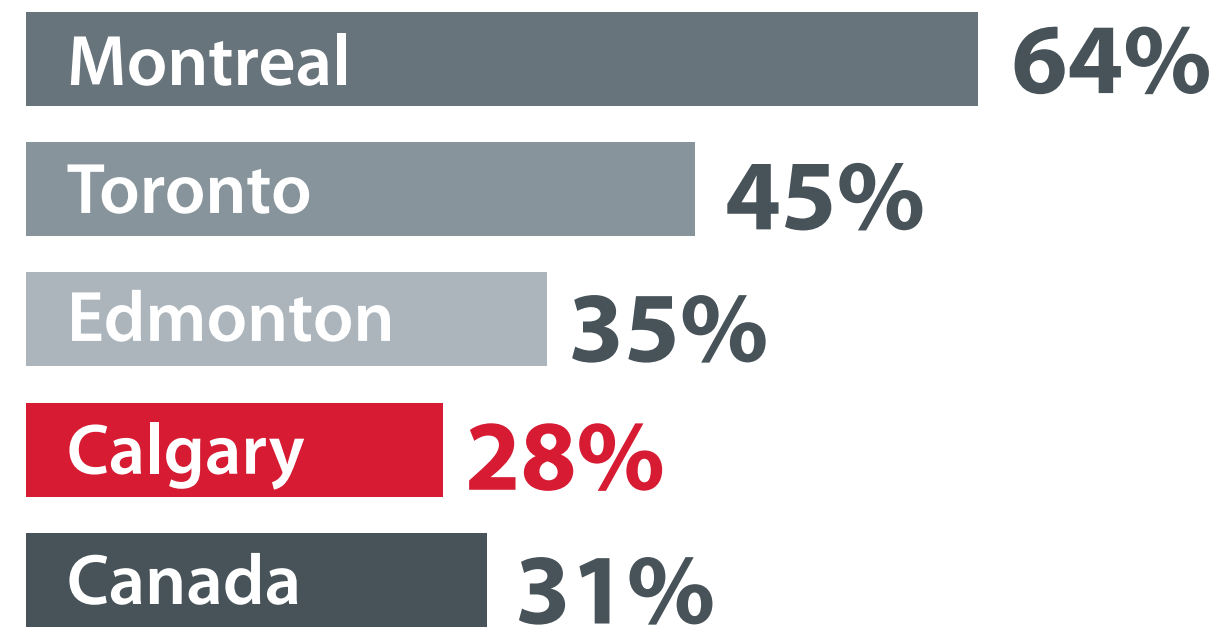
42,000 households at risk of becoming homeless due to spending more than 50 per cent of income on shelter costs

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 **21%** of households do not have sufficient income to afford an average rental apartment in the market



66%

of homes in Calgary are owner occupied single-family homes

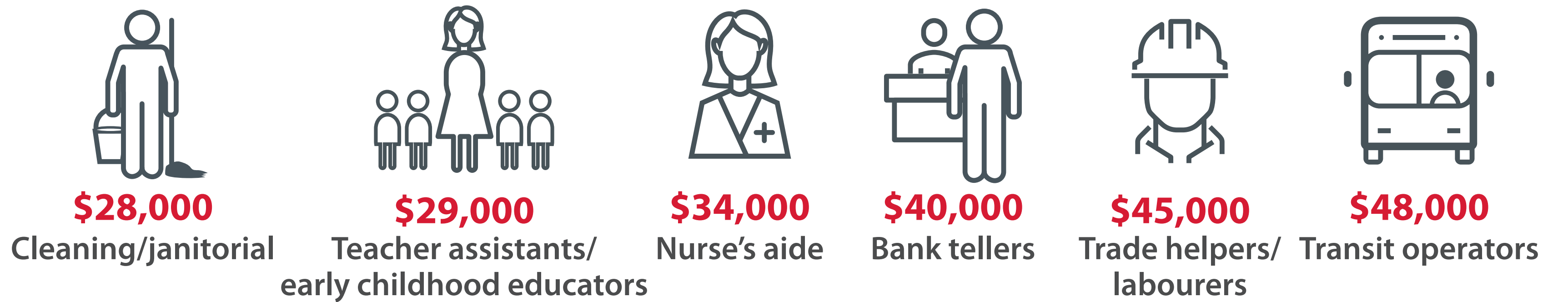


75%

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



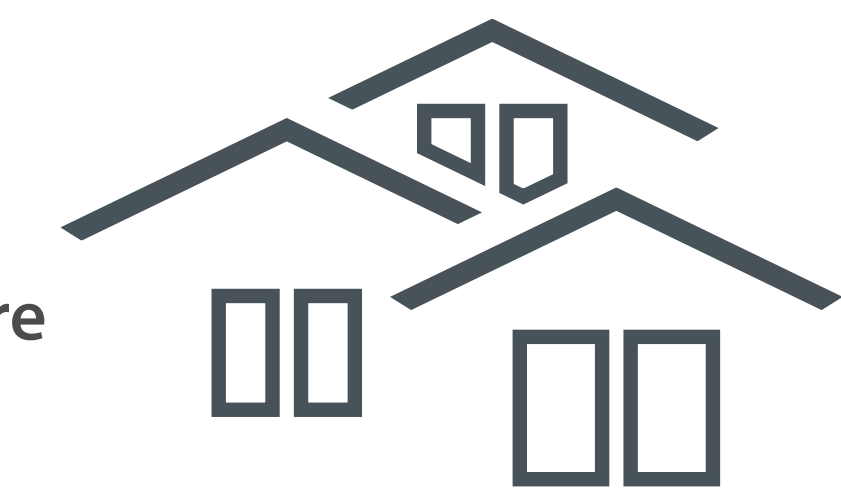
Only 3.6 per cent of all housing in Calgary is non-market housing; this is nearly half the national average in urban centres



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:

<p>Objective #1 Get the Calgary community building</p>	<p>Objective #3 Design and build new City units</p>	<p>Objective #5 Strengthen intergovernmental partnerships</p>
<p>Objective #2 Leverage City land</p>	<p>Objective #4 Regenerate City-owned properties</p>	<p>Objective #6 Improve the housing system</p>

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

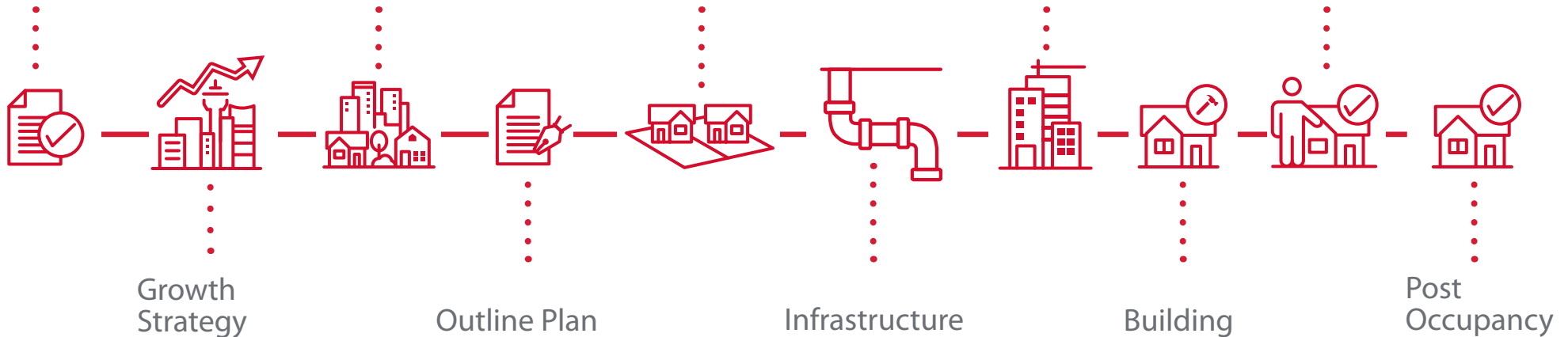
Subdivision

- 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

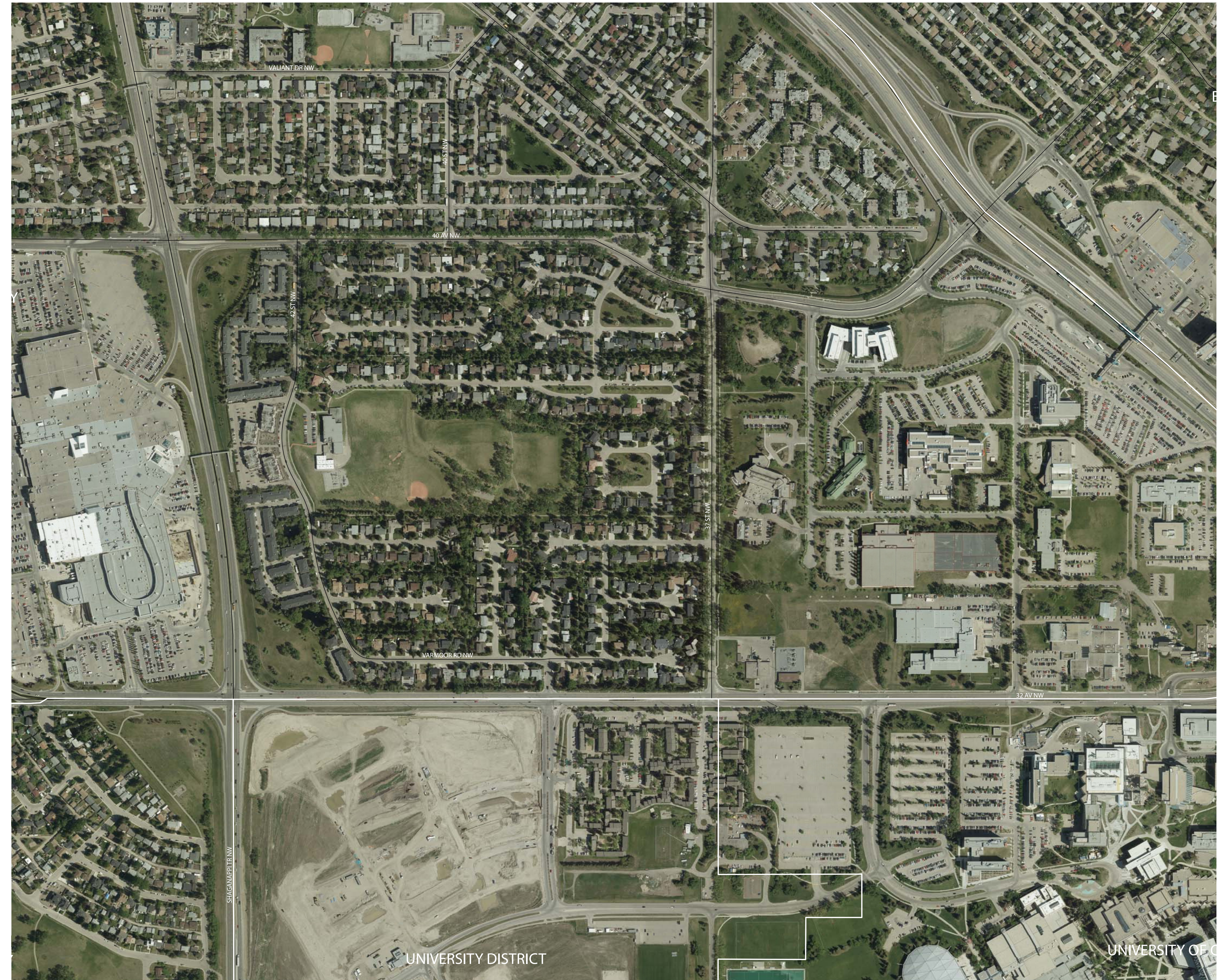
Post Occupancy

- 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.