

Summary of Approval Process

A/ Approval Timeline

	2016	2017	2018
Jan		Habitat meets with SSCA Board	City Council reviews Land Use application, approves 1 st reading (Jan 22/23 mtg)
Feb			UDRP endorses project Habitat meets with residents' representative
Mar		Habitat presents conceptual design at SSCA Open House (Mar 23) Habitat submits Land Use application (Mar 24)	Habitat initiates personal outreach to concerned residents
Apr		City engagement process	Habitat submits revised DP application Habitat submits updated review package to SSCA
May		City staff meets with SSCA and residents Habitat meets with City staff on community feedback	Habitat meeting with concerned residents (May 9). Project at CPC May 17
Jun	Land Offered for Sale Habitat meets with SSCA Pres.	Habitat participates in City-led engagement at SSCA (Jun 29)	Approval of Land Use and Development Permit by City (June 11)
Jul	Circulation of initial concepts to SSCA Board	Habitat meets with City staff on community feedback	Appeal filed by residents group to Subdivision and Development Appeal Board (SDAB)
Aug	Habitat consultations with The City on zoning and development	HABITAT WORKS ON PROJECT ADJUSTMENTS IN RESPONSE TO COMMUNITY FEEDBACK Habitat starts work on DP application	Scheduling meeting with SDAB (August 28)
Sep	Habitat's Land Purchase Approved by Habitat Board	Habitat receives consultant's report on traffic impact	Full SDAB Appeal Hearing (Sept 26/27)
Oct	Land Acquired by Habitat	Habitat submits initial DP for review by City staff	SDAB decision to deny the appeal and approve the project (October 11)
Nov/ Dec	Project Design by Habitat	CPC reviews and approves Land Use application	

B/ Pre-Approval Web Site Text

TEXT FROM AUGUST 2018

Details

- 32 townhomes 4 buildings each containing 8 townhomes
 - Each building with 4 townhomes below and 4 townhomes above
 - Professional design by Gravity Architecture
- Each townhome
 - 1200 square foot, 3 bedrooms, 1.5 bath
 - At-grade access
 - Energy efficient design and build
- Parking on site for 45 cars
 - This meets The City's requirement for 1.25 parking stalls per home
- Playground on site
- Pedestrian access to Nose Hill Drive for Calgary Transit
- When completed, each townhome will likely have a market value between \$260,000 and \$300,000, and will be sold to homeowners using Habitat's affordable mortgage purchase model at that price
- Land is currently zoned S-FUD, and will be re-zoned to M-C1 to support this development
- Habitat is not maximizing the allowable density on this site

Habitat has received input from a number of Silvercreek residents about the project, and has made the following adjustments to its design:

- Habitat launched this project webpage to create a place for people to learn about the project and have their questions answered
- Habitat lowered the height of all its buildings by 79" (6.6ft) through the re-design of roof trusses
- Habitat's acquisition of an additional 0.04ha of land allowed for lowered density and increased on-site parking
- Habitat had a traffic and parking report prepared by Watt Consulting which determined a negligible impact on traffic

FREQUENTLY ASKED QUESTIONS

Who purchases Habitat for Humanity Homes?

Families who partner with Habitat to achieve home ownership are comprised of employed parents and their children. Parents have all demonstrated employment stability – they are employed in a range of roles. Our current homeowners include paralegals, construction workers, transit operators, bank tellers, customer service and sales representatives, and production workers.

How do families buy their Habitat Homes?

Families purchase their homes from Habitat at fair market value through our unique affordable mortgage model. This is a no-interest, no-down payment mortgage with monthly payments set at no more than 30 per cent of monthly income (reviewed with Habitat annually).

How did Habitat select Silver Springs for this development?

Habitat for Humanity acquires land in the same manner as other developers and homebuilders in the city. When opportunities come to market, we investigate their feasibility, connect with city planning and development staff, and make an offer, if the finances and other factors mean that affordable homes suitable for families can be constructed on the site



Why is Silver Springs a good community for this development?

Silver Springs is a great community for all working families. It offers the children of Habitat homeowners a safe and appropriate community environment with access to schools, public transit, and playgrounds, recreational and cultural facilities.

How will this development impact Silver Springs?

This development complies with City expectations for denser development but with a minimal net impact on the community. It will also reinforce local enrolment in Silver Springs Public School (SSPS). Lastly, this development will bring in 32 families who have met Habitat's screening criteria.

Has Habitat considered the impact of this development on parking and traffic?

Habitat's is fully committed to following the guidelines and requirements of The City of Calgary regarding parking and traffic as we go through the approval process. Habitat has contracted an independent consultant to perform a traffic impact study which has determined a negligible impact on community traffic (see the Consultant's Letter). We will conduct any additional studies requested by The City that may be needed to confirm impact. We will then comply with directions from The City.