

Londonderry Social Housing Redevelopment

The first social housing regeneration project in the City of Edmonton.

Community Engagement Phase 2: What We Heard Summary Report June 2016

Capital Region Housing (CRH) and its partner, the City of Edmonton (City), are redeveloping the Londonderry social housing complex in the Kilkenny neighbourhood in northeast Edmonton. The development is owned by the City and managed by CRH.

The original housing complex, built in 1971, is at the end of its life cycle and will be demolished. Construction of the new development is scheduled to begin in Spring 2017. This is the first social housing regeneration project in Edmonton.

To help meet current and future housing needs, the new development will be a mix of both market rate and affordable homes. They will be indistinguishable from each other. A proposed 240 homes will be included. The community is being asked for input into the design of the development through a four-phase public engagement process. There are four touch points with the community through four public meetings and online surveys. An introductory Open House was held on January 25, 2016 and a final Open House is scheduled for Fall 2016.

The Phase 2 Public Open House was held at the Kilkenny Community Hall (14910 72 Street) on April 26, 2016 from 5:00 – 8:00 PM. There were a total of 80 people in attendance. MLA Heather Sweet and Edmonton Councillor Dave Loken were both in attendance.

The purpose of the event was to gather input on:

- The building shape and development

configuration that would best fit into the community.

- An amenity or feature that could be included in the new development that would benefit the community overall.

Six housing development examples, each with 240 housing units, were presented to begin a discussion about the range of possibilities for the shape of the future development and for participant feedback.

Formal input was gathered via a Feedback Form that could be completed in paper copy or online. A total of 34 Feedback Forms were submitted.

Feedback Form Summary

Nearly three quarters (71%) of those who completed the Feedback Form said they are a resident of the Kilkenny community, with 12 percent indicating they are a resident of another community in Edmonton and 6 percent who are property owners in Kilkenny but who live elsewhere. Eleven (11) percent did not fit into one of the categories noted.

What We Heard Overall

While none of the six building shape and development configuration examples was a clear winner in terms of community support, a few key themes were noted as important to the respondents and should be considered when planning for the Londonderry Social Housing Redevelopment.

Need for common/community space

Respondents consider the inclusion of a common/community space as a priority. There is a desire for spaces that invite people to 'get to know their neighbours', where 'families and stay-at-home moms could meet', that 'accommodate group encounters' and where social services can do programming.

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Beyond common meeting spaces, other more specific suggestions include recreation space, a community kitchen, a coffee shop and community garden.

Value for open/green space

Respondents value the open/green space for parks, playgrounds, walkways and landscaping. Regardless of the development configuration, there is a wish to maximize the green space as much as possible.

Aesthetics are important

The overall appearance of the new development is important to the respondents who want to ensure it is aesthetically pleasing and fits well into the neighbourhood.

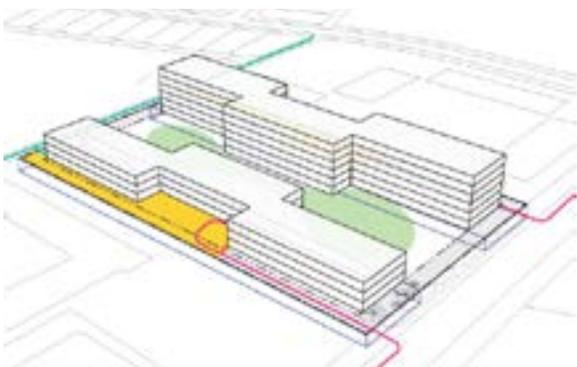
“I would love for you to get the right mix of housing vs. amenities that build community.”

Ranking of Built Form Examples

Respondents were asked to provide their order of preference for the six building shape/development configuration examples.

The three examples that received the highest support are:

Example 3 (weighted average 4.29)



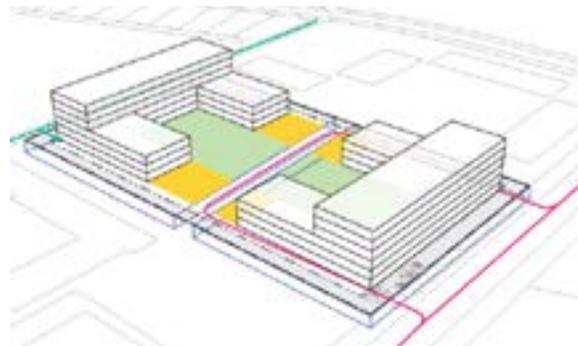
What Respondents Like

Many respondents like the open courtyard concept and appreciate the overall look, specifically the different heights between the two buildings with the building lower on the south and higher on the north.

Suggested Changes

While no major themes were identified for suggested changes, a couple respondents each suggested the following: decrease the number of units, increase the space between the middle buildings and turn the buildings sideways on the site.

Example 2 (weighted average 4.09)



What Respondents Like

Respondents like the amount of green space, with one respondent suggesting there is enough space to make both a playground for kids, as well as additional green space for others. Respondents also like the similarity between the two buildings.

Suggested Changes

Respondents feel that the height of the buildings could change to improve this design, suggesting adding more tiers (rather than just two), lowering the building height along 72 Street, or varying the heights of the two buildings so they are different from each other.

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Example 4 (weighted average 3.75)



What Respondents Like

While some respondents appreciate the variety of housing options, others indicate there is 'nothing' they like about this example.

Suggested Changes

While suggestions range from reduce the height to increase the height of the buildings, no themes were identified in the comments received.

Suggested Services or Amenities

Respondents were asked to rank their top three preferences for services or amenities to be included in the redevelopment and to provide other suggestions, if applicable.

The top three responses rated by ranking:

1. Tenant centre
2. Community garden
3. Daycare/childcare

Other suggestions noted the need for a social services centre, as well as community space. Those that suggested community space may have misinterpreted the meaning of 'tenant centre' that was listed as one of the examples to be ranked.

A playground was also suggested a few times, with a few respondents who would like to see a coffee shop along 72 Street.

Next Steps

Input provided by the community will be used to narrow down the building form/development configuration options.

A few options will be further developed and presented in more detail to the community at the June 22, 2016 public event for feedback.

Considering the input received, a final option will be selected for further development and construction.

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