

Sunnyhill Co-op: Recommendations

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Sunnyhill Co-op Recommendations

AGENDA

- Accessibility
- Design Schematic
- Sustainability
- Asset Management
- Stakeholder Engagement
- Program Review

Accessibility

Target: 20% of Units Accessible

Accessibility: Not accessible, limited upgrades available



- Office wheelchair impediments
- Front door access
- Staircases too narrow, terraced
- Limited space beneath sinks, cupboards
- Hallways/bedrooms narrow
- Small Bathrooms
- Pathway Obstructions
- No indoor accessible social space



Recommendation – 16 new age-in-place units

- Membership Aspirational Goal
- Meaningful Accessibility
- Satisfies CMHC Preservation Funding
- Land Purchase Option – City of Calgary
- Partnership Opportunities – Capital Budget, Operating Proforma

Accessibility Next Steps

- National Housing Feasibility Funding Application
- Engage non-profits, interim housing for displaced tenants
- Include displacement costs in capital budget calculations
- City of Calgary – land purchase letter of intent
- Accessibility funding – “visitability”

Schematic Designs

Design Ideas



Design Ideas



Design Ideas



Design Ideas



Design Ideas



Design Ideas



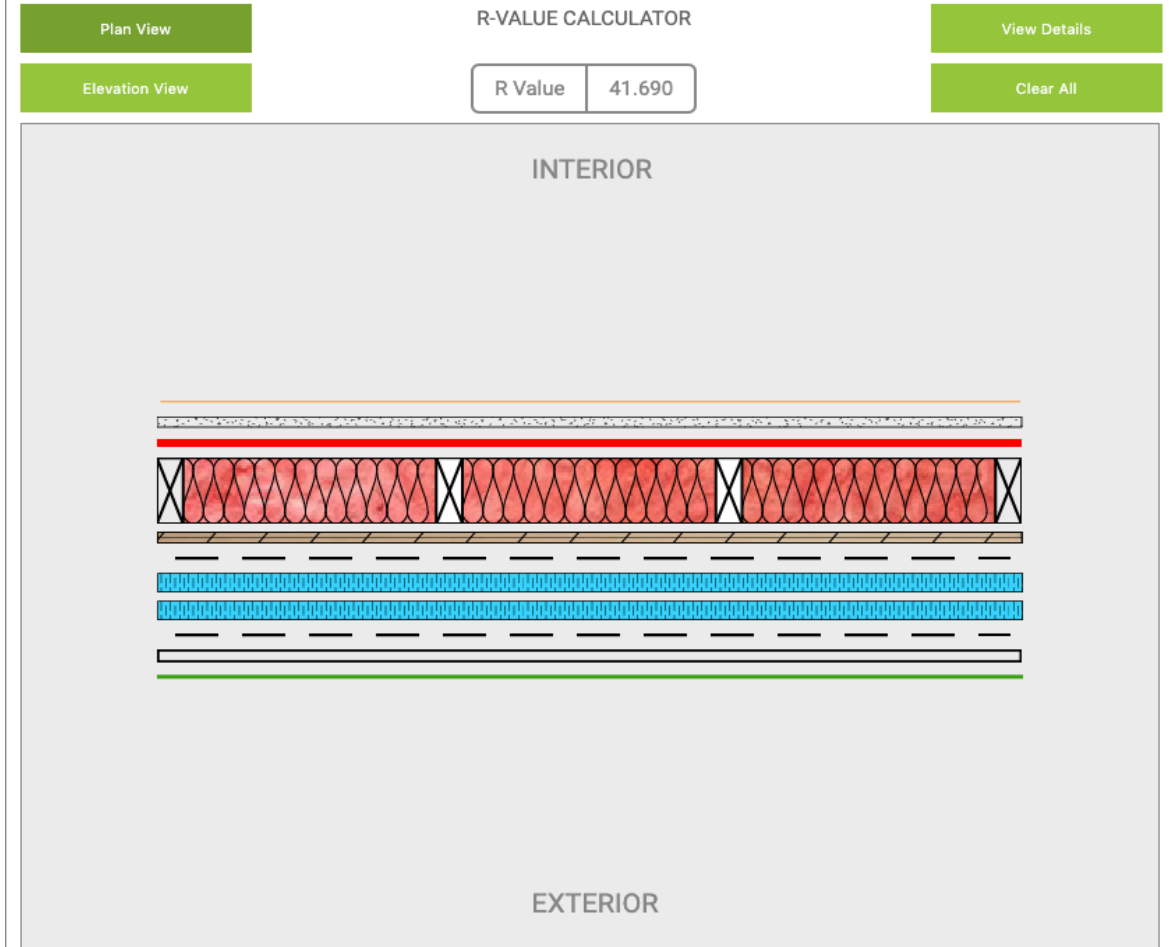
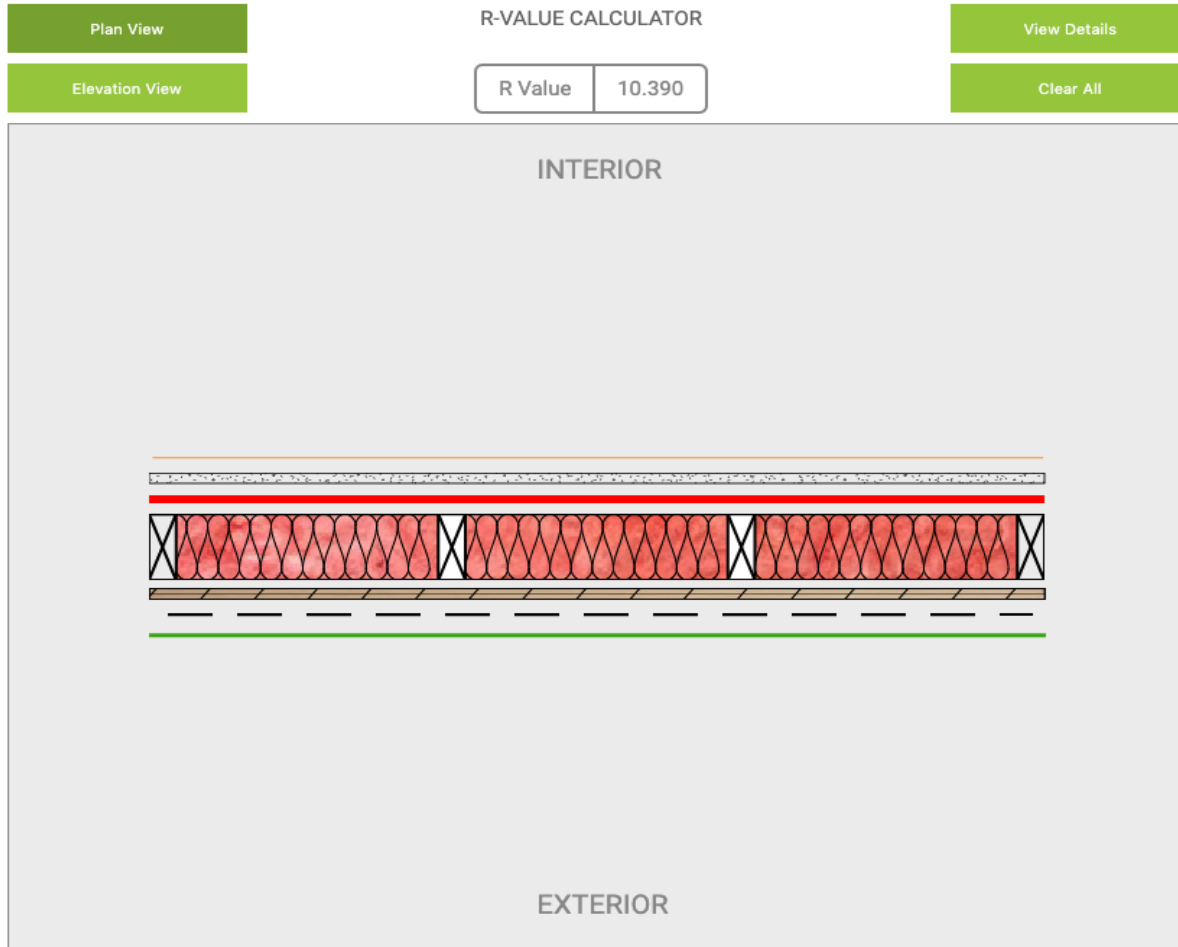
Design Ideas



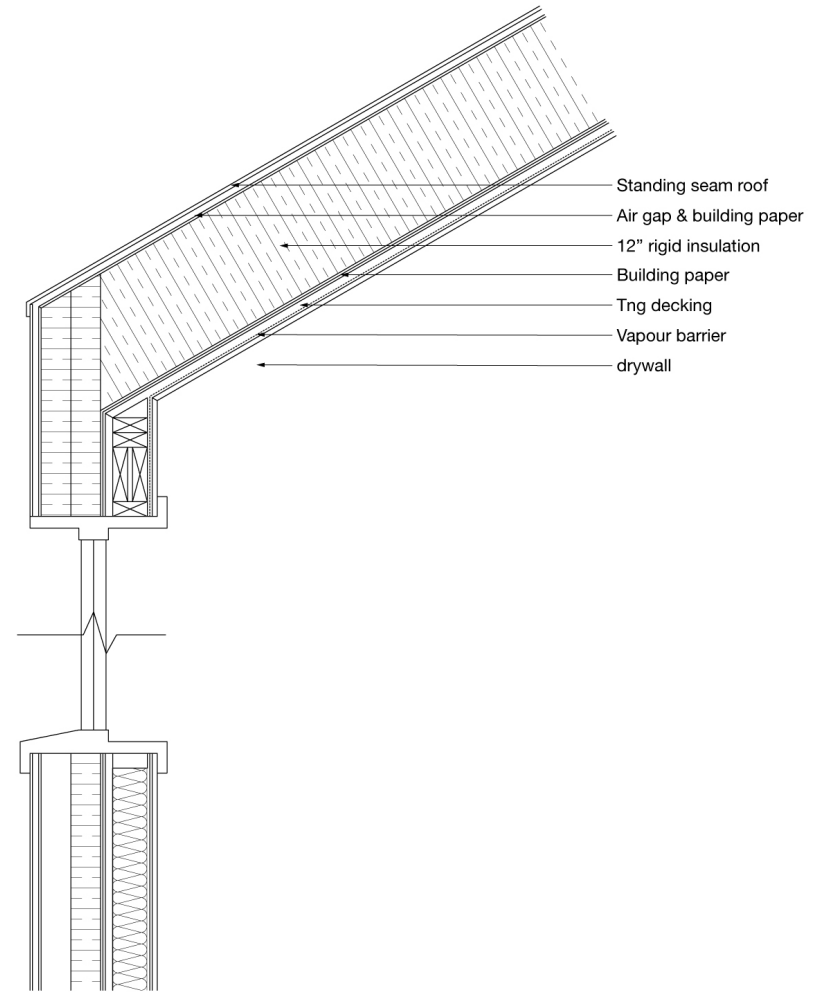
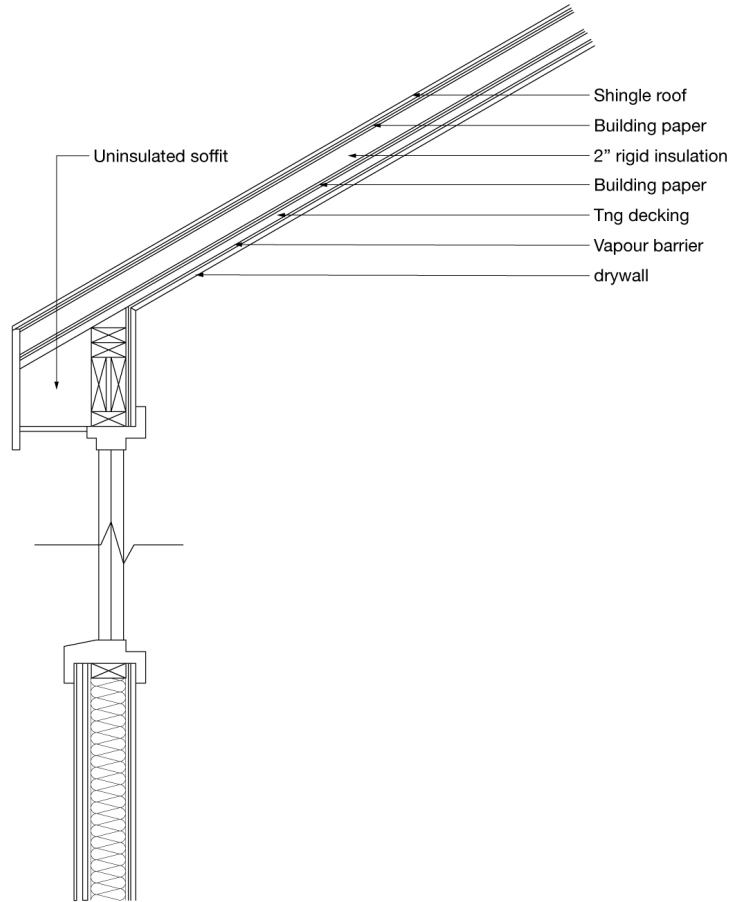
Sustainability

Target: 25% reduction in energy consumption

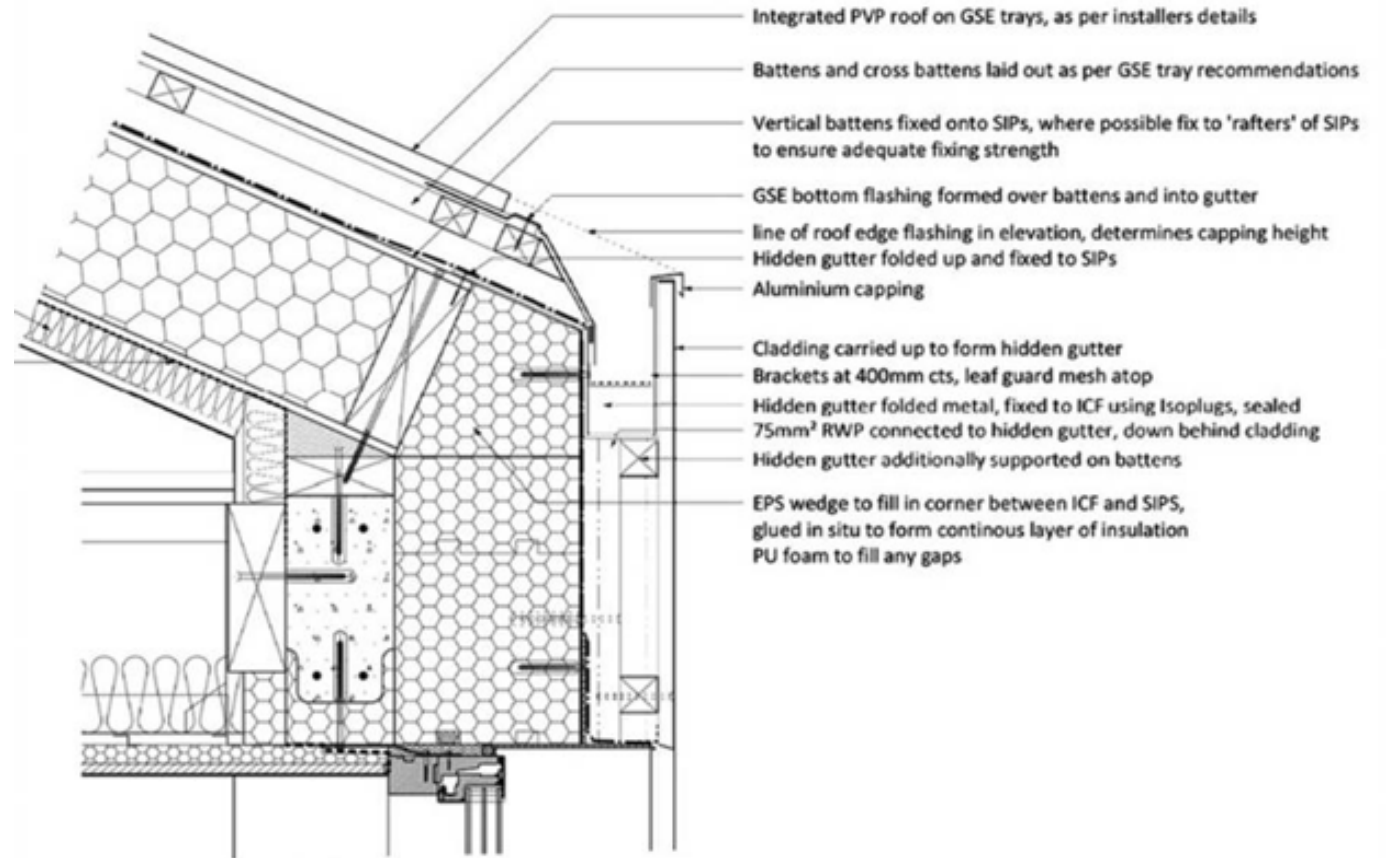
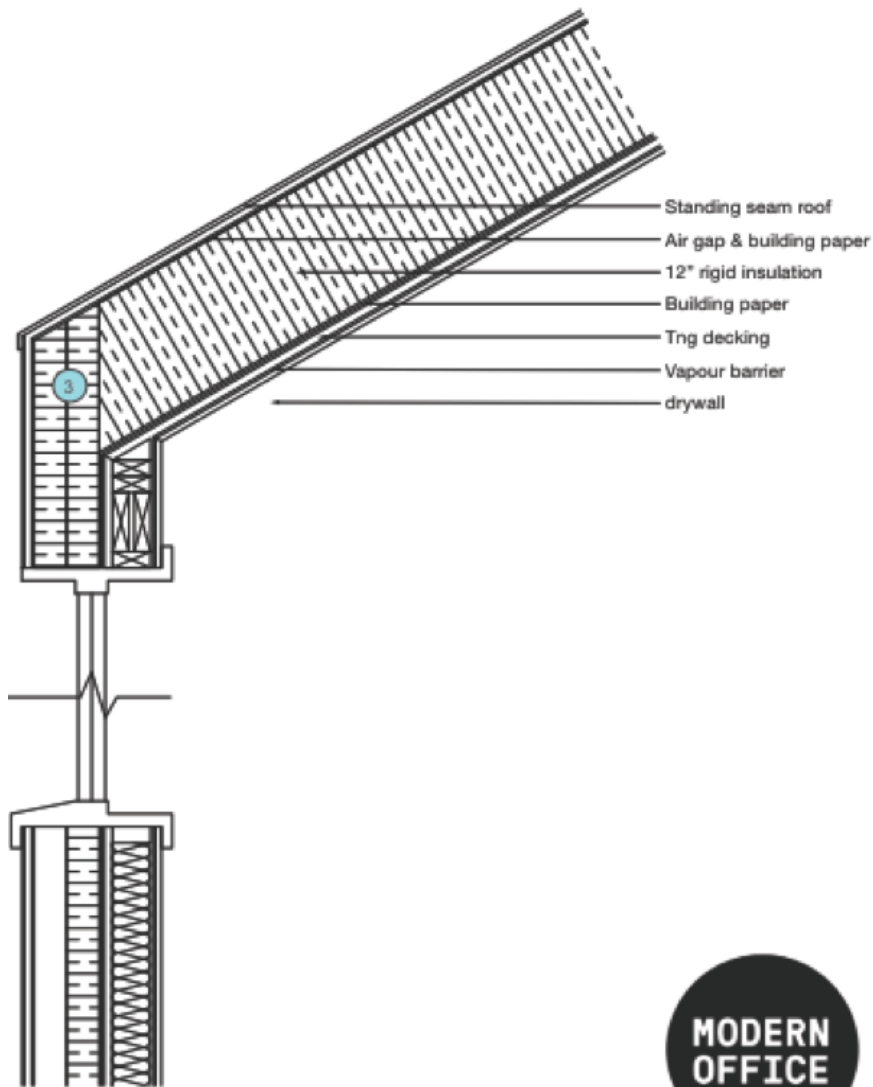
Sustainability: Wall Upgrades



Roof Upgrades



Roof Upgrades



304.02 PVP roof at eaves and hidden gutter 1:10

Sustainability Recommendations

- Phase 1 – Building Envelope 25%-40%
- Phase 2 – High Efficiency Furnaces 15%
- Phase 3 – Air-source Heat Pump – 10%

Sustainability Next Steps

- National Housing Feasibility Funding Application
- Energy Audit
- Structural Investigations
 - wood pilings
 - faux-columns
 - wall/roof configurations
- Design specifications
- Capital Budget/Operating Proforma

Stakeholder Engagement

- Sunnyhill membership
- Canada Mortgage & Housing Corporation
- City Affordable Housing
- REDS (Real Estate & Development Services)
- City Planning
- Non-profit providers
- Councillor Druh Farrell
- Community

Engagement Results

- REDS support for land agreement: favour book value sale
- Eligible for City HIP Funding – (new units)
- Planning – support 3 storeys, maximum 100 units, parking
- Right-of-way, greenspace, municipal pathway
- Partnership Opportunities – non-profit interest

Engagement Recommendations

- Membership Aspirational Goal
- Meaningful Accessibility
- Satisfies CMHC Preservation Funding
- Land Purchase Option – City of Calgary (3-storey, 100 units)
- Partnership Opportunities – Capital Budget, Operating Proforma

Asset Management

Asset Management Results

Good position, plenty of information

- Building Condition Assessments
- Financial Models
- Forward planning

Top Risks

- Wood pilings beneath foundation
- Underground infrastructure (water lines) beneath foundations
- Building Envelope Deterioration
- Expiring Land-lease

Asset Management Recommendations

- Investigate wood pilings, sub-foundation water lines
- Preservation Funding, address building envelope
- Co-investment Funding
 - Age-in-place Units
 - Accessibility
 - Land purchase, secure future

❖ Level of Service (Quality, Quantity, Reliability)

VS

❖ Risk (Economic, Volunteer)

- Succession planning, training

Program Review

Task 1: Project Initiation	100%
Task 2: Accessibility Analysis	100%
Task 3: Sustainability Opportunities	90%
Task 4: Design Schematic	100%
Task 5: Stakeholder Engagement	75%
Task 6: Asset Management	100%
Task 7: Recommendations	90%

Thank You

Questions?
