



## BUILDING HOUSING CHOICES - KEHEEWIN RESPONSES TO COMMON THEMES - Attachment 1

	Theme	City Response
1	Increase in traffic may cause congestion (due to increase in density)	A Traffic Impact Assessment (TIA) was completed in Fall 2015. Findings indicated that although development will increase daily traffic volumes, the increases are not significant, and the neighbourhood collector will continue to operate within acceptable levels.
2.	Increase in density may impact the neighbourhoods limited parking	The final development will be required to meet or exceed the parking requirements outlined in the City of Edmonton Zoning Bylaw. This includes the provision of parking for all new residents and visitors.
3.	Safety of children with additional housing located close to school	All school zones have a speed limit of 30 km/h between 8:00am and 4:30pm on school days where school zone signs are posted. The lower speed limit improves safety around elementary schools and protects young children. Speed limits are strictly enforced by both the Edmonton Police Service and the City of Edmonton's Office of Traffic Safety. It is also common to see development occur near school sites. The City will require the builder to work with the school principal to develop the site safety plan prior to development beginning
4.	Building height (desire for lowest possible height)	All development options shared with the public respect the Council policy direction. The greatest development height option was the low-rise apartment option - where a 4.5 storey apartment building was proposed. This development is comparable to Bearspaw Manor on 10511 19 Ave.
5.	That buildings be attractive and fit with look and feel of neighbourhood	The City will require the builder to engage residents in a community design engagement process to ensure the development fits within the existing community.



6.	Preservation of community green space	All of the planned open space in Keheewin has been retained in the City’s inventory and only the vacant building site that was initially planned for a school is being developed. The City’s parkland change process can be used by the community to revisit how adjacent open space is used and developed.
7.	Maintain and manage new buildings to acceptable standards	Edmonton Police Services is involved in Crime Free Multi-Housing guidelines for any multi-unit housing. Housing operator will be chosen based on exemplary property management and tenant relations record.
8.	Who will be living in the new homes?	The engagement process provides the community an opportunity to comment on building type and form. It is not possible to know who will choose to live in the new development.
9.	Impact on already congested drop off/pick up area in front of school (desire for drop off/pick up lane or parking lot)	A Traffic Impact Assessment was completed in Fall 2015. Findings indicated existing daily traffic volumes on 105 street/19 Avenue (where the school is located) are within acceptable levels for a neighbourhood collector roadway. It will continue to operate within acceptable levels with an increase from the development.
10.	Capacity of nearby schools for additional students	Keheewin School has a capacity of 429 students. There were 341 students attending the School in 2015/2016, which represents an 88% utilization rate. The Edmonton Public School Board does not anticipate any capacity challenges at Keheewin School when new development occurs.