

## **Lendrum Redevelopment**

### **Phase 2 Public Meeting Questions and Answers**

Here are responses to the questions we received at the Phase 2 Public Meeting held on Wednesday, December 5, 2016 at the Lendrum Mennonite Brethren Church.

#### **What is the current zoning of this site and what will the future zoning be?**

The site is currently zoned RA7. Depending on the outcome of our consultation, this will determine what kind of zoning Capital Region Housing (CRH) will go for. If the design says we will go to six storeys we would likely look at an RA8. If it is an eight storey we would look at something different – there are a number of zoning options for that – such as Direct Control. Zoning will be driven by what comes from our discussions. Zoning has not been predetermined; it will be driven by what we hear during the public consultations.

#### **How is this proposed redevelopment different from past community housing projects?**

CRH has a long history of successfully accommodating and housing people in Edmonton. Our goal is to give families the choice to put down roots in the community and by being able to stay in their homes if their income situation changes. So, with this redevelopment, CRH is endeavoring to provide mixed-housing options which will enable families to stay within a community.

#### **How does CRH prevent or address the issue of crime in its housing developments?**

CRH is partnered with the Edmonton Police Service (EPS) in the Crime Free Multi-Housing Program. CRH has made a commitment to ensure all of our properties comply with the strict standards of this program, which includes Crime Prevention, Crime Prevention through Environmental Design Concepts (CPTED), Combating Crime Problems, working with the Police Service and Dealing with Non-Compliance. This program helps ensure that our sites are a safe and welcome part of the communities in which they exist. The new Lendrum development will be a part of this program.

Through the Crime Free Multi Housing Program, all CRH tenants are required to sign a Crime-Free Lease Addendum before they move in. The addendum cites actions that will be taken if a resident, or somebody under the resident's control, is involved in illegal or dangerous activity on the rental property.

In addition, privately contracted security personnel conduct random patrols on our properties during the evening and early daytime hours; a Call Centre is available during weekends and non-business hours, to ensure that tenants and the community can feel safe and secure.

#### **Is it the intention to house Housing First clients in this development?**

Housing First clients will not be a part of this housing redevelopment.

### **Why stop at LEED Silver with your design? Why not push for higher levels of efficiency?**

For this redevelopment project, building to a LEED Silver standard provides the most environmental and economic sustainability for the project and the community.

### **How will you accommodate commercial space in this development?**

Seven (7) examples of possible building configurations for the Lendrum redevelopment were shared at the Phase 2 public open house. These are not the only possibilities. Public feedback on these examples will help us to work toward a final building configuration, either by further developing one of the examples or by following a new direction. The architect will be incorporating commercial space in the final building configuration.

### **Are there any examples of developments of a similar size to what is being proposed in the Lendrum community?**

CRH manages numerous housing developments throughout Edmonton ranging from smaller communities such as Parkdale (136 units) to communities such as Kilkenny- Londonderry (150+ units).

### **Will this redevelopment include elements that will enable people in the community to interact with each e.g. a bistro or coffee shop?**

Yes, this redevelopment will incorporate these types of elements/community spaces which will encourage community interaction.

### **How does the City plan on addressing traffic before this redevelopment is built?**

CRH recognizes that residents have concerns about current traffic volumes and parking within the community. As it relates to this redevelopment, CRH has engaged a qualified consultant to conduct a traffic study and impact assessment, which will be presented to the City as part of the rezoning application. Traffic impact and traffic decisions are the responsibility of the City.

### **How will parking for this redevelopment be accommodated?**

CRH calculates parking requirements based on our current parking usage rates for our properties. Based on our historical usage data, we generally have a 20% surplus of parking on our properties. Our parking calculations will take into consideration the historical usage figures we have for social and near-market housing, and we will have the appropriate number of parking stalls for market housing as required by code. We will have sufficient onsite parking on-site for all our tenants. We incorporate surface and/or underground parking on the sites we are redeveloping and densifying, including the Lendrum property.

### **What is the plan for current tenants living in the existing buildings?**

Current tenants will be provided a minimum of one year's notice to vacate once we have more firm plans in place for this property. We will assist current tenants through the transition process by providing options such as transition allowances or alternate locations within our existing portfolio. However, these suggested options will be based on a number of factors and may change during the process. Current tenants will have also the opportunity to apply to return to the new development.

### **Can the schools in Lendrum catchment area accommodate the additional students that will come in the community as a result of this redevelopment?**

CRH has consulted with both Edmonton Public and Edmonton Catholic School Boards about school capacity and enrollment impact. Both boards have provided CRH with letters indicating that additional students in the community resulting from the redevelopment can be accommodated within the existing schools. The letters from both school boards are available on the project website at <http://www.itstartswithhome.com/resource-room-2/>