



**Capital Region
Housing**

The Way Home

Lendrum Redevelopment

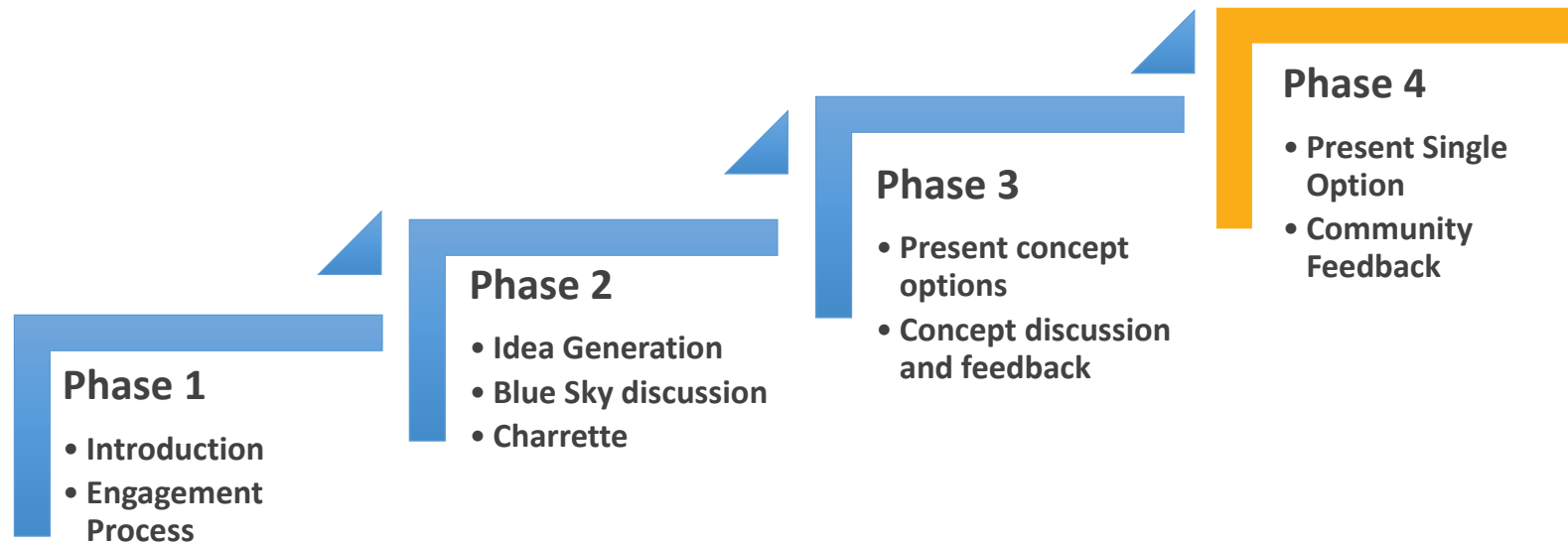
April 25, 2017

Quick Facts



- Lendrum Villa and Lendrum Manor – 48 Near Market housing units / 58 tenants
- Mixed income
- Up to 120 homes; mix of one, two, three and four bedroom homes
- Projected budget of 35 million; construction targeted for 2018

Where Are We Now?



Your Concerns...Our Responses

Size (Height and Density)	LRT Access	Traffic and Parking	School Enrolment and Capacity	Open and inviting development; multi- tiered
<ul style="list-style-type: none"> Decreased height and density (228 to 150 to 120) 	<ul style="list-style-type: none"> Incorporated walking path through development to LRT 	<ul style="list-style-type: none"> Engaged qualified consultant to conduct traffic study and impact assessment Ample underground and surface parking built into development 	<ul style="list-style-type: none"> Discussed increased enrolment and capacity with EPSB and ECS Both confirmed that additional students resulting from the new development can be accommodated within existing schools 	<ul style="list-style-type: none"> Multi-tiered configuration incorporated into design options Planned for outdoor space and landscaping that is open and suitable as play space Included space for community amenities and services within the development

Integrated Approach

Capital Region Housing

- Tenant Safety and Security
- School and enrolment capacity
- Community Engagement Process
- Onsite parking for tenants and redevelopment amenities

City of Edmonton

- Traffic and Parking Assessment
- The Rezoning Process
- Strategic City- Building Initiatives and Planning Priorities
- The University of Alberta South Campus

Site Building and Design

- Preferred Development Option and design
- Height, Massing and Unit Configuration

Our Commitment to You

The proposed development will:

- Be no higher than six storeys
- Contain no more than 120 homes
- Include a walking path to the LRT
- Incorporate open/green space and suitable play space
- Include community services and amenities e.g. daycare, coffee shop

What Happens Next?

- Architect will finalize the design that incorporates community feedback, conforms to zoning regulations and addresses program requirements
- CRH and architect will work together to submit required documentation for the rezoning process
- CRH will keep the community informed of any future public engagements and the construction process through the project website

Thank You!

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