



## **Lendrum Redevelopment**

### **Phase 1 Public Meeting Questions and Answers**

Here are responses to the questions we received at the Phase 1 Public Meeting held on Wednesday, October 12, 2016 at the Lendrum Mennonite Brethren Church.

#### **What is the plan for the current tenants – the people who are living there now?**

Our tenants will be taken care of. They 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. We will give them plenty of time to plan for their move. Current tenants will have the opportunity to apply to return to the new development.

#### **How many of the homes will have more than three bedrooms and why?**

Approximately 50% of the families on our wait list for housing require three or more bedrooms. This is why we plan to incorporate the larger size units in this development. In this redevelopment, approximately half of the homes will be three or more bedrooms to accommodate the larger families on our wait list.

#### **Will Syrian refugees be housed in this development?**

We do have refugees who apply for social housing within our portfolio, but we do not request or document their country of origin. All applicants must meet the requirements for housing.

#### **What is the population of the current buildings?**

There are 48 homes in the current buildings. Most are two bedroom units with two or three people in living in a home.

#### **What is the expected occupancy of the new development?**

The new development will contain up to 150 homes with a mix of one to four bedroom units. At maximum occupancy, the number of tenants in the new development will vary based on the unit mix (i.e. the number of bedrooms per unit in the new development). At maximum occupancy, it is estimated there could be between 400 to 600 tenants in the new development.

#### **Why don't you just build at and invest in a new location?**

Capital Region Housing owns this property. Economically and strategically it makes good business sense to redevelop this site by taking down the old buildings and constructing new homes at a higher density. The current site it is a great location in a very good community and it is located next to public transit.

**How will parking be accommodated for the proposed number of homes?**

We will be incorporating parkades/underground parking on all of the sites we are redeveloping and densifying, including the Lendrum property. We calculate parking requirements based on our current parking usage rates for our properties. We will have sufficient onsite parking on-site for all our tenants.

**Will you allow the public to access the LRT station through the property?**

We will do what we can to accommodate public access to the LRT station through the property.

**Is there a noise concern for residents as a result of proximity to the LRT?**

We have not received any complaints from current tenants. The new building will be designed in such a way as to cut down on noise from the LRT by using angled patios and extra insulation for example. Our Parkdale redevelopment, which is situated very close to the LRT tracks in north Edmonton, is a good example of how we considered this in the design of the new buildings.

**Will the homes in the new development be rentals only or will there be an ownership option?**

Home ownership integration may be a consideration for the future, but we are currently projecting rentals only for this property.

**Will there be any accommodation and/or services available for people with physical disabilities and/or mental illness?**

We design our new buildings so they are readily accessible, barrier free and can accommodate people with mobility challenges. We do not currently operate any buildings that serve those who struggle with mental illness and we do not plan to do so at this site.

**What consideration has been given to proximity of the property to the University of Alberta lands?**

We have not yet engaged the University of Alberta, but it is something we will do through this consultation process.

**What is your commitment to this project in the long term?**

As a non-profit entity, we are committed to keeping all of our properties affordable, and in doing so we have no reason to sell or change the property to something else. If we redevelop this site we will remain committed to the property for a very long time.