

About the Project

Capital Region Housing (CRH), the largest provider of affordable housing in the Edmonton area is redeveloping two aging social housing apartment complexes, Lendrum Manor and Lendrum Villa in the Lendrum Place neighbourhood in southwest Edmonton. These complexes were constructed in 1963-64 and have served the community of Lendrum for over 50 years. They are currently owned by CRH and contain 48 fully occupied affordable housing units.

CRH is working to redevelop these affordable housing complexes to create a development that is embraced by the community and people will be proud to call home. Within the new development, indistinguishable from each other, will be a mix of market, near-market (affordable) and community (social) housing, ranging from one to four bedrooms, with a maximum of 150 homes.

Public Engagement

A four-phase public engagement process is providing neighbourhood residents the opportunity to provide input into the decision-making process to shape the future development.

The engagement process began with an introductory open house on October 12, 2016 and will conclude with a final open house scheduled for spring 2017.

The Phase 2 open house was held on December 5, 2017 and was designed to provide residents the opportunity to provide input specific to the future development's built form, as well as ideas for potential features/elements to be included in the development which could benefit the community as a whole. The event was held at the Lendrum Mennonite Brethren Church (11210 - 59 Avenue) from 6:00 – 8:00 PM. There was a total attendance of approximately 50 people. Input was gathered via a feedback form that could be completed both in hard copy and online formats.

Response to Phase 1 Input

In response to Phase 1 input, CRH decreased the maximum number of homes in the development from the originally suggested 228 homes to a maximum of 150 homes. In addition, the development design will include the provision for a pedestrian connection between the neighbourhood and the LRT station as suggested by residents.

CHR also reached out to and received commitments from both Edmonton Catholic Schools and Edmonton Public Schools that the potential number of new students that the development could bring to the community could be accommodated in area schools.

As a part of the zoning application and City approval process, CRH will conduct a traffic analysis and share results, along with the development plans, with the City to assist it in determining any if any changes to road infrastructure or operations are necessary resulting from increased traffic.

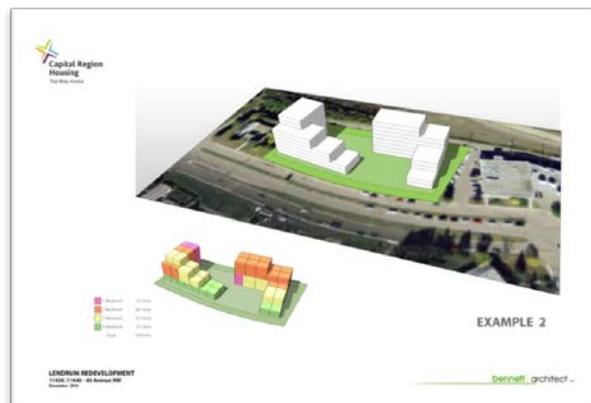
What We Heard in Phase 2

Seven potential development examples were presented to the public in Phase 2 to show the range of possibilities for the development's built form. Responses received indicate a preference for the built form as illustrated in Example 1 of the seven examples presented, with Example 2 (the most similar configuration to Example 1) as their second preferred example. Respondents cited the openness of the designs, as well the multi-tier configuration which maximizes sunlight for each home as reasons for their selections.

Example 1



Example 2



Additional suggestions offered by respondents for the development recommend a focus on the outdoor space to ensure it is inviting, both well planned and landscaped, and useable for community gathering and play spaces for children.

A range of possibilities was offered as suggestions for services or amenities to be included in the development, with daycare/childcare, indoor tenant/community gathering space and coffee shop as the top three mentions.

A total of 22 feedback forms were received during the Phase 2 engagement, however not every question was completed by each respondent. The number of forms submitted represents well less than one percent of the neighbourhood population and approximately 44 percent of those who attended the public meeting.