

## **Affordable Housing and Recreation Benefits and Legacies for Calgarians**

Through Calgary 2026's Draft Hosting Plan Concept, key benefits and legacies for Calgarians have been identified through investments in new and existing infrastructure, specifically affordable housing and recreation.

### **Housing Proposal by Calgary 2026:**

The overarching strategy on housing is to ensure sufficient Olympic capacity for athletes, training and coaching staff, officials, security and workforce. According to the Draft Hosting Plan Concept, there will be an overall shortfall of approximately 3,500 rooms in Calgary during the OPWG after taking the projected 2026 hotel inventory into account. While this could be addressed in other ways, the Calgary 2026 Draft Hosting Plan Concept calls for an investment primarily in affordable housing for low and moderate-income households based on a mixed market housing approach.

The Calgary 2026 Draft Hosting Plan Concept calls for an investment primarily in affordable housing for low and moderate-income households as follows:

- Affordable housing projects: 3 – 4 developments with approximately 600 units of affordable housing legacy;
- Subsidized seniors' housing: a proposed 200 unit seniors' complex;
- Urban indigenous peoples' housing: perhaps an innovative housing/hotel solution with live-work suites for indigenous artists, modeled after a successful project in Vancouver; and
- Student housing: expansion in post-secondary institution student accommodation would provide a long-term legacy for education.

According to the Draft Hosting Plan Concept, once the OPWG concludes, the OPWG proposed legacy housing would be used for attainable home ownership, affordable rental, seniors, student and indigenous peoples housing use. Overall, the housing types proposed support an increased housing supply for Calgarians with a core housing need.

The housing is planned for construction in early 2024 and to be completed in 2025 just prior to the Games. OPWG guests would occupy the units for the duration of the OPWG, after which the housing would be converted for its long-term legacy use.

### **Alignment with Affordable Housing Strategy:**

In the 2018 Citizen Satisfaction Spring Pulse Survey, Calgarians identified affordable housing as their top priority for investment. 95 per cent of Calgarians indicated that affordable housing for low income families and individuals was important.

The Calgary 2026 affordable housing proposal advances the following objectives included in Calgary's Corporate Affordable Housing Strategy (Foundations for Home):

1. Get the Calgary community building;
2. Leverage City land;
3. Design and build new City units;
4. Refurbish City-owned properties; and

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### 5. Strengthen intergovernmental relationships.

Through partnership with other orders of government, The City would be able to leverage its funding for additional housing construction above currently identified funding and programs for affordable housing. The proposed housing for the Games is intended to accelerate housing goals beyond development plans underway by government, non-profits and the private sector. The proposal is intended to not compete with existing funding or programs for affordable housing but rather, bring new investment dollars to Calgary for affordable housing. Some of this housing is to be City initiated. The remainder is anticipated to be done by private and non-profit housing providers, enabling this sector to scale up in the overall supply of non-market housing in Calgary. The plan to provide mixed market affordable housing units also supports Calgary's Affordable Housing Strategy through the acceleration of addressing the following identified needs:

- Contributing towards the 15,000 non-market unit shortfall of available affordable housing;
- Providing housing for Calgary's urban indigenous population (which grew by 35 per cent between 2006 and 2016);
- Providing housing for Calgary's senior population (anticipated to include nearly one in five Calgarians by 2036); and,
- Addressing a need for increased rental housing supply in Calgary.

The locations being considered are close to transit, amenities and services supporting positive tenant outcomes and would include accessible units in compliance with current standards. The opportunity provided through the successful delivery of the OPWG in Calgary accelerates the following:

- Federal, provincial and municipal affordable housing objectives with a legacy that contributes to the achievement of each government's respective housing strategy goals;
- Construction with durable materials, reducing operating costs and climate impact through lower required maintenance and improved energy efficiency; and
- The 2026 OPWG will integrate with the Calgary urban development strategy by targeting locations that support densification while strengthening communities.

### **Priority Investment Proposal in Calgary Recreation Facilities:**

One of the primary objectives of Calgary 2026's Draft Hosting Plan Concept is to ensure a lasting legacy of sport infrastructure post Olympics by being intentional in building new or completing upgrades to existing community recreational facilities to ensure a sustainable operating model that will continue to benefit Calgarians for years to come. Two new venues (Multi-sport facility and Community Arena) are being considered as part of the Olympic bid. This addresses key City of Calgary priorities from a sport, community recreation and event hosting perspective.

#### **Foothills Fieldhouse (Multi-sport facility):**

Calgary does not have a multi-sport facility. This has limited Calgary's ability to host recreational sporting events. This has been a source of criticism by sport and recreation groups for some time. Calgary also has an inventory deficiency to meet the ever-growing demand for indoor space

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where citizens and sport teams can practice and play. As a result, a fieldhouse has been identified as a top priority in several strategic plans, including the *10-Year Strategic Plan for Sport Facility Development and Enhancement (2008)* and the *Culture, Parks and Recreation Infrastructure Investment Plan (CPR IIP 2013-2022)*. In 2010, The City developed renewal plans for Foothills Athletic Park that included a multipurpose fieldhouse, however, to date, that facility has not been funded.

Foothills Athletic Park is ideally situated as it is located in close proximity to transit, Crowchild Trail, Foothills Medical Centre, the University of Calgary Campus, and McMahon Stadium. Having a dynamic mix of commerce, technology, and a readily available workforce will enhance the quality of life and well-being of Calgarians and create an innovative and productive place to live, play, study and work. The intent is to co-locate the fieldhouse with other complementary sport amenities, creating a sustainable, unique and dynamic civic space that would:

- provide year-round indoor practice and play space for Calgary's recreational sport community and act as a training facility for amateur athletes;
- enable Calgary to host national and international competitions, stimulating the economy through increased sport tourism;
- accommodate both current and anticipated sport demand along with the demands of recreational users; and
- support both winter and summer sports.

### **Community Arena (midsized arena with second ice sheet):**

The City owns and operates 50 publicly accessible indoor and outdoor recreation facilities including 12 arenas (19 ice sheets at 12 locations directly operated by the City). A number of the arenas were built in the 1960s and 1970s and are rated in poor to fair condition. They are at or are approaching end of life and there is an urgent need to replace them as they are inadequate, deteriorating and operationally costly facilities. A new facility would have sufficient seating (5000 seats) and the required amenities to host regional, provincial, and national competitions.