

### PHASE 2B DROP-IN INFORMATION SESSION

#### PROJECT BACKGROUND:

To help meet current and future housing needs, the undeveloped surplus school building site in Keheewin at 2008 -105 Street will be home to a future housing development under the City's Building Housing Choices program ([Policy C583](#)). The development will be a mix of market and affordable housing, with possible options ranging from townhouses to low-rise apartment buildings (58 to 182 homes depending on the form of residential development chosen). The exact type of housing has not yet been finalized, and is being determined in consultation with the community.

Name:	Phase 2B Drop-in Information Session
Date:	June 22, 2017
Location:	Keheewin School
Contact:	Email: <a href="mailto:buildinghousingchoices@edmonton.ca">buildinghousingchoices@edmonton.ca</a> , Phone: 311
Description:	The drop-in information sessions was the third in a series of community conversations.

### WHAT WAS DONE

The drop-in information sessions was the third in a series of community conversations to:

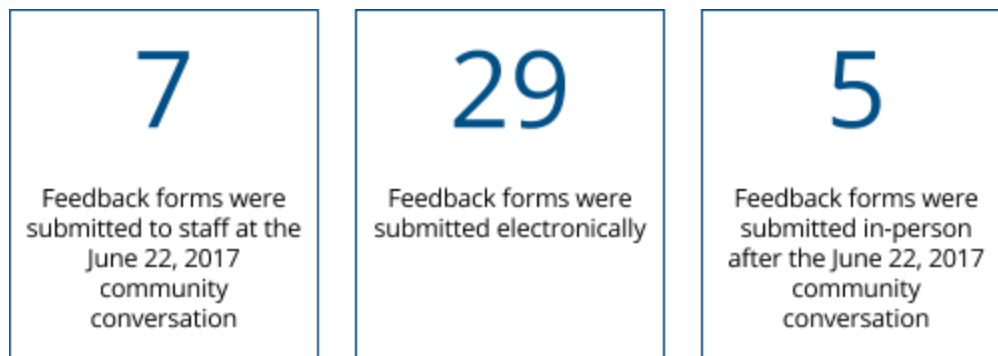
- Provide a status update on the selection of the developer /operator for the Building Housing Choices development in Keheewin
- Explain the role of the Keheewin Advisory Committee
- Report back on efforts being undertaken to address community concerns raised around traffic, parking, and ongoing maintenance and operation of the housing development
- Inform the community about the next steps in the process
- Answer questions and clarify information so the community is informed as possible

### Feedback

In addition to residents providing feedback in person to staff at the information session, a feedback form was created to help the City understand how it can improve future information sessions. The feedback form was distributed at the June 22, 2017 meeting and was also made available online from June 23 to June 30, 2017. Feedback received from residents was used to evaluate the effectiveness of the session and provide answers to issues raised at the information session.

### RESULTS AND FINDINGS

The City received the following responses:



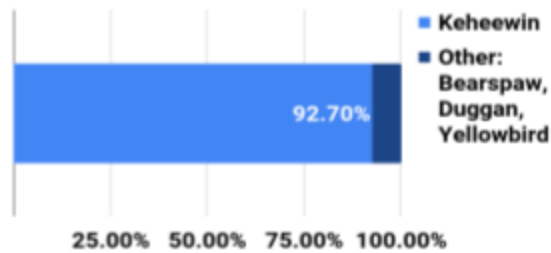
A total of **41** responses were received.

# Reporting Back

## Building Housing Choices in Keheewin

### Demographics

Where Respondents Reside



live in Keheewin according to the 2016 Edmonton Municipal Census

Years lived in Keheewin



The majority of respondents have lived in Keheewin for over 11 years (51%) with 48.7% living in the neighbourhood less than 10 years. Two respondents did not answer the question.

Age of respondents

The largest group of respondents is 46 years old and over (63%); and only 37% of respondents are between 18 and 45 years old. One respondent did not answer the question.



### Previous Engagement

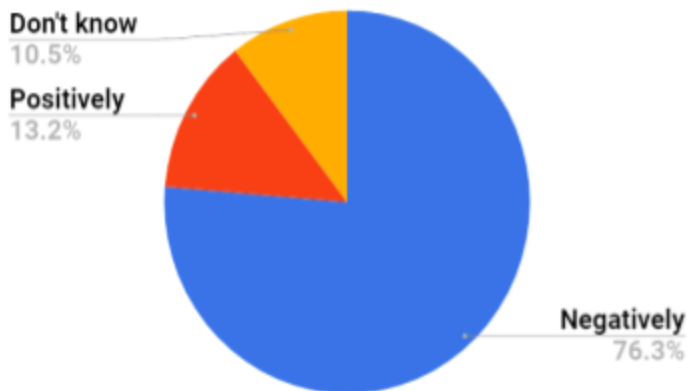
A total of 60 percent of respondents indicate they attended the Phase 2 Community Conversation in Keheewin in May 2016.

# Reporting Back

## Building Housing Choices in Keheewin

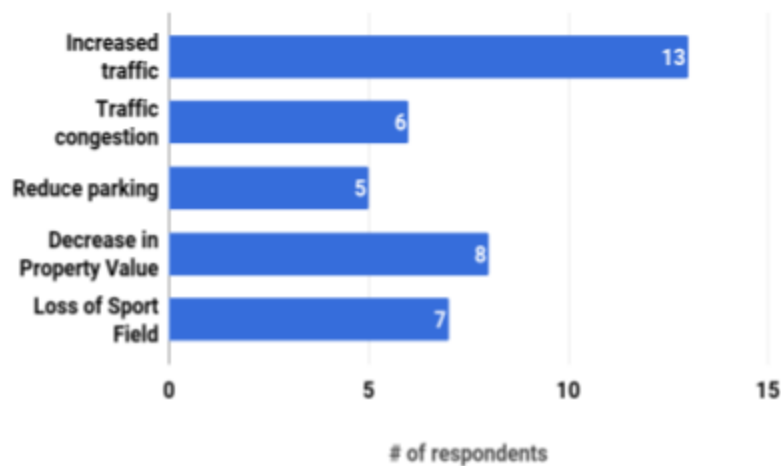
### Perceived Impacts of the Building Housing Choices Development

When asked if the Building Housing Choices development will affect the Keheewin community positively or negatively, respondents indicated the following:



2 respondents felt that the development would have a positive impact on the neighbourhood suggested that they would like to live in the new development

Top concerns and perceived negative impacts included:



## Additional Comments

The development will result in:

- Increase in crime
- Reduced quality of life
- Change in look and feel of an established neighbourhood

Respondents were asked what is the most important message I would like to share with the City about Building Housing Choices in Keheewin. The following summarizes the feedback received and the number within the bracket indicates the number of respondents who provided similar comments.

Themes	Sub-themes
<b>No Development</b>	Preserve Soccer Field and green space (6)
<b>Relocate Development to:</b>	Away from Keheewin School (1)
	Kaskitayo Park by: <ul style="list-style-type: none"> <li>the YMCA (6)</li> <li>Undeveloped designated school site (1)</li> </ul>
<b>Concerns of increased crime and personal safety (2)</b>	Children in the neighbourhood have been approached by residents of a not well managed and maintained building and are afraid
<b>Concerns of maintenance and property management (2)</b>	There is an example of not well managed and maintained property already in the neighbourhood. Accountability is needed.
<b>Decrease in Property Value (2)</b>	Low income housing will lead to lower property value in nearby homes
<b>Traffic, Parking and School Drop Off</b>	<ul style="list-style-type: none"> <li>Issued must be resolved before development proceeds (1)</li> <li>Provide land for school to have a drop-off zone (2)</li> <li>Provide adequate off-site parking for residents and visitors of proposed development (1)</li> </ul>
<b>Density</b>	<ul style="list-style-type: none"> <li>182 units are too many (1)</li> <li>Concerned about crowding (1)</li> <li>There are already high need and high density in the area (1)</li> <li>High density will affect the pulse of the community (1)</li> <li>Ensure the number of units is as low as possible (3)</li> <li>There should be no more than 80 units (1)</li> <li>Height and footprint of development needs to be restricted - building form and sunshadow concern (1)</li> </ul>
<b>Tenants and Tenure</b>	Provide seniors housing and ownership model (1)
<b>Public Engagement</b>	<ul style="list-style-type: none"> <li>public consultation is merely an exercise (2)</li> <li>community should have been consulted prior to 2015 (decision to develop on surplus school site) (1)</li> <li>format of the meeting should be one large single meeting so all the questions and answers could be heard by all</li> <li>make community aware this is a pilot project (1)</li> <li>ensure all the facts are included (1)</li> </ul>

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|  | <ul style="list-style-type: none"><li>• be specific about what is being built and the people being served, that will result in more support for the project (1)</li><li>• City needs to listen to the community and take concerns into consideration when making decisions (3)</li><li>• Residents should have a say (1) / community vote (1)</li></ul> |
|--|---|

Respondents were asked if there were specific questions about the housing development that were not answered at the information session. The following summarizes the questions received and clarification:

**1. Since the majority of Keheewin neighbourhood residents disagree with this development, why is the City still pursuing it?**

While 80% of Edmontonians have their housing needs met by the market, there remains 20% of citizens whose needs are not being met.

The City of Edmonton believes that safe, adequate and affordable housing is fundamental to the physical, economic and social well-being of individuals, families and communities. Safe and adequate housing has long been linked to improved individual health and well-being. Further, a sufficient supply of affordable housing helps to support a healthy labour market; it is also crucial to enable long-term financial stability for low income households. A broad range of housing choice provided in all areas of the city helps to contribute to more inclusive communities, positive social outcomes, and the well-being of children, Aboriginal households and immigrants.

**2. How did the City come up with projections for population growth in Keheewin? How come the population in Keheewin has only reached half of the projections?**

The original Keheewin Neighbourhood Area Structure Plan (NASP) was approved in 1983 by the City and local school board, and the projected population of Keheewin was 5,400.

At that time, population projections were based on the approved land uses contained in the plan, and on the family size and market conditions that existed at the time. Most residential development that occurred after 1970 has not included multi-unit homes, such as duplexes, row house and low-rise apartments, that were envisioned in the approved plan. Likewise, the planned population of 5,400 peaked in 2001 at only 60% of what was originally planned. Therefore the planned density is less than the actual number of residents in Keheewin.

Repurposing the undeveloped school site will bring increased choice for residents and boost neighbourhood population to increase viability of local institutions while working towards addressing city-wide housing challenges.

### **3. Why was this site chosen? There are other sites that would appear more favourable (i.e. unused land east of the YMCA) or west side of the Keheewin field.**

This site was chosen after careful consideration of a number of factors. The school building sites located close to the YMCA are on a different shared school/park site and have not been declared surplus by school boards -- they are being held for future school use. The undeveloped building site in Keheewin is already owned and serviced for development. There is a significant need for housing, including affordable housing, throughout Edmonton, and the City is developing this site to meet these housing needs.

### **4. Will there be servicing capacity to serve this site?**

External consultants were retained to evaluate the following:

- the existing storm and sanitary systems near the proposed development;
- the impact of the proposed development on the storm and sanitary systems in the immediate area

The drainage servicing assessment indicated that existing infrastructure has capacity to accommodate future development on the proposed site.

### **5. What is the property value? Historically now and projected.**

City staff are aware that some residents believe the Building Housing Choices development will harm the value of existing homes near the building site.

To address this concern, City assessment staff will be creating specific study areas for each Building Housing Choices sites to see if the market values of properties directly next to the sites react differently than properties next to other undeveloped surplus school sites in other neighbourhoods.

The same process has been used for the First Place (first time homebuyers program) building sites. To date, staff have found no distinguishable assessment change between properties next to First Place building sites, or undeveloped surplus school sites in other neighbourhoods. The City will continue to monitor these areas and will make adjustments to assessed value if warranted by market evidence.

### **6. How much money will the City gain from this development? How was the profit from the Bearspaw development spent? How will the profit from the Keheewin development be spent?**

The net proceeds from the Keheewin Building Housing Choices development will be guided by City Policy C468A, which governs the use of funds from the sale of surplus school sites ([see details here](#)).

The net proceeds from the Bearspaw First Place Program will be shared equally between the school board and City of Edmonton's Housing section to develop affordable housing across all City neighbourhoods.

### **7. What other types of housing can be considered? Why hasn't seniors housing been considered?**

The City has solicited proposals from potential developer/operators to design, build, manage and maintain the new homes. The request for proposal did not restrict the form of housing or the type of households that will be served.

Once a developer/operator is on board, they will be able to answer questions regarding the built form (row housing, stacked row housing, or apartment housing) and on the targeted households (whether it may be seniors, families, etc.) for the development.

### **8. Will the development be comprised of ownership or rentals?**

The development could be rental, ownership or a mix of both rental and ownership housing.

### **9. What type of business would be accepted into this development?**

The exact type of secondary use (i.e. service/business) that may be incorporated into the Keheewin housing development has not yet been finalized and will be determined in consultation with the community once a builder/operator for the site has been selected. It will also need to meet the requirements of the specific property zoning and the Edmonton Zoning Bylaw.

### **10. Will there be an opportunity to provide feedback once the choices for the site have been presented?**

There will be a number of opportunities for residents to have input into the housing development, including:

- Attending the next engagement session in winter 2017, where the chosen developer/operator will present initial development concepts. Feedback received from the community will be used to refine the initial development ideas into a final development concept.
- Providing feedback on the final development concept before it's shared with City Council for approval as part of the rezoning of the site
- Sharing their thoughts with Council when the proposed rezoning goes forward to public hearing.
- Working with the developer/operator to help design the homes and ensure they are a good fit with the surrounding community. This will include allowing residents to provide input on design elements, such as building orientation and shape, rooflines, site access, vistas, and exterior home design details and landscaping.

### **11. How were the neighbourhood community members selected, and who are they?**

At the first Community Conversations meeting held on October 26, 2015, Keheewin residents informed the City that they would like to have increased involvement in the project. As a result,



# Reporting Back

## Building Housing Choices in Keheewin

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those residents were invited to participate in the Keheewin Advisory Committee, which was formed on February 5, 2016.

The KAC is a volunteer group of neighbourhood residents that have teamed up with City staff and Ward Councillor Michael Walters on a pilot process to improve how the City not only builds housing, but engages with communities to ensure viewpoints on projects are heard.

### 12. Who will be taking accountability for pollution?

The issue of maintaining good air quality is complex and it requires on-going monitoring and in-depth understanding of meteorology and sources of emissions. [See the City's website](#) for more information on all the stakeholders involved.

The City of Edmonton actively participates in the [Alberta Capital Airshed](#), which is a multi-stakeholder group that provides a forum for local stakeholders to design solutions to local air quality issues. Through this partnership, it has initiated work on Idle-Free Education Programs and assisted with the development and implementation of the Ozone Management Plan and initiated a comprehensive Air Quality Monitoring Network Assessment to ensure that air quality in Edmonton is measured and report in a manner that is scientifically sound.

Also, in 2012, the City passed an idle control bylaw which prohibits vehicles from idling in designated areas outside of schools and hospitals.

Here are some ways you can take action:

- Traffic can be a big headache. Lessen the traffic by using [alternative modes of transportation](#).
- [Be Idle Free](#). Idling your vehicle not only wastes gasoline (and therefore, money), it causes needless pollution and can be damaging to your vehicle. Protect your wallet and your health - be aware of idling habits.
- Trees help to clean our air. So plant a tree and register it with [Root for Trees](#).
- Learn how you can contribute to improving [indoor and outdoor air quality](#) at home, school and work.

### 13. Why the meeting was not notified to the the neighbourhood by mail?

A notice of the meeting was sent to property owners of both Keheewin and Bearspaw neighbourhood by Canada Post and was delivered on June 9, 2017. Other ways staff reached out to the community to let them know about the upcoming meeting included notifying the Yellowbird Community League, Keheewin Advisory Committee, subscriber list, Keheewin School (via School Zone), placing notifications on the City's public engagement calendar and the [Keheewin project webpage](#), Keheewin school sign, placing ads in the Examiner, Metro, and Yellowbird community league newsletter, and handing out postcards at local businesses in Keheewin.

### **AS A RESULT, WHAT HAS CHANGED?**

The primary purpose of the drop-in information session was to provide an update to the current project status and the next step in the process. Input received from the survey was not intended to inform decisions on the proposed housing development, but rather to evaluate the effectiveness of the information session and provide answers to questions that were not answered at the information session.

Based on input received, City staff will strive to communicate clearly to the Keheewin community on the level of public engagement (advise, refine, create or decide) and the purpose of engagement (how their voice will impact decisions).

### **WHAT'S NEXT**

The next step in Building Housing Choices in Keheewin is selecting the developer/operator for the upcoming homes.

**Summer 2017: Developer/Operator Selection (Phase 2c)** - The City has solicited proposals from potential developer/operators to design, build, manage and maintain the new homes. Proposals from potential developer/operators were accepted until July 31, 2017, and the property offering has now closed. Selection criteria for determining the successful builder/operator has been based on the input provided by the Keheewin Advisory Committee (KAC), and the KAC will be involved in the review of submissions. The final selection of the successful bidder will be made by City staff.

**Winter 2017: Initial Development Concepts (Phase 3)** - Once the chosen developer/operator is on board, they will create and share some initial development concept ideas with the community for feedback. These development concepts will take into account input received from previous Community Conversations (Phases 1 & 2A).