

Affordable Housing &
Homelessness, Social Development,
Citizen Services

**Supportive or Affordable Housing
Site - Garneau**

Site Selection

CRITERIA

- Ideal sites have a combination of some or all of the following criteria:
 - ready for development or easily developable
 - well integrated with the surrounding land uses and built form
 - close to amenities and services for residents, like transit, grocery stores
 - near to recreation opportunities, like rec centres, libraries, parks and health care services



Very Walkable

Most errands can be accomplished on foot.



Good Transit

Many nearby public transportation options.



Very Bikeable

Biking is convenient for most trips.

Why Rezone this Site?

- RA8 Medium Rise Apartment Zone improves development potential and flexibility
 - 5-6 more homes (6 floors instead of 4)
- Garneau Area Redevelopment Plan Alignment
 - Encourages redevelopment up to 6 storeys at this location
- City Plan Alignment and better built form and scale
 - Major Node & Primary Corridor, making Medium Rise Apartment appropriate
 - Low-rise (4 storey) is lower than what should be built here
 - Mid-rise (6 storey) is a good transitional height
 - Inclusive And Compassionate Big City Move
 - Nobody is in core housing need
 - There is no chronic or episodic homelessness

Non Market Housing Ratio / City Policy C601

CITY POLICY C601

- Increase the supply of non market housing in all areas of the city
- Guidelines for investment of City resources toward non market housing, including consideration of neighbourhood affordable housing targets (16%) and existing ratios

NON MARKET RATIO

- Garneau had 3.6% non-market housing
- Well suited to additional non market housing

Achieving Targets in AHIP 2019-2022

Supportive Housing

- Increase the supply of supportive housing the city (900 units)
- Currently tracking 400 units of supportive housing
- Approximately new units 26+/- units at this location

Unit Count Informed by:

- Developer/Operator selection
- Housing support model and program design
- Unit size and mix
- Funding opportunities
 - Rapid Housing 2.0
 - FCM Green Building
 - Co-investment

Public Engagement

To Date:

- Post card mail drop
- Community League Video Meet

Next Steps:

- Continued information sharing with Community Leagues
- Public Engagement to follow selection of a nonprofit housing provider
- Good Neighbour Plan

Next Steps

- Below Market Sales Approval
- Site Listing/Property Offering
- Submission Review
- Award site to non-market housing developer
- Sales Agreement & Affordable Housing Agreement
- Public engagement
- Good Neighbour Plan
- Development and Building Permits
- Construction
- Welcoming residents to their new homes

Thank you.

Edmonton