

Applicant's Submission



Land Use Redesignation Applicant's Submission

Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

The Homes for Heroes Foundation (H4HF) was developed in response to the growing number of military veterans returning to civilian life who now face crisis. It is estimated that for 25% of Canadian Armed Forces members, the process of being released from their military career and transitioning back into their community can be stressful and complex. The transition process can affect many facets of their lives and may lead to homelessness. Current estimates suggest that there are 2,500 veterans on the streets in Canada. We feel this is not acceptable. Homes For Heroes will assist veterans, who have put their lives on the line to protect our freedoms, progress towards a stable and secure life by providing housing and a robust support system.

Homes For Heroes is proposing a tiny home village for veterans in the community of Forest Lawn in the City of Calgary. In addition to addressing our goal of ending the issue of veteran homelessness, this application will also provide much needed affordable housing inventory within Calgary.

Homes For Heroes Foundation is proposing to develop an assisted living facility which will include 15 tiny homes, an amenity building for the residents, and a community garden on a parcels of land located at 902/908/912 - 36th Street SE in the community of Forest Lawn. This parcel of land is the current home to single family residential units and is zoned R-C1 Residential - Contextual One Dwelling. Homes For Heroes is proposing to redevelop the parcel. We are proposing a land use redesignation to a Multi-Residential – Contextual Grade-Oriented District (M-CG) base to accommodate the proposed use.

Key attributes of the proposed development include:

Community Design

Site geometry is purposefully designed to allow a sense of openness and permeability throughout the site, as well as a sense of connectedness between the community residents. The community's extensive landscaping will produce a park-like atmosphere. An amenity building and community garden will encourage residents to pull together in positive reinforcement.

Innovative Tiny Home Design

While each home will be approximately 275 square feet in size it will be fully equipped with all the comforts of a larger home. The architectural design will be exemplary and iconic in the community, and will assist in establishing a sense of pride, identity and ownership amongst the residents. The tiny homes will be arranged in either an attached or single family format. Of the 15 tiny homes proposed, 10% (or 2 units) will be accessible designs.

Commemoration of Canadian Military Heroes

Each home within our community will be named in honour of one of our many Canadian military heroes who will serve as an inspiration for the resident veteran. A plaque will be installed outside each home and members of the public will be encouraged to visit the community to learn more about these heroes.

Energy Efficient

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By design, the tiny home "small footprint" means that less energy is required to operate each residence. A number of modifications will be applied to the house plan to increase energy efficiencies, reduce greenhouse gas emissions, and decrease the ongoing operating costs.

Amenity Building

The amenity building will be the community hub for our residents. This building will include an office space for veterans to meet with each other and their case worker as required, laundry facilities, a larger gathering space for group meetings, and a small suite which includes a bedroom area and bathroom for occasional visits from family members of our residents.

Community Garden

The H4HF Village will include an onsite community garden where residents can grow their own fruit and vegetables. Excess food will be offered to local food banks. To assist in the maintenance of the garden, rain barrels and composting bins will be provided on site.

Affordable Housing

The H4HF village will provide 15 new units of affordable housing inventory. The City states that the requirement for program affordability, the average rental rate per residential unit in the proposed project must not be greater than 90% of average market rent (AMR). Rental rates will be set below the requirement and will also include access to a number of support services.

Access to Public Transportation

Our community is well situated with easy access to bus stops.

Other Components

Our communities will also have:

- 24hr security monitoring
- On-site support for residents
- Professionally maintained grounds