

WELCOME | capital region housing

Agenda:

- 6:00 pm Display viewing and interaction with project team.
- 6:30 pm Formal presentation and moderated question and answer.
- 7:00 pm View displays and provide feedback on options; interact with project team.
- 8:00 pm Close.

Tonight we will share with you:

- An update on the Lendrum redevelopment.
- Design concept options for discussion and feedback.

Tonight please share with us your thoughts on:

- Which design concept option you prefer.
- What proposed elements/amenities you prefer to be included the development.

PUBLIC ENGAGEMENT PROCESS | capital region housing

We are using a **phased approach** to involve you in this conversation:

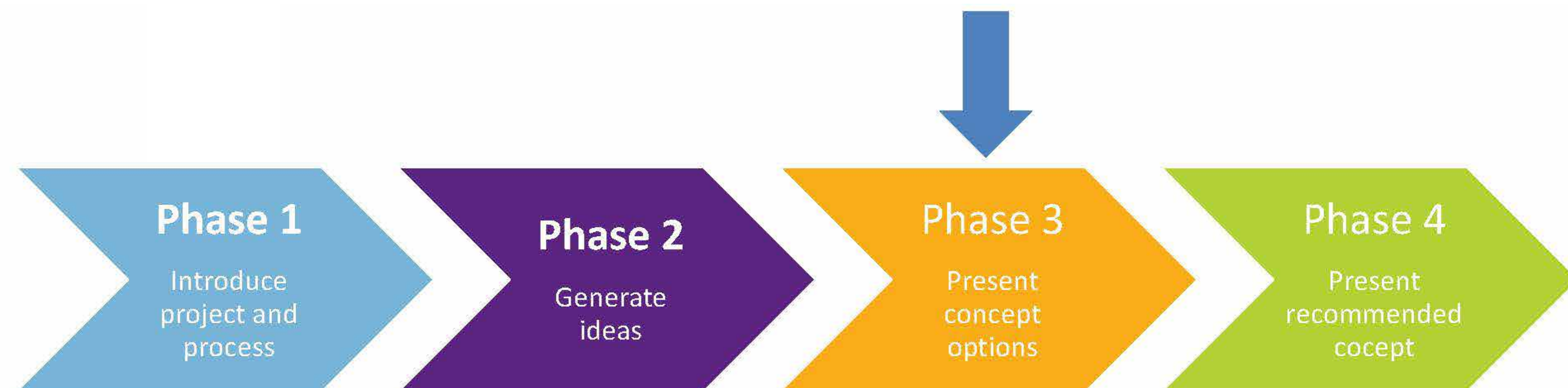
Phase 1. Introduce the project and the engagement process.

Phase 2. Generate and discuss ideas.

Phase 3. Present concept design options for discussion and feedback.

Phase 4. Present recommended single option and get feedback.

Where we are today:



COMMUNITY INPUT | capital region housing

What we heard from you in Phase 2:

- Preference expressed for development configurations which provide a sense of openness which is friendly and inviting, and creates privacy between homes, as well as a multi-tiered configuration which maximized sun light for each home. (Examples 1 and 2)
- Outdoor space should be welcoming, well planned and landscaped, help create a sense of community, and allow for a children's play area.
- There is concern for the size (height and density) of the development as it relates to the Lendrum neighbourhood.
- Suggested elements or amenities to include in the development: daycare, indoor tenant/community space, coffee shop, space for community services, an outdoor gathering/community space, bicycle parking, playground, and a grocery/food store or market.

How your input is used:

Community input, along with City policies and guidelines, program and funding considerations will be used to develop a recommended design concept for the Lendrum housing redevelopment.

YOUR QUESTIONS ANSWERED 1 | capital region housing

Responses to questions/concerns raised at the phase 2 public meeting:

Topic:

Current zoning and future zoning

Response:

The site is currently zoned RA7. Depending on the outcome of our consultation, this will determine what kind of zoning will be applied for.

How is this redevelopment project different

With this redevelopment, CRH is endeavouring to provide mixed-housing options which will enable families to stay within a community.

Crime prevention

CRH has partnered with the Edmonton Police Service (EPS) in the Crime Free Multi-Housing Program. This program helps ensure that our sites are safe and welcome part of the communities in which they exist. The new Lendrum development will be a part of this program.

Housing First clients

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

LEED Silver standards

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

YOUR QUESTIONS ANSWERED 2 | capital region housing

Responses to questions/concerns raised at the phase 2 public meeting:

Topic:

Commercial and community spaces

Similar size developments

Facilitating community interaction

How will City address traffic

Response:

The architect will be incorporating community or other space in the final building configuration.

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

This redevelopment will incorporate elements/community spaces which will encourage community interaction.

Traffic impact and traffic decisions are the responsibility of the City. 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.

YOUR QUESTIONS ANSWERED 3 | capital region housing

Responses to questions/concerns raised at the phase 2 public meeting:

Topic:

Response:

Parking

We will have sufficient on-site 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.

Current tenants

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. Current tenants will have also the opportunity to apply to return to the new development.

School capacity

Both Edmonton school boards have provided CRH with letters indicating that additional students in the community resulting from the redevelopment can be accommodated within the existing schools.

SCHOOL CAPACITY | capital region housing

Edmonton Public Schools

 **EDMONTON PUBLIC SCHOOLS**

November 3, 2016

Capital Region Housing
10232 – 112 Street NW
Edmonton, AB T5K 1M4

Attn: April Bent

Re: Lendrum Social Housing Redevelopment Project

Dear Ms. Bent;

Thank you for sharing your plans to redevelop Lendrum Manor and Lendrum Villa. The proposed redevelopment project is very exciting for the City of Edmonton and Lendrum neighbourhood.

The development of Lendrum Manor and Lendrum Villa will increase the number of families from the original 44 units to between 200 and 240 units. Based on previous experience with similar projects in the region, the expectation is that approximately one half of the population will be under 18 years of age. A portion of this population will attend schools in the area. Currently, Edmonton Public Schools receives roughly two thirds of the eligible student population and the remaining one third attend either Edmonton Catholic Schools or another school jurisdiction. In addition, a number of students choose to attend other public schools outside their neighbourhood school to meet their programming needs.

Students residing at the Lendrum Manor and Lendrum Villa are within the attendance area for Lendrum School for Kindergarten to Grade 6 programming and Avalon School for Grades 7 to 9 programming. In addition to the regular education program, these two schools offer French Immersion for Kindergarten to Grade 2 and Grades 7 to 9.

The projected numbers of students from the proposed redevelopment are not anticipated to exceed 135 elementary students and 60 junior high students. The existing schools are able to accommodate this enrolment growth. Enrollment at our schools is monitored regularly. If enrollment pressures were to rise then actions to address the situation can be considered, including adopting enrollment limits, constructing interior alterations, and/or adding modular classrooms. In addition, alternative programs can also be reviewed to ensure that the program is located in an area that serves the students.

We look forward to welcoming residents from this redevelopment into our schools and providing them a high quality learning environment.

Sincerely,


Josephine Duquette, RPP MCIP
Supervisor - Planning



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Centre for Education
1 Kingsway NW
Edmonton AB T5H 4G9
T 780-429-8000
F 780-429-8318
E info@epsb.ca

Edmonton Catholic Schools

 **EDMONTON CATHOLIC SCHOOLS**
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October 12th, 2016

April Bent
Communications Advisor
Capital Region Housing
10232 112 Street
Edmonton, Alberta
T5K 1M4

Sent Via Email

Dear Ms. Bent:

Re: Lendrum Manor and Lendrum Housing

Thank you for providing us with information regarding your application to increase the number of units at Lendrum Villa and Lendrum Manor from 48 units to up to 228 units. A significant increase in the number of families within this area will undoubtedly have an impact on the enrolment within the surrounding schools.

Students living within the Lendrum, area wishing to attend a regular program, are designated to St. Boniface School. Those who choose to send their children to a Ukrainian Bilingual program are welcome to register at St. Martin.

St. Boniface is currently 79% utilized and will have sufficient capacity to accept children from new families within the Lendrum community. St. Martin School is currently 56% utilized and also has sufficient capacity to accept students interested in a Ukrainian Bilingual option.

Junior and Senior High students within Lendrum are designated to Cardinal Leger and Louis St. Laurent. Cardinal Leger is currently 86% utilized and Louis St. Laurent is currently 71% utilized. Both schools have sufficient capacity to accommodate new families.

I've also appended a map showing the elementary attendance area for St. Boniface School. If you have any further questions, please do not hesitate to call me at 780-441-6070.

Sincerely,


Rob Tarulli, B.Ed., M.C.P.
Senior Land Use Planner
Educational Planning

EIGHT CHARACTERS OF CATHOLIC EDUCATION . . .
Community • Hospitality • Justice • Tradition • Sacramentality • Humanness • Rationality • Spirituality

MIXED-MARKET HOUSING | capital region housing

What is mixed-market housing?

Mixed-market housing is a term used for developments that purposefully house residents from different income levels.

Why is Capital Region Housing using a mixed-market model for the Lendrum Redevelopment?

A mixed-market model enables:

- Greater financial sustainability
- Strong, diverse neighbourhoods
- Enhanced tenant support

DENSITY | capital region housing

Density is the number of units or people in an area.

The Lendrum community is classified as medium density.

Research indicates that densification may prove beneficial for communities by:

- Providing more support for services to remain in a community and stronger community cases for public and private amenities and programs (such as parks, grocery stores or community centers)
- Greater support for community schools; attracting younger populations
- Increasing walkability scores as demand for services increase
- Increasing accessibility to transit
- Attracting investment

LENDRUM PLACE | community profile

Predominantly residential in character. Approximately 75 percent of all residences are single-family homes, and the remaining 25 percent is composed of low-rise apartment housing. The apartments are located adjacent to bus routes.

Three schools and the community league site are central to the neighbourhood.

A commercial plaza with a variety of businesses is located along 111 Street, one of the three major roads that bounds the neighbourhood. Additional shopping facilities are located at the nearby Southgate Centre.

Residents enjoy easy access to most parts of Edmonton, thanks to a central location and connections with a well-developed roadway network. The South LRT extension provides residents with improved public transportation options.

SECURITY AND SAFETY | capital region housing

Here are the ways we help to ensure the safety and security of our tenants:

- Crime Free Multi-Housing Program
- Safety features built into the development design
- Safety features built into the landscaping design
- Adequate area lighting throughout the development
- Safety Socials are held every two years
- Privately contracted security personnel are hired to conduct random patrols

GIVE US YOUR FEEDBACK 1 | capital region housing

Place **RED DOTS** in the corresponding boxes of your TOP THREE (3) preferences for **amenities for the development**.

Daycare/Childcare

Coffee Shop/Cafe

**Tenant/Community
Gathering Space**
(indoor)

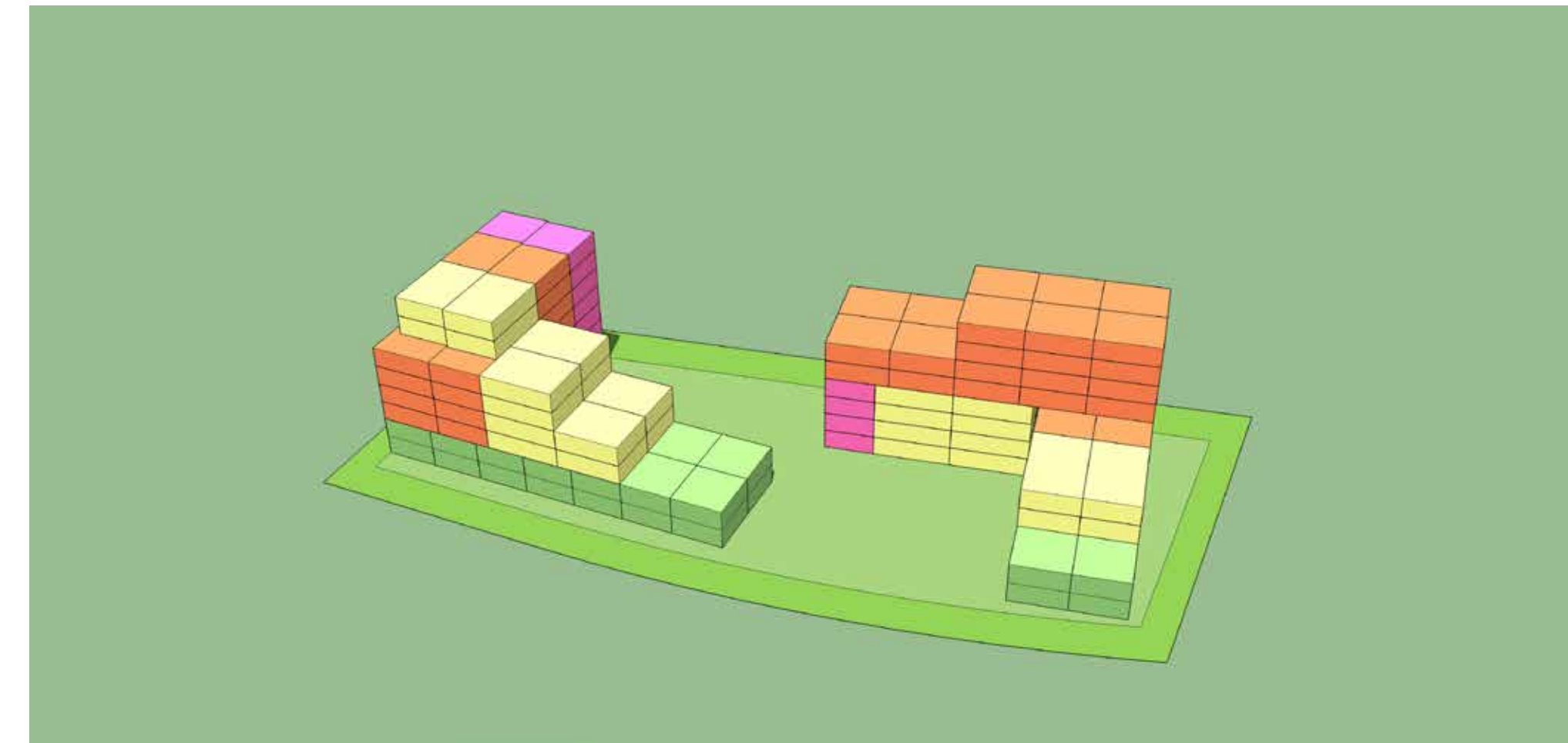
Community Services

Bicycle Storage

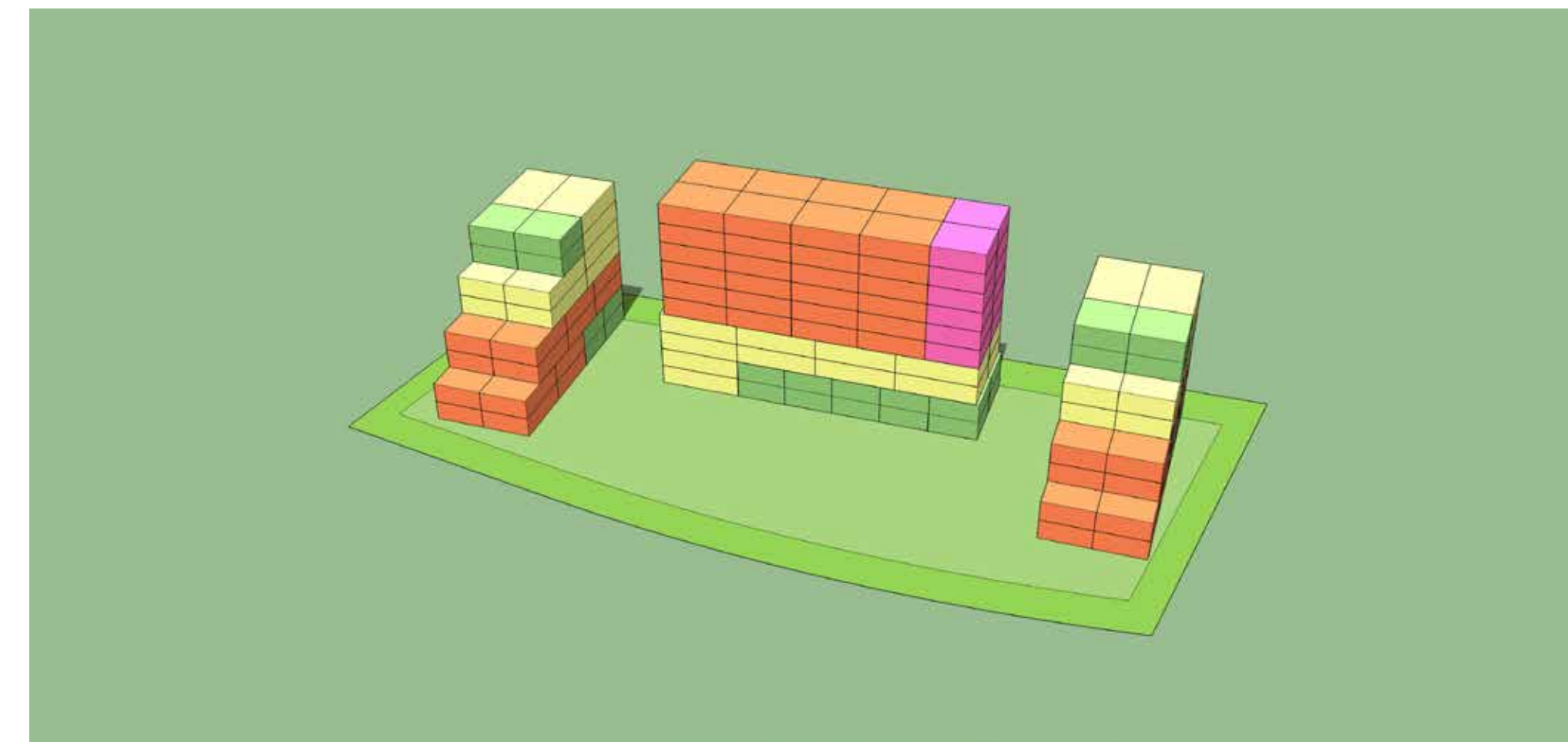
Other
(write your suggestions here)

GIVE US YOUR FEEDBACK 2 | capital region housing

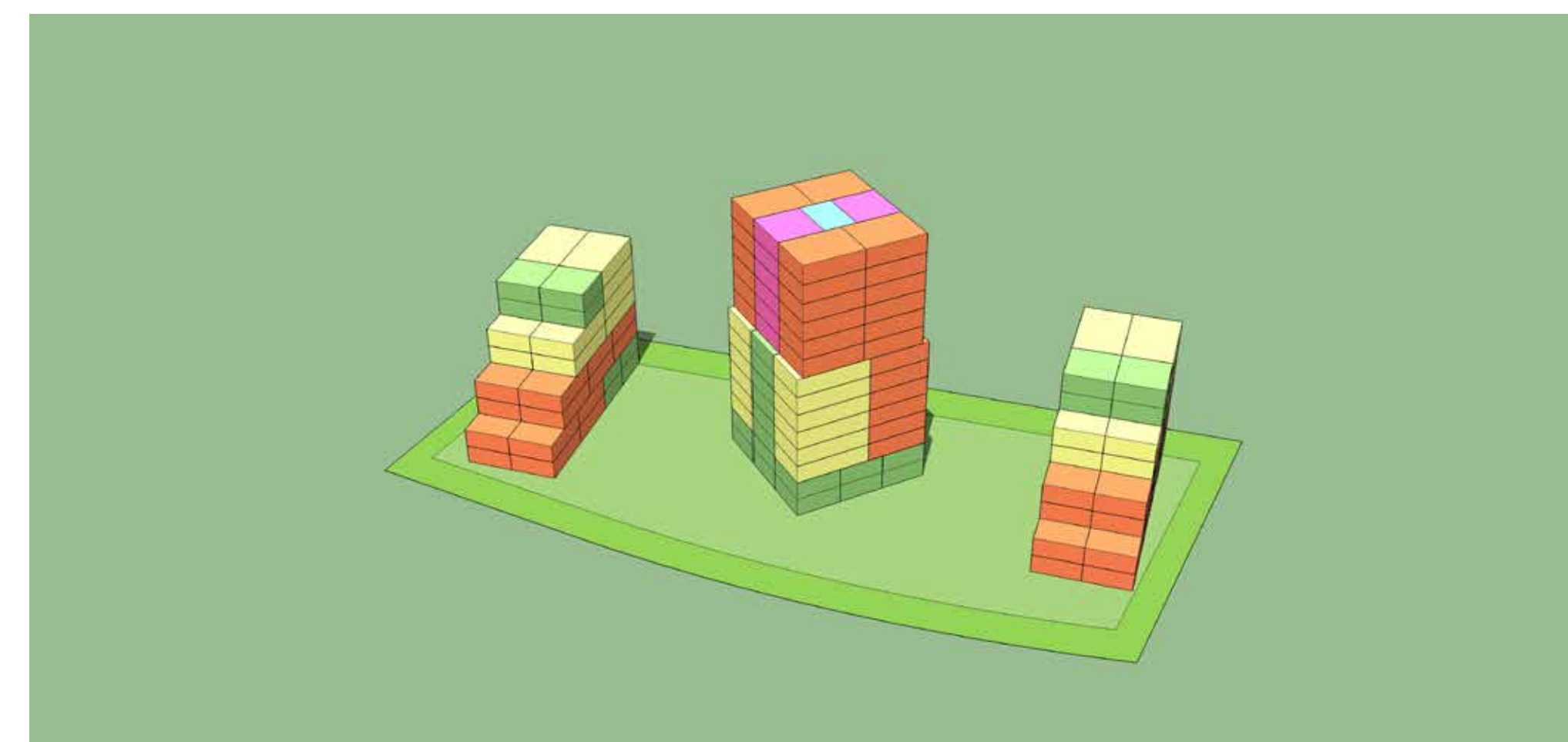
Place a **YELLOW DOT** in the corresponding box of your ONE (1) most preferred building design concept option.



Option 1



Option 2



Option 3

WHAT HAPPENS NEXT | capital region housing

Ideas.

The ideas you share with us tonight and the feedback we receive will be provided to our architect.

Draft Schematic Design.

The architect will further develop one draft design option for the Lendrum redevelopment that incorporates your feedback, conforms to City zoning regulations, and bears in mind budget, program goals and funding considerations.

Recommended Concept Design and Ongoing Communication.

This recommended concept design option will be shared with you at our next public meeting in March 2017 for your additional feedback to help us determine the look and finish of the development.

THANK YOU | capital region housing

Thank you for taking the time to be a part of our conversation.

You have several options for sharing your thoughts about the Lendrum redevelopment with us.

You can:

- Fill out the **paper feedback form** and **leave it** with us tonight.
- Fill out the **paper feedback form**, **scan and email it** to us at projects@crhc.ca.
- Fill out the **paper feedback form** and **mail it** to us at:

Capital Region Housing
10232 - 112 Street NW
Edmonton, Alberta T5K 1M4

- Complete the **online feedback form** by February 8, 2017 by visiting the project website **itstartswithhome.com/lendrum**.