

REQUEST FOR DECISION

Subject: Naming of affordable housing development



Presented to: Council

Date: June 26th, 2017

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Agenda #: 7.3

RECOMMENDATION:

That council approve the use of the name **Ti'nu** for the affordable housing development at 535 Deer Street (commonly referred to as Deer Lane).

BACKGROUND

Lack of affordable housing has been an issue for many years in Banff. Multiple studies have examined the issue and identified the gaps between housing supply and demand and the affordability factors that contribute to the challenges.

The 2012 Banff Housing Study and the 2014 Banff Community Housing Strategy highlighted the shortfall of available and affordable rental housing units as Banff's most pressing need. The lack of housing has many implications, including social and economic realities. In October of 2014, Council adopted the 2014 Banff Community Housing Strategy as a means to respond to the housing challenges in Banff and to take action on them.

The Town of Banff, through its partnership with Parks Canada, has obtained 8 lots on Deer Street (535-547 Deer Street). The intent is to develop the crown acquired land into multi-unit, high density, affordable rental units that will remain in the market in perpetuity.

Reason for Report

- To request approval to use the name Ti'nu for the Deer Lane affordable housing development at 535-547 Deer lane. To provide a progress report on the development at Deer Lane.

Summary of Issue

During the first year of implementation of the housing strategy, the priority was to partner with Parks Canada to acquire lands within the town boundaries. The Town was successful in creating this partnership and the release fees for Deer Lane lots were negotiated and finalized. In 2016, after a rigorous selection process, a final design/build team was chosen and their project design was submitted to, and approved by the Municipal Planning Commission.

The design/build team of Knightsbridge Homes/GEC architects prepared their submission with the suggested name of Ti'nu- Deer Lane Affordable Housing. The word "Ti-nu" is a derivative of a Stoney Nakoda phrase and captures the welcoming nature of people and communities within Banff, while respecting the Stoney Nakoda influence on the area.

Ti'nu is a soft derivative of the phrase "okāāč tidn u", meaning "come in" in the İyāhé Nakoda language. The chance to feel welcome, to feel at home, is a feeling common to people from all walks of life.

Approval for use of the name was sought by Town of Banff administration through Stoney Nakoda First Nation Tribal Administration. In May 2017, at the collective chiefs meeting, the use of the T?nu name was unanimously approved for the Deer Lane affordable housing development.

Deer Lane Project Update

1. Construction:

Community Housing Strategy: *4.2.1.3 Partner with Parks Canada for land within the town boundaries*

- a. **Site:** The site is cleared, and excavation and shoring is more than 50% complete. Concrete foundations are well underway with about 9% of total concrete for the project already poured. The construction is estimated to be overall 6.5% complete. Excavation has encountered bedrock limestone which is being mechanically broken, which has caused some schedule adjustments to refocus efforts in other areas while the rock breaking occurs. The project team does not anticipate a delay to the overall schedule as a result of the rock.
The next month will see major deliveries of scaffold to start the suspended slabs and walls of the buildings. The water, power, telecommunications and sewer connections are all planned for the next two months. There will be some laneway disruption while these services are installed.
- b. **Landscape:** Detailed designs for both onsite and offsite landscaping are being developed from the concept plan that was approved by MPC. Highlights of the plan include
 - i. A sidewalk along Antelope street from Banff Ave to the entrance of Tatanga 1 providing connectivity from the existing trails staircase from Tunnel Mountain Rd to Banff Ave.
 - ii. Improved way finding signage
 - iii. Extensive tree, shrub and ground cover planting along Antelope street to provide screening of the project.
 - iv. A sidewalk for Marmot Street between Banff Ave and Deer Lane formalization of angled parking in Marmot St.

Landscape improvements are planned to be completed by October 2018.

2. Communication:

Community Housing Strategy: *4.4.1.1 Foster Understanding through Information.*

The Deer Lane project site manager (TOB Engineering Coordinator) provides weekly email updates to interested neighbours and community residents. These weekly construction updates include specifics on current work underway, tentative work schedule for the week, and possible traffic delays and noise implications. The updates are also available on Banff.ca/housing.

3. Provincial Funding

Community Housing Strategy: 4.2.1.4 *Engage the Province in funding housing land.*

March 2017-The Province of Alberta through Alberta Seniors and Housing committed \$12,000,000.00 in partnership to the Town of Banff Deer Lane Affordable Housing project. The funding is a capital investment through Alberta Social Housing Corporation whereby the ASHC will share in the ownership of the 131 units under a tenancy in common agreement the provincial funding will allow the municipality to decrease the rents at Deer Lane and to substantially decrease the length of amortization for the remainder of the loan.

4. BHC

Community Housing Strategy: 4.1.1.7 *Grow Banff Housing Corporation as a rental provider*

a. Applications/Eligibility

Tenant applications for the Deer Lane Housing project will be available six months prior to occupancy. Applicants will be required to show proof of income to qualify and annually to maintain eligibility. Eligibility will be based on the applicant's ability to meet the income thresholds required for each unit size. The application will include both minimum and maximum gross household income calculations. Although the eligibility requirements have not been finalized it is anticipated the following qualifiers will be incorporated:

- Tenants must be a Canadian Citizen, permanent residents or have a valid Canadian work permit
- Tenants must be an eligible resident of Banff National Park as per the National Parks Act
- There will be a maximum number of residents allowed per unit. (i.e. studio and 1 bedroom- 2 people max)
- Must be primary tenants- no subleasing permitted
- Cannot own a residential property.
- Lease length-1 year with renewal being based on income qualifications.
- Barrier free units will be determined on an as need basis. Should the barrier free unit not be in need it will be allocated to the first person on the wait list with a 6 month lease and knowledge if an individual requiring barrier free arises, the unit must be vacated and the individuals will be given the 1st right of refusal on available unit

b. Car Share

The Deer Lane Affordable Housing development is required to provide four car share vehicles. BHC is currently considering the following options:

- The operation of a car share program through an external organization. i.e. car rental agency
- Purchasing cars and managing the program through the Banff Housing Corporation structure.

c. **Banff Housing Corporation Office.**

The BHC office will be located in building A on the ground floor, next to the main entrance. A high profile location of this office space was decided upon for ease of access for tenants and increased security options. Access to the office will be available from both the interior of the building and the exterior patio entrance for those in other buildings on the grounds or for members of the public.

Response Options

1. Council approve the use of the Tì'nu name for 535-547 Deer Lane.
2. Council may direct administration to present other options for naming the development.

Council Strategic Priorities/ Banff Community Plan

The Banff Community Plan directs the Town of Banff to supply a mix of affordable housing options to ensure those working in Banff have a place to live. It encourages the town of Banff to maintain and respect neighbourhood characteristics that personifies and reinforces Banff's sense of place and ensure high standards of design for both building and landscape architecture.

Council's strategic priorities (2015-2018) state that Banff's continued success relies on a strong healthy community, and a high quality of life for employees and their families who provides the services. Appropriate and comfortable housing for all members of the community is the essential ingredient in providing outstanding customer service.

ATTACHMENTS

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