

Southview Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: February 2021

Project overview

The Southview feasibility study has explored options for affordable housing that meet the needs of affordable housing clients and reviewed options for operationally sustainable development over the long term (in partnership with The City of Calgary, the Province of Alberta, and Calgary Housing Company).

The site offers many advantages, including proximity to downtown Calgary, area services like the MAX Purple bus rapid transit line, and convenient access to area amenities and workplaces.

The Southview affordable housing development will allow for:

- 200 units proposed in the redevelopment.
- Better integration into the community with more public amenities and open space.
- A mixed income rent model

Engagement overview

This phase of engagement is the second of three planned phases. The first phase took place in 2018. The initial phase was designed to:

- Inform the public about the project
- Share information about affordable housing in Calgary and the need for such housing in the community
- Ask the public about values they have with respect to the upcoming project

A report from the first phase of engagement can be found [online](#).

This phase (Phase 2) of engagement was intended to share some designs with the public and get targeted feedback about the work that has been done so far in designing the new complex. The engagement took place from January 25 – February 15, 2021

Given physical distancing considerations due to COVID-19, all engagement in this phase was completed online. This included an online format to collect feedback from the public as well as to give an opportunity for them to ask questions of the project team. Two virtual live Q&A sessions were hosted on Microsoft Teams on February 4th and February 10th, 2021. Questions captured during those sessions were addressed as time permitted and were posted on the project portal page in the FAQ section and are included in this report.

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Background - Phase 1

Through the initial public engagement in Phase 1, community stakeholders and the public offered insight into the best way to design and operate new affordable housing in Southview. Feedback gathered revealed prominent themes around the design. Respondents were asked to answer targeted questions about the proposed design and potential uses of the project's outdoor spaces.

Respondents were asked to review the proposed changes that were based on the feedback from the first phase engagement [Phase 1 - What We Heard Report](#) which identified the following themes:

- **Fit in with the community** – ensuring the development fits character of the neighborhood, while providing a space that meets the needs of the community
- **Connected and inclusive** – creating a space suitable and accessible for a variety of ages and abilities
- **Building maintenance** – ensuring the development can operate efficiently and retains an exceptional appearance
- **Safety** - a safe, secure and resilient development

Other common design themes identified included:

- Ensure good urban design
- Ensure abundance of community spaces
- Ensure the availability of parks and green spaces

What we asked

Phase 2

Respondents were asked to review the revised [Phase 2 Design Boards](#) and provide feedback via an online survey that looked at the revised design of the project based on feedback from Phase 1 and how to best use the outdoor spaces .

Design

Respondents were asked:

How do you think this design fits into the community of Southview?

Outdoor Space Uses

Respondents were then asked a series of questions regarding the potential uses of the project's outdoor spaces.

Respondents were asked to rank the four themes identified in Phase 1 (safety, building maintenance, fit within the community, and connectivity and inclusion). They were then asked to rank the ideas presented in order of preference per these identified theme areas. Additionally, they were asked to suggest what level of public access should be. Those access levels are defined as:

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- **Publicly accessible outdoor space** – areas that anyone can access (e.g. a courtyard)
- **Semi-private outdoor space** – areas that those with permission can access (e.g. rooftop terrace)
- **Resident-only outdoor space** - areas that only those who live there can access (e.g. unit balcony)

Respondents were then asked if they had any other ideas for the outdoor space uses.

The two online Q&A sessions (February 4th & 10th, 2021) focused on the questions asked by those who participated. The questions asked in these Q&A sessions were captured and added to the FAQ section of the project portal page as well as being included in the [Q & A section](#) of this report.

What we heard

The themes outlined in this section represent those that were mentioned by respondents and weighted accordingly. All written comments have been reviewed by the project team and have been included in the [Verbatim Comments](#) section of this report.

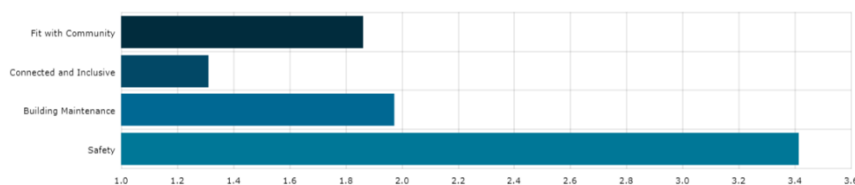
Design Comments

How does this design fit into the community of Southview?

Respondents indicated that either they felt that it did (38) or did not (29) or were unsure (2), while others chose to address other themes not related to the question (20). These unrelated themes and comments ranged from disagreement with the concept of low-income housing to safety concerns to long term maintenance concerns as well as concerns regarding property values. All comments are captured in the verbatim section.

Respondents were then asked to rank the four main themes in order of importance. The results of that ranking are:

1. **Safety** - a safe, secure and resilient development
2. **Building maintenance** – ensuring the development can operate efficiently and retains an exceptional appearance
3. **Fit in with the community** – ensuring the development fits character of the neighborhood, while providing a space that meets the needs of the community
4. **Connected and inclusive** – creating a space suitable and accessible for a variety of ages and abilities



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Note: The score is the sum of the weight of each ranked position, multiplied by the response count for the position choice. Weights are inverse to ranked positions.

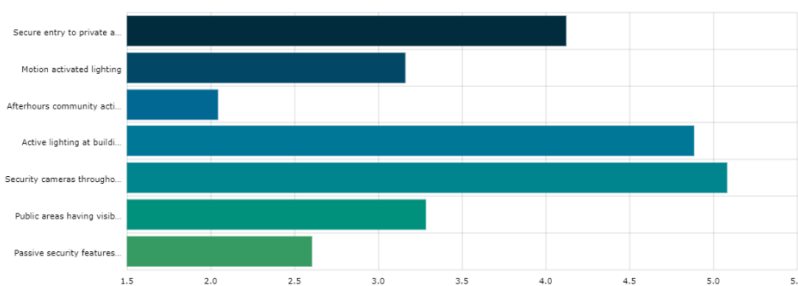
Additionally, respondents were asked if there were any other themes that they would like to see addressed. Two respondents mentioned accessibility and security.

Respondents were then asked to rank ideas for outdoor space use in relation to the four major themes identified in Phase 1. (Fit with the community, Connected and Inclusive, Building maintenance, and Safety.) Several ideas were presented in each theme area and respondents selected their preference in order of importance.

Safety - a safe, secure and resilient development

The rankings were:

1. Security cameras throughout
2. Active lighting at building entrance points
3. Secure entry to private areas
4. Public areas having visibility from residents
5. Motion activated lighting
6. Passive security features
7. Afterhours community events



Note: The score is the sum of the weight of each ranked position, multiplied by the response count for the position choice. Weights are inverse to ranked positions.

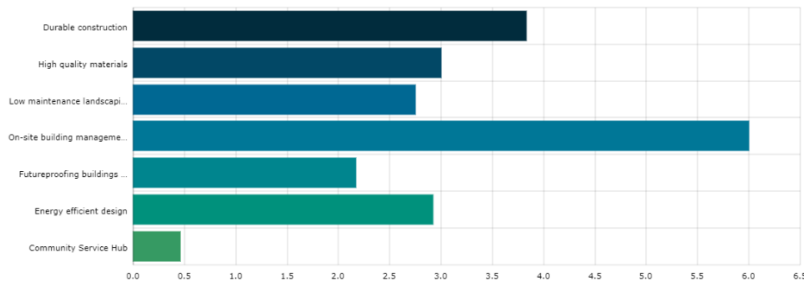
Building maintenance – ensuring the development can operate efficiently and retains an exceptional appearance

The rankings were:

1. On-site building management
2. Durable construction
3. High quality materials
4. Energy efficient design
5. Futureproofing building to withstand climate change
6. And community service hub

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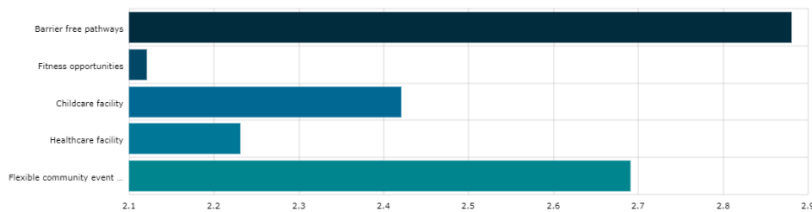


Note: The score is the sum of the weight of each ranked position, multiplied by the response count for the position count for the position choice. Weights are inverse to ranked positions.

Connected and inclusive – creating a space suitable and accessible for a variety of ages and abilities

The rankings were:

1. Barrier free pathways
2. Flexible community event space
3. Childcare facility
4. Healthcare facility
5. Fitness opportunities



Note: The score is the sum of the weight of each ranked position, multiplied by the response count for the position count for the position choice. Weights are inverse to ranked positions.

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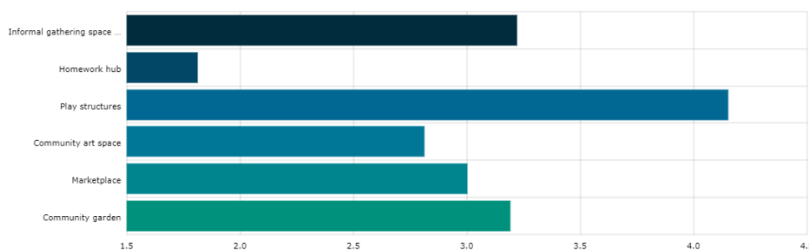
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Fit in with the community – ensuring the development fits character of the neighborhood, while providing a space that meets the needs of the community.

The rankings were:

1. Play structures
2. Informal gathering spaces
3. Community gardens
4. Marketplace
5. Community art spaces
6. Homework hub



Note: The score is the sum of the weight of each ranked position, multiplied by the response count for the position count for the position choice. Weights are inverse to ranked positions.

Respondents were then asked to identify where specific outdoor activities should be made available in terms of three types of outdoor space:

- **Publicly accessible outdoor space** – areas that anyone can access (e.g. a courtyard)
 - Preferences were:
 - Community art space
 - Community garden
 - Homework hub
 - Play structures
 - Marketplace
 - Leisure / sport ice rink
 - Healthcare facility
 - Community services hub
 - Informal gathering spaces (e.g. courtyard / plaza)
 - Fitness opportunities
 - Childcare facility
 - Performance theatre
- **Semi-private outdoor space** – areas that those with permission can access (e.g. rooftop terrace)
 - Preferences were:
 - Informal gathering spaces (e.g. courtyard / plaza) Note: Informal gathering space were ranked the same for publicly accessible and semi-private outdoor space.
- **Resident-only outdoor space** - areas that only those who live there can access (e.g. unit balcony)
 - Preferences were:
 - Rooftop Garden

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Respondents identified that most outdoor space ideas as fitting into the publicly accessible outdoor space. Although Informal gathering spaces were also identified as appropriate for semi-private space and the rooftop garden idea was identified as appropriate for resident-only outdoor space.

Do you have another idea of how to use the outdoor spaces?

Responses were varied, including specific sports (swimming), integration of senior specific areas and services (hospice) as well as comments suggesting that the site be turned in a multi-use park instead. All comments are captured in the verbatim section.

Visioner Tool

Respondents also had an opportunity to share ideas that were not captured in the outdoor space survey. The Visioner tool (an electronic note board) allowed respondents to identify outdoor space use ideas and identify what kind of space the idea would work best (community accessible, semi-private, or resident only). Themes identified included specific outdoor features or activities as well as themes not related to outdoor space uses within the scope of the project. Respondents were also able to 'like' other respondents' submissions. Of note, two submissions not directly related to outdoor space uses received the highest 'like' scores. All comments are included in the [Visioner](#) section.

Question & Answer / FAQ

Respondents were able to submit questions through the Online Q&A Sessions (February 4 and 10, 2021) as well as through the project page [FAQ tab](#).

Technical Difficulties

Respondents identified a technical difficulty within the project page survey tool (Outdoor spaces - flow form section). The issue was addressed, and every effort was made to connect with affected respondents to include their feedback. All comments are included in the [Verbatim Responses](#) section.

For a detailed summary of the written response input, please see the [Summary of Input](#) section.

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

Next steps

The input provided in this phase of the engagement has been shared with the project team and will be used as the design process continues. The information gather from Phase 2 will be incorporated into a project report to the Alberta Government and based upon provincial approval and funding allocations, a third phase of engagement will be conducted to present final designs at which time the public will have an opportunity for further input.

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Public meeting material

A pdf version of this information can be found here: https://s3.ca-central-1.amazonaws.com/hdp.ca.prod.app.cgy-engage.files/1716/1064/3417/SAH_Phase2_EngagementBoards.pdf

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Summary of Input

Design

How do you think this design fits into community of Southview?

Theme	Example Comments
Yes – it does	<ul style="list-style-type: none">• “The project will help energizing the community with this type of major development offering great ideas to bring the local residence closer together while addressing affordability needs.”• “Very nice design and appropriate for the location making best use of the surrounding amenities and public transportations (e.g. Max Purple BRT and main bus routes along International Ave).”• “My household is very excited about this project. The ample green space is important as Southview has large lots and lots of gardens/trees. The scaling down towards 19th is much appreciated and the openness of the design is important.”
No - it does not	<ul style="list-style-type: none">• “I do not think it will fit in we as multiple ppl know that when affordable housing comes in to community crime raises and crime raises you should build this type of housing in new communities and not tearing our community apart”• “This latest design is completely different than the initial design that was available to us in 2018. I do not like this design whatsoever!”• “No as this location had low income housing removed due to the issues caused in the area and the run down state of the building. Why would you try again in the same location. Is it because Dover, southveiw, forestlawn are the only low income areas allowed?”
Unsure	<ul style="list-style-type: none">• “I believe this can work, but it could also destroy southview and the surrounding communities. This is a chance to prove it can work so don’t [removed] this up, please. Signed a local resident.”• “It’s hard to provide an opinion when you don’t have a final design. So far, I think it’s looking good.”
Other comments	<ul style="list-style-type: none">• “I disagree with low income housing. It defeats the plan of a sustainable economic society. Allowing companies to pay wages that do not support the community and the standards. This also adds to community value to lower and crime to rise as a result.”

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	<ul style="list-style-type: none"> • “I think the design is great but the real issue is will everything look new and nice in a few years after construction. Southview and area needs continuing gentrification before we start building more housing. The homes to the east are in total disarray.” • “Mixed income affordable housing will not work. It's a plausible approach in a tight market but the Calgary rental market is soft at best. Do you expect normal people will happily choose to pay near-market rates to live interspersed among degenerates?”
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Outdoor spaces

Is there another theme you would like to see addressed?

Theme	Example Comments
Specific sports or activities	<ul style="list-style-type: none"> • “Outdoor Courts that can be used and converted year round; basketball to an ice skating rink.” • “a nice place for people to use as swimming outdoor area with slides, etc.” • “Play grounds children need a place to play and get exercise. Grass it should not all be stone. Children love to have picnics with their family. Grass is safer for children to play on. If they fall grass won't hurt their head or knees. Trees for a nice view”
Integration of senior specific areas and services	<ul style="list-style-type: none"> • “Senior Citizen specific space” • “Public area adequate for seniors - remember- we built these neighborhoods. Going back 50/60 years, we brought up our children here.” • Hospices nothing here
Alternative uses	<ul style="list-style-type: none"> • Don't build housing, build a park and update the surrounding area. The communities of forest law, Dover etc... don't need more low income driving down the housing market by being the ghetto locations of the city.” • “Fully funded outdoor park area for all (that includes the entire City of Calgary) to use.”

Visioner Tool

Drop a note with your idea for outdoor space uses

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Theme	Example Comments	Likes
Specific activity	<ul style="list-style-type: none">• “There should be people attracting this area by having outdoor festivals so that residents could enjoy, and make this park better and useful”	7
	<ul style="list-style-type: none">• I think there should be a small fenced green space for owners and their pets to relax and get a bit of exercise.	8
Other themes not related to outdoor space uses within the scope of the project	<ul style="list-style-type: none">• “Sell it ,or build a big beautiful park with trees”• “A 200 unit complex does not fit. Turn it into a beautiful outdoor space for a market or a kid's park or an activity area.”	12 10
Technical Difficulties	<ul style="list-style-type: none">• The outdoor space survey doesn't work. says one of the answers is invalid and won't submit. Redid the whole thing but same issue. Pls fix.	4
	<ul style="list-style-type: none">• Your survey was terrible. I filled everything out even though it was a pain to drag everything over, then it kept telling me I made invalid	2

Verbatim Comments

Verbatim comments include all input that was received through the engagement and comments on social media. The comments have not been edited for spelling, grammar or punctuation. Language deemed offensive or personally identifying information has been removed and replaced with either [removed] or [name removed].

Design Comments

How do you think this design fits into the community of Southview?

- It's hard to provide an opinion when you don't have a final design. So far, I think it's looking good.
- I think it fits well with the community, as long as it doesn't stand out as too new and expensive looking.
- I think that this is appropriate. I appreciate the accessible units that will be created and would emphasize creating units that be able to accommodate older adults with sensory deficits. I also appreciated the layout of the buildings and art feature.
- No
- concerned how you will attract people to pay full market value rent when there is subsidized on lower floors
- I think it would be great.
- I think it fits very well.
- It would be fantastic for the area

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- I am a resident right across the street (3237 19 Ave SE). Though I welcome the affordable housing concept, I don't trust the city management can manage the property better, either privately or by government means. Afraid it will make a mess
- Not a fan of 6 stories on the exterior perimeter, especially on the West side (sun-block). In general I feel 6 stories is will make too large an impact on the surroundings.
- You already have a housing development in Albert Park. It took away recreation and green space. There is a lot of problems there now with parking, people dumping stuff in alleyways and there is NO place for kids to play. This is WHY we need green space!
- I think the design looks good. The community continues to be developed and having up to date and affordable housing benefits all Calgarians.
- Approaching but not quite there. Density is too high. Too little outdoor spaces and parking issues have not been addressed.
- Approaching but still removed from community esthetic. The density is still very high. Stepping-up buildings front a great idea visually but 6-story unit is too high. Minimal outside greenspace. Parking issues haven't been addressed.
- Very well. The renderings are impressive, I don't see parking - is it underground? I see some balconies which is good, more is better. I like the roof top trees is there access to it for residents?
- The project will help energizing the community with this type of major development offering great ideas to bring the local residence closer together while addressing affordability needs.
- Very nice design and appropriate for the location making best use of the surrounding amenities and public transportations (e.g. Max Purple BRT and main bus routes along International Ave).
- Very high density and mass of development for size of the site & location. Too many buildings and none should be more than 4 storey.
- Yes, please move forward with this looks great and much needed
- I think it's a great addition, I was young when the old affordable housing section was there, it was really rundown. Once it got demolished, I was under the assumption it would be immediately rebuilt, almost 10 years later and it's finally happening.
- I like the design. It will be a welcomed addition to our community.
- It will be a good fit as long as it is well lit and safe. It should be a nice place to gather and walk through. By law officers should make sure garbage is kept to a minimum. Hopefully there will not be too much concrete and have green space. Good luck!
- I think it will all depend on the final design and approvals. By so far, I feels it's a great step forward and very positive.
- The mixed income approach to this development fits the bridges the gaps between this and the surrounding community. Incorporating a year round urban garden would give opportunities to lower income families to develop a new an useful skillset.
- I think its beautiful, as long as the actual build is the same as what has been shown in the document. Better than the empty field there now and what was there before.
- This area is a quite nice and large park. There is not enough park area in south view as is. It provides some nice separation from the housing and the strip malls and 17th ave

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- It doesn't
- Yes
- No as this location had low income housing removed due to the issues caused in the area and the run down state of the building. Why would you try again in the same location. Is it because Dover, southveiw, forestlawn are the only low income areas allowed?
- No! These areas are supposed to bring property leveled up, not decreasing them!! This used to be very violent low income... how do you keep it safe??
- I think the building is too large. Almost every other building in the area is only one story tall.
- Is there underground parking? With the redevelopment of 19th Abe. there is very little parking within this area. Just because the residents are in a low income building some will have cars. Need parking. We are a small community with no public school
- I think it should not be there. live in Dover. Residents in this area want their neighborhood to improve. This would being the value down. Some green space, park, more areas for youth to okay sports. That's what we need.
- Providing community space in the area while having close proximity to 17ave will be a major benefit to the community.
- SOuthview is soon going to be redesigned as the old house get torn down. The design may be leading that redo. I think it is very well thought out. With different size units it will encourage a diverse community.
- Great, I think a new development will revitalize the area and benefit the aesthetic of the area as well, it is an older neighbourhood and could use some new buildings!
- It doesn't match a single building in the whole community. It looks like a prefab atco trailer...sorry, actually the new ATCO veteran's village is nice looking. This will be dated looking quickly and the building will be falling apart in five years.
- The architectural style is placeless and could be anywhere. The site plan and building massing is well done.
- Terrible. It is too big for the area.
- Same site being used the same way as before. Mixed market is a better option than all subsidized or affordable housing. There is not enough parking for residents and visitors. Green space with trees, grass and a playground are imperative.
- No
- I think it looks lovely
- My household is very excited about this project. The ample green space is important as Southview has large lots and lots of gardens/trees. The scaling down towards 19th is much appreciated and the openness of the design is important.
- If it looks as nice as the 15 page document, then I welcome it. The main thing is that it is clean and well maintained.
- Not enough access to outside and sunlight. Needs more "natural" landscaping.
- It looks like the design fits well with other existing apartment buildings and housing structures.

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- The design looks great. But what are going to be the security aspects. So the homeless or drug users won't use the green space? Fence?
- I do not think it will fit in we as multiple ppl know that when affordable housing comes in to community crime raises and crime raises you should build this type of housing in new communities and not tearing our community apart
- It could be fantastic if we ensure as much greenspace as possible, with no need to use pesticides or chemicals for "greening".
- I disagree with low income housing. It defeats the plan of a sustainable economic society. Allowing companies to pay wages that do not support the community and the standards. This also adds to community value to lower and crime to rise as a result.
- We do not think that affordable housing belongs in Southview and will negatively affect our property value. We do not support this initiative.
- I think this would be a beautiful addition to the area as long as it is maintained properly
- We don't want another affordable housing project in Southview. The one that was removed was disgusting and a full of drug dealers. Do not want this at all. Live the green space..use for community gardens and park for families.....
- This doesn't fit with the area. We have next to no modernization of buildings or homes. This isn't going to look like the community
- It doesn't. The BRZ plans look as if there should be condos with stores under them like in Victoria park or Inglewood. Go in that direction please. We bought in this area because it was up and coming. Don't lie to the people investing here.
- Great location for affordable housing. Great opportunity to improve the safety and aesthetic of the neighbourhood. Definite improvement compared to the previous complex at this site.
- I believe there is a need for affordable housing, however I feel there is an abundance of low income housing in the area. By concentrating low income housing you are creating a ghetto and making it difficult to "clean up" the surrounding area.
- I don't like the design of the building, how some units have small balconies and others don't at all ... the building already looks 30 years old.
- No, It should only be one storey high on all building. I completely reject the proposition.
- I think the design is great and fits in well with the community!
- A complex, regardless of structure, with 200 units does not fit at all into the community of Southview. This is a community of parks and bungalows.
- Terrible idea... instead of automatically looking to stick low income housing in one or 2 or 3 areas of the city. ENOUGH already. How about some low income communities in the NW or SW. Everything is always in the s.e. discriminating..
- Perfectly. That land used to be residential and since then it has done nothing.
- It's an excellent idea and design The City needs more affordable housing in today's time
- It will either make or break southview and surrounding communities
- I believe this can work, but it could also destroy southview and the surrounding communities. This is a chance to prove it can work so don't [removed] this up, please. Signed a local resident.

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- Can we have affordable housing put in other areas of Calgary or will it just use forest lawn, south view and Dover as it's constant locations for low income?
- We all know this affordable housing won't go to any actual low income Calgarians. We know it's for immigrants.
- looks pretty good
- Perfectly!
- The design is lovely and will enhance the community. It will improve the look of the area.
- Mandatory drug tests for subsidized units.
- Yes
- This latest design is completely different than the initial design that was available to us in 2018. I do not like this design whatsoever!
- I appreciate that when selecting the background photo for the Southview Affordable Housing page you chose a fatherless coloured family. However I feel this culturally appropriates the American experience, and is perhaps not appropriate for Calgary.
- Mixed income affordable housing will not work. It's a plausible approach in a tight market but the Calgary rental market is soft at best. Do you expect normal people will happily choose to pay near-market rates to live interspersed among degenerates?
- Yes abesuletle with no doubt, it's very great community specially after the 17 Ave SE was develope a great sidewalks. Yes Yes it will fits the design 110% sure. I don't think BUT I'm sure will fits. Thank you soo much for the support
- It doesn't, at best it'll become a 1/2 way house for drug addicts and prostitutes.
- I think the design is great but the real issue is will everything look new and nice in a few years after construction. Southview and area needs continuing gentrification before we start bulling more housing. The homes to the east are in total disarray.
- The home owners in this community are tired of being the meca for low income housing. We want a chance for our property values to increase like Inglewood. Find another community to take a turn and get on with this gentrification we've been promised.
- I am concerned that the community gardens will become garbage collectors if they are not well managed. With no building manager in charge - it's not a good idea.
- i really dont think this needs to be in this area ,which has alots of well cared houses,

Is there another theme you would like to see addressed?

- I would like to see addressed the use of bylaw and police enforcement to keep enforcement of people following the rules.
- Accessibility,

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Outdoor Spaces Survey Comments

Do you have another idea of how to use the outdoor spaces?

- Outdoor Courts that can be used and converted year round; basketball to an ice skating rink.
- Please make the spaces open, walkable and well lit. As a neighbor I want transparency on what it going on ie no gang activity.
- Public area adequate for seniors - remember- we built these neighborhoods. Going back 50/60 years, we brought up our children here.
- Fully funded outdoor park area for all (that includes the entire City of Calgary) to use.
- Honestly, the outdoor space indicated in the drawings, does not permit much usage. Too much building, too little outdoor space.
- either snow melting system or places for snow storage when area is cleared
- The SolFood Project, a local social enterprise, would be a great partner for this development. They strive to build healthy, resilient communities and address food insecurity through controlled environment agriculture projects!
- Stop wasting tax payer money on these stupid art projects.
- Dont build housing, build a park and update the surrounding area. The communities of forest law, Dover ect... dont need more low income driving down the housing market by being the ghetto locations of the city.
- Hospices nothing here,
- a nice place for people to use as swimming outdoor area with slides,etc.
- Having alot of thing public would make it difficult for residents to participate in outdoor activities, semi private is better it would limit people. I personally would like the land to stay open!
- Play grounds children need a place to play and get exercise. Grass it should not all be stone. Children love to have picnics with their family. Grass is safer for children to play on. If they fall grass wont hurt their head or knees. Trees for a nice view
- I have a suggestion on what not to do. Forest Lawn has a vagrant problem (meaning beggars) in that exact location where this new housing is to be built. The planners will have to come up with a way to engage the community but deter the drunks and addict
- Senior Citizen specific space
- Pet area.
- more families that have underage school age children,
- how about a workshop/ information gathering space for presentations, training etc or is this what the homework hub is intended for?

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Visioner tool

Drop a note with your idea for outdoor space use

Community Accessible Outdoor Space

- A 200 unit complex does not fit. Turn it into a beautiful outdoor space for a market or a kid's park or an activity area.
- Appreciating all who put this presentation together including the survey---now get on with it:) its' much needed!
- There should be people attracting this area by having outdoor festivals so that residents could enjoy, and make this park better and useful
- The space could be used for Controlled Environment Ag. Residents could learn/contribute to improved food security and culture in YYC.
- Outdoor spaces should be for public use, older communities seem to be overlooked when it comes to upgrading and maintaining parks.
- Community garden. Community fire pits.
- We do not need more up here find another part of the city.
- Won't let me finish the survey?!? Is that because you don't really want feedback or suggestions?
- The outdoor space survey doesn't work. says one of the answers is invalid and won't submit. Redid the whole thing but same issue. Pls fix.
- Your survey was terrible. I filled everything out even though it was a pain to drag everything over, then it kept telling me I made invalid
- Some areas should be accessible to all: a market, or splash park/play structure. Some areas should be private - green space/community garden
- What's with the concept art snowflake thing in the picture, isn't this affordable housing? How much will building that thing cost?
- Some outdoor recreation spaces for all weather/multi-purpose use. Skating, basket-ball courts, etc.
- I personally would like to see a soccer field with a field house instead of housing.
- survey didn't work. Main hopes: open space for fitness, art, homework help, play to include residents & neighbours wanting to participate
- How about a kids recreation centre? The neighbourhood is getting many new young families! There is not enough parking for a complex
- Survey error resolved. Please re-submit your rankings for Question 5 if you received an invalid entry response. Sorry for the inconvenience.
- We need some one will taking care this neighbor to living here or using it (park).

Resident Only Outdoor Space

- 2 bedroom , ground level for seniors . ❤️
- I think there should be a small fenced green space for owners and their pets to relax and get a bit of exercise.

Southview Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: February 2021

- Seeing as how the city wants to defund the police and how the rest of the city thinks this area is a dump, build it on Midfield PK
- This is a wonderful idea. Great place for affordable housing. I strongly support this location.
- Forest lawn has no Hospice for the seniors or people coming to the end of life. Families have to travel for hours to and from other communit
- Build a splash park in this space or a out door gym or multi level parking lot for transit users

Semi Private Outdoor Space

- Sell it ,or build a big beautiful park with trees
- Condos with retail on the first floor and a green space in the middle? Perhaps a community garden?
- Uncharacterized
- Let's build resilient and healthy communities through an urban controlled environment agriculture project! #GrowFood #CEACollaboration
- There is supposed to be a recreational aspect to this development. International Ave needs a international sized skate park and mountain bik
- Outdoor spaces need to be monitored
- Also having trouble finishing the survey properly... saying a selection is invalid