

# CAPITAL REGION HOUSING: LONDONDERRY SOCIAL HOUSING REDEVELOPMENT

FINAL PUBLIC ENGAGEMENT REPORT

November 2016

*“What I like most – low income and everyone can have a place to call home.”*

Kilkenny Resident

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*“You have worked hard at making this a community not simply apartments to house people.”*

Kilkenny Resident

## A. PROJECT OVERVIEW

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 has been demolished. Construction of the new development is anticipated 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 include a mix of community (social) housing, market rate, near market homes, which will be indistinguishable from each other. A total of 240 homes will be included. These homes will provide housing for families of multiple sizes and range from one to five bedrooms.

A public engagement process was initiated in January 2015 to allow residents of the Kilkenny community the opportunity to get involved in the discussion about the redevelopment and provide input to influence the development's design. This report details the engagement process, the input received at each stage, as well as specific details about the final engagement phase, Phase 4. More details on each Phase 2 and Phase 3 can be found in separate reports.

## B. PUBLIC ENGAGEMENT PROCESS

To allow for community input into the design of the future housing development, a four-phase public engagement process was created. The process involved touch points with the community through four public meetings, as well as online engagement (feedback form). The engagement process included the following events:

- **January 25, 2016** – Phase 1 Public Meeting – Introduction
- **April 26, 2016** – Phase 2 Public Meeting (and online engagement) – Generate Ideas
- **June 22, 2016** – Phase 3 Public Meeting (and online engagement) – Present Concept Options
- **September 26, 2016** – Phase 4 Public Meeting (and online engagement) – Present Recommended Concept

### B.1 Process by Phase

**Phase 1** - The purpose of Phase 1 was to introduce the project and process, and gather general community input, as well as identify concerns about and opportunities for the redevelopment.

**Phase 2** - Phase 2 public engagement provided the opportunity for community members to give input specific to the future development's built form, as well as ideas for potential features/elements to be included in the development which could benefit the community. A series of six built form examples, each with 240 housing units, were presented to illustrate the range of possibilities for the future development.

**Phase 3** – At the Phase 3 Public Meeting, two development concepts, developed using the input received in Phase 2, each with two height options, were presented to the public for feedback, to determine which development option was most preferred by community residents and why. The development concept options and two variations presented were:

- ☐ Centre Courtyard - 7 Storey
- ☐ Centre Courtyard - 10 Storey
- ☐ Townhouse and Urban Block - 7 Storey
- ☐ Townhouse and Urban Block - 11 Storey

**Phase 4** – The Phase 4 Public Meeting was designed to present the recommended design concept for the future development to the public for final feedback and fine-tuning. Details on Phase 4 are included in B.2 below.

## B.2 Phase 4 Public Meeting: Recommended Concept

The Phase 4 Public Meeting was held at the Kilkenny Community Hall (14910 72 Street) on September 26, 2016 from 5:00 – 8:00 p.m. There was a total attendance of 50.

The community was able to provide input and review the recommended design concept for the Londonderry Social Housing Redevelopment. Participants and respondents were also specifically asked to indicate their preferences relative to the uses of community space within the development, as well as for the exterior accent colours and treatment of those colour(s) on the buildings.

### How information was shared

During the event, information was provided through a series of display boards, a project fact sheet and other background documents, a formal presentation, and a facilitated question and answer session. Project team members including CRH and City staff, as well as architectural consultants answered questions and provided information about the recommended concept and next steps.

### How input was received

**Feedback Form** - Formal input was gathered via a feedback form (See Appendix C – Feedback Form) that respondents could fill out and submit at the event or return by fax, mail or email. Alternatively, respondents could complete and submit the feedback form online at [itstartswithhome.com](http://itstartswithhome.com). A total of 18 feedback forms were submitted, both hard copy and online.

**Dotmocracy**<sup>1</sup> - Input was also collected via a series of three display panels where participants were invited to show their support by placing a dot sticker or stickers on their preferences. The input being collected was:

- ☐ Top three preferred uses for indoor community spaces
- ☐ Top three preferred exterior building accent colours
- ☐ One preferred method for outside building accent colour

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<sup>1</sup> **Dotmocracy** is an established facilitation method used to describe voting with dot stickers. In Dotmocracy participants vote on their favorite options using a limited number of stickers or marks with pens.

## Marketing and communications

The event was promoted through the following methods:

- **e-Newsletter** – meeting announcements in September 12 and 26, 2016 issues; sent to 88 and 90 subscribers respectively
- **Meeting announcement flyer** – 2500 copies distributed to residents in Kilkenny (postal codes starting with T5C) via Canada Post mail drop on September 12, 2016
- **Edmonton Sun advertising** – both print and online ads ran from September 10, 2016 to September 23, 2016
- **Free-standing, double-sided roadside signage** – three 5'x8' boulevard signs located on: 144 Avenue and 82 Street – NW corner; 149A Avenue and 82 Street – East side (near entrance into community); 149 Avenue and 66 Street – West side (near entrance into community); in place the week of September 19, 2016
- **ItStartsWithHome.com** – project website

## C. WHAT WE HEARD – KEY THEMES & SUMMARIES

### C.1 What We Heard By Phase

Input provided by meeting participants and survey respondents at each phase of the engagement process was used to influence the creation of the recommended design concept for the Londonderry Social Housing Redevelopment. Input received at each phase is outlined below:

**Phase 1** - Key issues raised during Phase 1 included concerns about the proposed large size of the development (number of homes) and capacity of the neighbourhood, including schools, to handle the potential number of new residents. Community members also voiced concerns about increased traffic, parking by residents of and visitors to the development in the surrounding neighbourhood, and a perceived increase in crime (safety and security).

**Phase 2** - During Phase 2 engagement, neighbourhood residents were split on their preference for the built form for the future development. Of the six potential examples presented, there was no clear winner from public support however, each of the three options that received the highest level of support had a centre courtyard and varied building heights. Respondents also indicated two key areas of importance for the future development: community/common space within the development, and green space that is accessible to both the tenants and the broader community.

**Phase 3** – Two potential design concepts were presented to the public for consideration during Phase 3, each with one variation for a total of four development options. The two options favoured by respondents were both seven-storey designs, the lower of the building height options presented. Anecdotal feedback from public meeting attendees and comments received indicated that height remained a key consideration/concern and efforts to lower the height would be well received. This input suggested that increasing the number of buildings would be acceptable to realize a lower overall development height as the green space provided in the seven-storey options was viewed as ample and perhaps even extensive to what is necessary/desired.

Specifically, half (50%) of all respondents favoured the Centre Courtyard 7 Storey option citing its height and overall look as deciding factors. Many respondents also suggested that the desired community gathering/common space be included in each building of the development, rather than a sole location in one building.

**Phase 4** – During Phase 4 there was general acceptance and support for the recommended design concept presented. Detailed feedback from Phase 4 is provided in section C.2 below.

## C.2 Phase 4 Feedback Summary

### What We Heard Overall

Anecdotal comments received from public meeting participants indicated that neighbourhood residents generally support the recommended design concept with statements suggesting that CRH heard the wishes of community and they were well reflected in the development design. Although no themes emerged from the specific feedback received about what respondents like most or don't like about the recommended development concept, a few respondents indicated they were pleased that the height of the buildings was not ten storeys (as was an earlier option presented as a possibility), and a few respondents continued to be displeased with the size of the development and the number of homes it will contain.

When asked what would be preferred uses for the internal community spaces of the development, the top choices included: Community Classes and Programs, and Shared Use Space for Support Service Providers.

Respondents and participants favoured blue and green for the exterior accent colours and preferred a combination of accent colours be used on all buildings.

*"I like the plan. We have worked well together. Our suggestions and your designs came together into a nice looking building with lots of possibilities."*

Kilkenny Resident

### Responses to the Project: Detailed Summary

Eighteen Phase 4 feedback forms were received either at the September 26, 2017 public meeting or online. Fifteen respondents are from the Kilkenny community, the remaining three are residents of other Edmonton communities.

In addition to the responses on the feedback form, participants who attended the public meeting were invited to vote (by placing dots on presentation boards) on three of the same questions that appeared on the feedback form. These questions were about preferred use of community space, preferred use for exterior colour, and preferred external colour treatment.

This "dotmocracy" visual voting exercise was used to not only provide a visual representation of participants' preferences, but also to provide an additional, quick and easy opportunity to provide input. The three voting presentation boards received an overwhelming response rate with 98, 90 and 33 dots respectively. Each public meeting participant was provided only three red, three green and one yellow dot to correspond to the number of votes required on each panel.

#### What do you like most?

When asked what they liked most about the recommended concept design for the Londonderry Redevelopment, respondents provided a range of comments. Comments received multiple times include:

- tiered design (5 responses)
- height is not 10 storeys (3 responses)
- open/green space (3 responses)
- sense of community created (3 responses)

- variety of homes (2 responses)
- community spaces (2 responses)

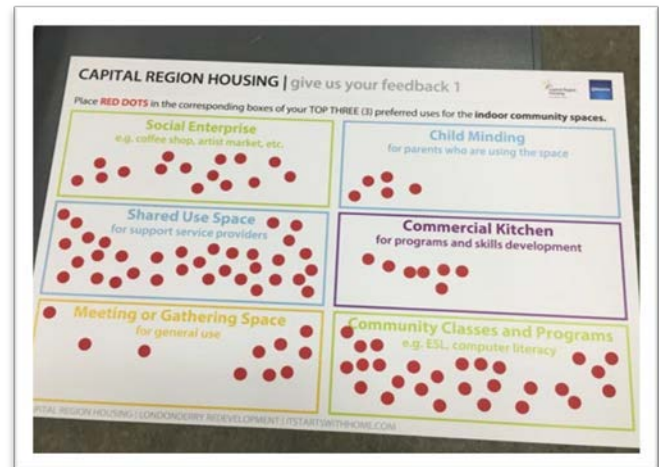
All verbatim responses are provided in Appendix D – Verbatim Comments.

### What is one thing you would change about the recommended concept?

When respondents were asked what one thing they would change about the recommended concept, only 11 responses were received. Two respondents suggested that additional community space be added to the development, and two respondents suggested that the development should include fewer homes translating to fewer people moving into the community. All verbatim responses are provided in Appendix D.

### Top three preferred uses for the community spaces

Feedback form respondents and public meeting participants were asked to indicate their top three preferred uses for the internal community spaces provided in the recommended development concept. The first and second options most preferred were the same from responses on both the feedback form and the dotmocracy exercise: Community Classes and Programs, and Shared Use Space. Community Meeting and Gathering Space, as well as Child Minding tied for third on the feedback form and Social Enterprise received the third highest ranking in dotmocracy voting.



Use	Comment Form Responses		Dotmocracy Responses	
	Number of Responses	Percentage of Total Responses	Number of Dots	Percentage of Total Responses
Community classes and programs (for example, ESL or computer literacy classes)	10	63%	27	28%
Shared-use space for support service providers	9	56%	34	35%
Community meeting/gathering space	7	44%	10	10%
Child minding (for parents who are using the community space)	7	44%	5	5%
Social Enterprise (coffee shop, artists market, etc.)	4	25%	15	15%
Commercial kitchen to support programming and skill development	4	25%	7	7%
<b>Total Responses</b>	<b>41</b>		<b>98</b>	

### Top three preferred accent colours

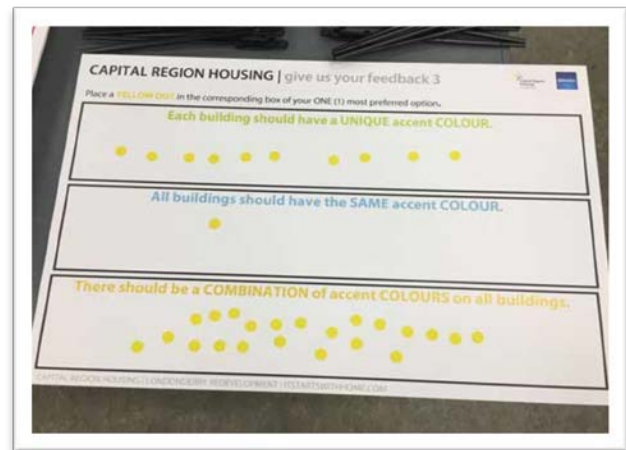
Feedback form respondents and public meeting participants were asked to indicate their preferred accent colours for the building exterior. The most preferred accent colours overall are blue and green as noted in the chart below.

	Comment Form Responses		Dotmocracy Responses	
Exterior Accent Colours	Number of Responses	Percentage of Total Responses	Number of Dots	Percent of Total
Green	13	87%	28	31%
Blue	13	87%	29	32%
Purple	7	47%	11	12%
Yellow	5	33%	8	9%
Red	4	27%	12	13%
Orange	2	13%	2	2%
<b>TOTAL</b>	<b>44</b>		<b>90</b>	

### Preferred option for exterior colour use

Only two responses were received on the feedback form to the question about exterior colour use, which may be interpreted to mean that people were comfortable with any of the three options presented and did not have a preference.

A total of 33 participants placed a yellow dot in the corresponding box of their preferred option at the public meeting with the majority indicating a preference for a combination of accent colours on all buildings.



	Comment Form Responses		Dotmocracy Responses	
Colour Treatment	Number of Responses	Percentage of Total Responses	Number of Dots	Percent of Total
Each building should have a unique accent colour	0	0	10	30%
All building should have the same accent colour	0	0	1	3%
There should be a combination of accent colours on all buildings	2	100%	22	67%
<b>TOTAL</b>	<b>2</b>		<b>33</b>	



## Responses to Public Engagement Process: Detailed Summary

### Public meeting attendance

Respondents of the Phase 4 feedback form were asked which of the four Londonderry Social Housing Redevelopment public meetings they attended. Total responses = 18.

Phase	Number of Respondents	Percentage
Phase 1	11	61%
Phase 2	14	78%
Phase 3	13	72%
Phase 4	17	94%

### Aspects of public meetings most valuable

When asked which aspects of the public meetings respondents found most valuable the following responses were received. The question and answer sessions rated as the most valuable, followed by the display boards.

	Number of Respondents	Percentage
Question and Answer Sessions	10	59%
Display Boards	9	53%
Formal Presentation	7	41%
3-D site Design (Phase 2)	7	41%
Interaction with Representatives	6	35%
Other	6	35%

Those who chose 'other' provided the following responses:

- All
- Email updates
- Not long enough
- More information needs to be provided
- Feedback forms
- Being able to review the materials again online afterwards when I had more thinking time after being introduced to them at the public meeting

### Value of meeting elements

On a scale of 1 – 5 where 1 is Strongly Disagree and 5 is Strongly Agree, respondents were asked to indicate the extent to which they agree with statements pertaining to the engagement process.

The weighted average of the responses is as follows:

	Weighted Average
The project representatives were helpful, friendly and available to talk to me	4.47
I have a better understanding of the project because of my attendance	4.29
Participating in the public meetings was a good use of my time	4.00
I understand how and why design decisions were made for the Londonderry Social Housing Redevelopment	3.94
The information presented at the public meetings was clear and easy to understand	3.94
I understand how my input influenced these design decisions for the Londonderry Social Housing Redevelopment	3.71
I was able to find satisfactory answers to my questions	3.69

### Additional comments on public engagement process

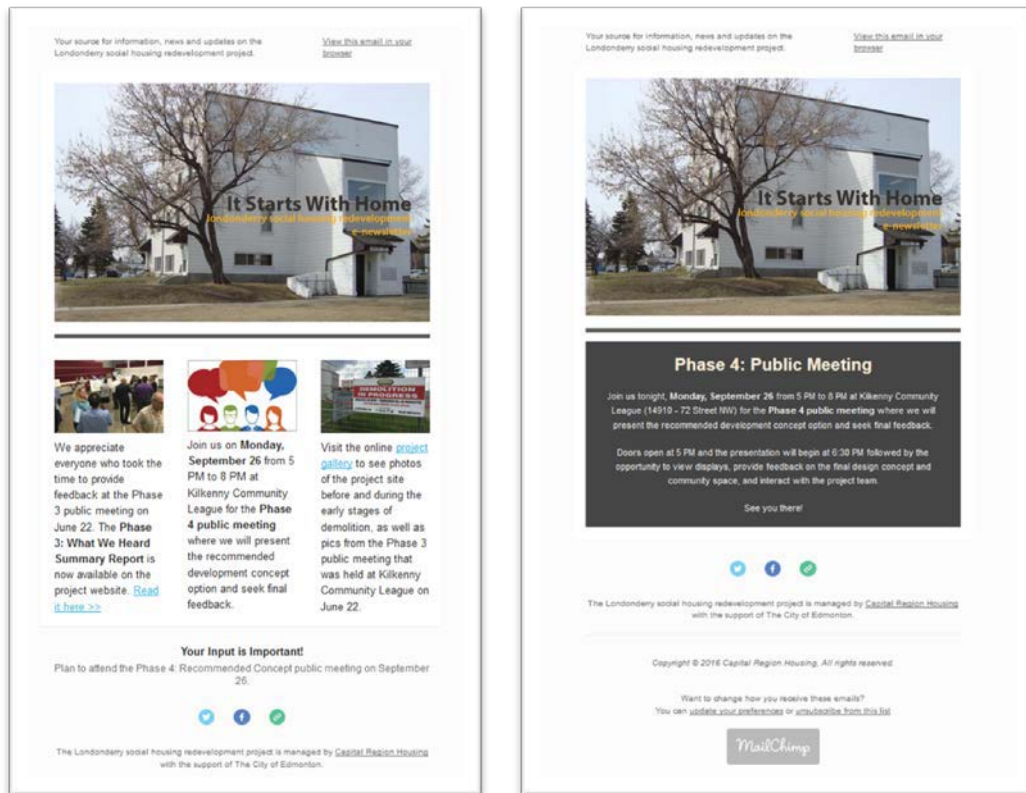
When asked for additional comments on the engagement process, the following comments were received:

- Thanks ☺
- Not enough factual information. Community engagement doesn't feel genuine. Your support model has changed from Phase 1 – will it change again?
- A suggestion. Do a focus group meeting at an existing project where families with children live. Show them the plan and ask for suggestions.
- Get some feedback from the Abundant Communities Edmonton on how the amenities could be built so that this project brings people together into a community rather than simply being a home where people leave the buildings to go socialize elsewhere.
- I recognize that Londonderry isn't the only redevelopment project that is happening, so I would hope that all the feedback that is given from the Londonderry meetings and this survey is then put to good use developing even stronger presentations, with more clarity for the other Housing Redevelopment projects that are being developed within the city.

All verbatim comments received for this question can be found in Appendix D – Verbatim Comments. Some respondents did not answer the question.

## APPENDIX A – MARKETING/COMMUNICATIONS


**Londonderry Redevelopment e-Newsletter** – meeting announcements were sent September 12 and 26, 2016 to 88 and 90 subscribers respectively




**Meeting announcement flyer** – 2500 copies distributed to residents in Kilkenny (postal codes starting with T5C) via Canada Post mail drop on September 12, 2016.



**Edmonton Sun advertising** – print and online ads ran September 10 to 23, 2016.

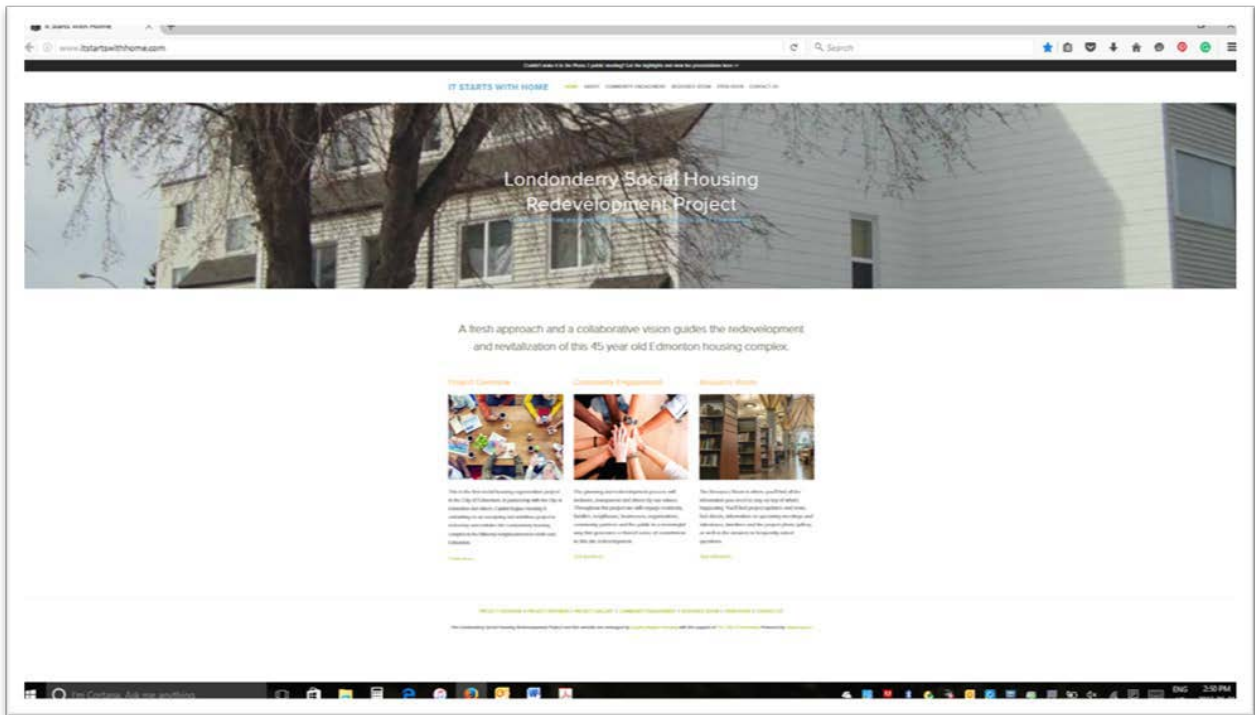
Online Ad	 Start Date: September 10, 2016 - End Date: September 23, 2016
Print Ad	Public Consultation
Photos	Be part of the discussion. Join us September 26, 2016 from 5 PM to 8 PM at Kilkenny Community Hall (14910-72 Street) for the Phase 4: Recommended Concept public meeting for the redevelopment of the Londonderry social housing complex. Presentation at 6:30 PM. Hosted by Capital Region Housing in partnership with the City of Edmonton. (780) 702-4746
Billing	

Online Ad	 Start Date: September 10, 2016 - End Date: September 23, 2016
Print Ad	Public Consultation
Photos	Be part of the discussion. Join us September 26, 2016 from 5 PM to 8 PM at Kilkenny Community Hall (14910-72 Street) for the Phase 4: Recommended Concept public meeting for the redevelopment of the Londonderry social housing complex. Presentation at 6:30 PM. Hosted by Capital Region Housing in partnership with the City of Edmonton. For more information phone 780-702-4746 or email projects@crhc.ca. (780) 702-4746
Billing	

**Free-standing, double-sided roadside signage** – three 5'x8' boulevard signs located on: 144 Avenue and 82 Street – NW corner; 149A Avenue and 82 Street – East side (near entrance into community); 149 Avenue and 66 Street – West side (near entrance into community); in place the week of September 19, 2016



**ItStartsWithHome.com** project website – public meeting announcement, meeting agenda and other resources appeared on several pages of project website



## APPENDIX B – DISPLAY MATERIALS

### CAPITAL REGION HOUSING | welcome

#### Tonight we will share with you:

- An update on the Londonderry Social Housing Redevelopment.
- The recommended housing development concept option for discussion and feedback.

#### Tonight please share with us your thoughts on:

- Fine tuning the recommended concept option.
- The exterior finishes for the buildings.
- The community services or amenities to be included in the development.

#### Agenda:

- 5:00 pm Display viewing and interaction with project team.
- 6:30 pm Formal presentation and moderated question and answer.
- 6:45 pm View displays and provide feedback on options, interact with project team.
- 8:00 pm Close.

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### CAPITAL REGION HOUSING | public engagement process

We have used a **phased approach** for this public engagement process:

#### Phase 1

Introduce project and process

**January 25, 2016**

- Introduced the project and the engagement process.
- Identified the proposed phases and timing of the project.
- Explained how the demolition of the existing structures would proceed.
- Identified where and when the public would have the opportunity to provide input.
- Responded to initial questions and concerns.

#### Phase 2

Generate ideas

**April 26, 2016**

- Shared an update on the project including key project requirements and considerations.
- Presented a range of possibilities for and gathered feedback on the development configuration.
- Discussed and gathered feedback on possible community services or amenities that could be considered.
- Responded to questions and concerns.

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### CAPITAL REGION HOUSING | public engagement process

We have used a **phased approach** for this public engagement process:

#### Phase 3

Present concept options

**June 22, 2016**

- Presented an update on the project and the demolition.
- Presented four design concept options for discussion and feedback.
- Identified a preferred concept option.
- Responded to questions and concerns.

#### Phase 4

Present recommended concept

**September 26, 2016 (today)**

- Share an update on the project and the demolition.
- Present and gather feedback on the recommended design concept.
- Gather input on services or amenities to be included in community spaces.
- Discuss possible exterior finishes.
- Respond to questions and concerns.

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## CAPITAL REGION HOUSING | your questions answered

### Responses to questions raised at the Phase 3 Public Meeting:

Question:	Response:
Zoning for green space	There is no zoning for green space. However, there is a maximum site coverage that we are able to build on. We are well below the maximum allowable site coverage and that allows us to plan for an appropriate amount of green space within the development.
Community space in every building	We intend to have a community space for families living in the development and we have included community space in multiple buildings.
Air conditioning	The new development will not have air conditioning.
Expected completion date	If all goes as planned, the development could be completed and ready in 2019.

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## CAPITAL REGION HOUSING | your questions answered

### Responses to questions raised at the Phase 3 Public Meeting:

Question:	Response:
Parking implications	Parking will be a combination of above and below ground; the majority of parking will be underground. Parking will be compliant with all zoning requirements and CRH's historic parking data is being used to ensure sufficient parking space to meet the needs of residents. Historical data indicates that parking is typically underutilized on CRH sites. The need of those in market homes will also be included.
Parkade entrance	The entrance to the underground parking will be located off the laneway on the west side of the development. The entrance to the visitor parking will be located off 72 Street.
Minimum parking targets	CRH will ensure there is sufficient parking to meet our residents' requirements based on our historical parking data.
Parking included in rent	Parking is not included in the rent. CRH currently charges tenants a \$10 minimum parking fee on all the properties within our portfolio.

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## CAPITAL REGION HOUSING | your questions answered

### Responses to questions raised at the Phase 3 Public Meeting:

Question:	Response:
Edmonton Public Schools	CRH met with individuals from the planning department of Edmonton Public Schools. Following that meeting Edmonton Public Schools sent a letter to CRH confirming that there is sufficient enrolment space in their schools to accommodate families that live in the redevelopment.
Transition based on income	When a tenant in a low income unit rises to a market income level and desires to stay in their home, that tenant will transition to paying market income rent. Then, when a new unit becomes available, it would be rented to a low income tenant. Even if someone moves out of the low income bracket, we will continue to maintain a certain mix within the building so that we retain a minimum 80 social (low income) housing units.
Building height	Our architects have drafted the most feasible layouts based on various factors, including the possibility of building fewer storeys, and accommodating green space and parking. The current configuration includes mid-rise (seven-storey) building heights in the building mix in order to accommodate the 240 homes required to ensure the redevelopment can be sustainable.

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## CAPITAL REGION HOUSING | about the project

What is known about the Londonderry redevelopment:

- The first social housing regeneration project in Edmonton.
- Projected budget is \$50-55 million. A portion of funding or grant funds provided by the provincial and federal governments.
- Project Partner: City of Edmonton.
- Construction is expected to begin in 2017.
- The development will contain 240 homes.
- There will be a mix of market-rate and subsidized homes - indistinguishable from each other.
- Approximate housing mix: 48 market-rate homes, 96 social housing homes, 96 affordable housing homes.
- 50% of homes will be 3 or more bedrooms.

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## CAPITAL REGION HOUSING | about the project

Why the Londonderry redevelopment is different:

- Funds from market-rate and affordable rents are used to offset the shortfall from subsidized homes and provide funds for ongoing building operations and maintenance, meaning federal subsidies are not needed.
- Funding model is new to Edmonton but successful in other cities, such as Toronto's Regency Park and Chesterfield House in North Vancouver.
- Model assists with transition out of social housing: when a tenant's income increases they are gradually able to move into the market-rate homes in the same development.

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## CAPITAL REGION HOUSING | project purpose

What this project is about:

Capital Region Housing is working with the community to develop a design concept for a new social housing development for the Kilkenny neighbourhood, that will include a mix of both market-rate and subsidized homes, to help meet the growing demand for social and affordable housing in Edmonton.

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### CAPITAL REGION HOUSING | Londonderry redevelopment model

- The development will include more homes (than the previous development) to ensure the same number of subsidized homes as was previously available, while including homes that are market-rate priced.
- By combining market, affordable and social housing in one development, we can provide social housing in a sustainable way to help families live in a community without the need to move.
- Mixed-market housing can be maintained without any impact on property taxes.

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### CAPITAL REGION HOUSING | sustainable development

It is important that this redevelopment is sustainable. Our approach considers:

#### Financial Sustainability.

Mixed-market model - cash flows from affordable and market rent offset deficit from deep subsidy units. Operations do not require additional funding and maintenance reserve is maintained for future regeneration.

#### Environmental Sustainability.

Use of green technology where return on investment is satisfactory. LEED Silver standard. Maximize use of public investment.

#### Social Sustainability.

Create supportive and inclusive neighbourhoods through design and services. Program that follows people rather than properties. Incentives for tenant success.

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### CAPITAL REGION HOUSING | Edmonton affordable housing need

- Ensuring there are housing choices to meet the needs of everyone, regardless of their income, is a priority for the City of Edmonton.
- 24,770 renter households spend more than 50% of their income on housing costs. Statistics Canada 2011
- 48,225 households are in core need. Housing does not meet standards for adequacy, suitability or affordability.
- Federal funding for social housing is on the decline and set to expire by 2040.
- We need to think differently to ensure all Edmontonians have access to safe, suitable and stable housing.
- The model for the Londonderry redevelopment is one solution.

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## CAPITAL REGION HOUSING | Edmonton stats

Social and affordable housing is located in all areas of the city.  
There are plans to regenerate many of these projects.

### Capital Region Housing.

- 5,100 homes.
- 128 locations.
- 50 locations are north of Yellowhead Trail (33% of total social/affordable housing).
- 4500 families on waitlist.

### Edmonton overall.

- 11,600 homes.
- 250+ locations.

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## CAPITAL REGION HOUSING | housing definitions

### Social Housing.

Social housing is a subsidized rental program that provides housing to families and individuals who have a low or modest income. Tenants pay rent based on a percentage of their income. Funding to support this program comes from federal, provincial and municipal governments. It is often referred to as 'community housing'.

### Affordable Housing.

Affordable housing is a program that assists people who need a lower rent by offering rentals at below market rent. Rents are fixed at a rate which is at least 10% below the market rents for a given area. To qualify, tenants' income cannot exceed the maximum limits established for this program.

### Market Housing.

This refers to properties that are rented by people who pay rent at current market rates. There is no subsidy or assistance associated with type of housing.

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## CAPITAL REGION HOUSING | about us

We are more than just a landlord. **We are:**

### Providers.

We help more than 25,000 people in the Edmonton area live in a home they can afford.

### Innovators.

We create solutions for people who need help with their rent.

### Educators.

We empower families to take their first steps towards home ownership.

### Partners.

We work with like-minded organizations to do more together than we can do alone.

### Advocates.

We raise awareness of housing needs and advocate for more inclusive communities.

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## KILKENNY | the community story

Kilkenny is a **great community** because it is:

**Family-friendly and established.**

Good schools within walking distance; great parks and playgrounds.

**Community-oriented and committed.**

There are many volunteer opportunities. Community league is very involved and willing to help.

**Fun and active.**

Events and celebrations in the community encourage people to get involved and have fun.

**Accessible and supportive.**

There are places to meet. There are many programs and services available. Amity House and Multicultural Coalition.

**Diverse and inclusive.**

People from different cultures and walks of life but neighbours help neighbours.

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## KILKENNY | diverse, committed, supportive, active, inclusive, fun, accessible, family, community, established.



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## CAPITAL REGION HOUSING | existing building demolition

**Ensuring a healthy and safe demolition.**

**Timeline:** Started May 2016. Expected completion by the end of November 2016.

**Activities to Date:** Demolition of Building 1 is complete; Building 2 is being cleared for demolition; asbestos abatement continues in Buildings 3 and 4.

**Process:** Demolition by both machine and hand. Materials stockpiled in dumpsters before removal from site. Basement/foundation backfilled. Topsoil and grass seed laid down. Fence is removed.

**Health and Safety:** Procedures to ensure the health and safety of all workers and the public are in place and monitored during demolition.

**Asbestos Procedures:** Environmental consultant conducted pre-demolition hazardous material survey. Alberta legislation is being followed to ensure safe removal of asbestos. Air sampling conducted before, during and after asbestos removal.

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## CAPITAL REGION HOUSING | traffic and parking

Existing roadways, sidewalks, paths, traffic controls and transit locations were inventoried to identify any missing links in the networks. Traffic and parking counts were completed to establish the base level of activity on the roadway network.

### Existing Roadway Network.

The initial review did not identify any concerns regarding the existing infrastructure.

### Existing Transit.

There are currently six bus stops located within the vicinity of the proposed development, providing service for Routes 10, 11, 187 and 188.

### Existing Traffic Volumes.

The measured volumes are considered appropriate for the roadway classifications and geometry.

### On-Street Parking.

Based on the surveys completed, the peak parking demand represented about 50% of the available on-street supply. Overall, the numbers suggest an appropriate supply of on-street parking is currently available within the area.

With this baseline established, further analysis is now being conducted to determine potential impact of the redevelopment on traffic and parking.

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## CAPITAL REGION HOUSING | community input

### What we heard from you in Phase 3:

- **Concept design option preferences** - the Centre Courtyard seven-story option was the preferred option.
- **Height and green space** - increasing the number of buildings would be acceptable to realize a lower overall development height, and the green space provided in the seven-storey options was viewed as ample.
- **Community/common space** - community gathering or common space should be included in each building of the development, rather than only in a single building.
- **Townhouse location** - only slightly more people favouring along the street, than internal to the site.

### How your input has been used:

Community feedback, along with City policies and guidelines, zoning requirements, and program and funding considerations have all been considered in the development of the final concept design option.

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## CAPITAL REGION HOUSING | give us your feedback 1

Place **RED DOTS** in the corresponding boxes of your TOP THREE (3) preferred uses for the **indoor community spaces**.

<b>Social Enterprise</b> e.g. coffee shop, artist market, etc.	<b>Child Minding</b> for parents who are using the space
<b>Shared Use Space</b> for support service providers	<b>Commercial Kitchen</b> for programs and skills development
<b>Meeting or Gathering Space</b> for general use	<b>Community Classes and Programs</b> e.g. ESL, computer literacy

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### CAPITAL REGION HOUSING | give us your feedback 3



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

Each building should have a **UNIQUE** accent COLOUR.

All buildings should have the **SAME** accent COLOUR.

There should be a **COMBINATION** of accent COLOURS on all buildings.

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### CAPITAL REGION HOUSING | give us your feedback 2



Place **GREEN DOTS** in the corresponding boxes of your TOP THREE (3) preferred **exterior accent colours**.

RED

ORANGE

YELLOW

GREEN

BLUE

PURPLE

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### CAPITAL REGION HOUSING | what happens next

#### Feedback.

The ideas you share with us tonight will be provided to our architects.

#### Final Schematic Design.

The architects will finalize the design for the Londonderry redevelopment that incorporates your feedback, conforms to City zoning regulations, and addresses key program requirements and funding considerations. The final design for the redevelopment will be approved by CRH and the City and shared online.

#### Rezoning.

With this initial public engagement process now complete, CRH and the City will work together to submit the required documentation for the rezoning process.

#### Ongoing Communication.

We will continue to keep you informed of the redevelopment, any future public engagements and the construction process through the project website and e-newsletter.

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## CAPITAL REGION HOUSING | thank you

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

Please **share your thoughts** about the Londonderry Social Housing Redevelopment on our feedback form.

You can:

- Fill out the **paper feedback form** and **leave it** with us tonight,
- 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 October 11, 2016 by visiting the project website [itstartswithhome.com/londonderry](http://itstartswithhome.com/londonderry).

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## APPENDIX C – FEEDBACK FORM

**Your input is important. Please share it with us here:**

**1. I am:**

- ☐ A resident of Kilkenny.
- ☐ A resident of another Edmonton community. Please specify \_\_\_\_\_
- ☐ An owner of property in Kilkenny, but I reside elsewhere.
- ☐ A business owner in the area.
- ☐ Other. Please specify \_\_\_\_\_

**2. What do you LIKE MOST about the recommended concept design for the Londonderry Redevelopment?**

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**3. What ONE (1) THING you would you CHANGE about the recommended concept design for the Londonderry Redevelopment to make it better suited to your community?**

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**4. What are your top three (3) preferred uses for the community spaces INSIDE the Londonderry Redevelopment? (Check only 3)**

- ☐ Social enterprise (coffee shop, artist market, etc.)
- ☐ Shared-use space for support service providers
- ☐ Community meeting/gathering space
- ☐ Commercial kitchen to support programming and skill development
- ☐ Child minding (for parents who are using the community space)
- ☐ Community classes and programs (for example, English as a Second Language or computer literacy classes)

**5. What are your top three (3) preferred exterior accent colours? (Check only 3)**

- ☐ Red
- ☐ Orange
- ☐ Yellow
- ☐ Green
- ☐ Blue
- ☐ Purple

**Public Engagement Process**

Your responses to the following questions will assist us in planning future public events.

**6. Which of the Londonderry Social Housing Redevelopment public meetings did you attend? (Please check all that apply)**

- ☐ Phase 1 (January 2016)
- ☐ Phase 2 (April 2016)
- ☐ Phase 3 (June 2016)
- ☐ Phase 4 (September 2016)

**7. Which aspects of the public meeting events did you find most valuable?**

(Please check all that apply)

- ☐ Formal presentations
- ☐ Display boards
- ☐ 3-D Site Design (Phase 2)
- ☐ Interaction with representatives
- ☐ Question and answer sessions
- ☐ Other (please specify)\_\_\_\_\_



8. Using a scale from 1 to 5 where 1 = Strongly Disagree and 5 = Strongly Agree circle the appropriate number to indicate the extent to which you agree with each of the following statements:

		Strongly Disagree			Strongly Agree
8a	The information presented at the public meetings was clear and easy to understand.	1	2	3	4 5
8b	Participating in the public engagement process was a good use of my time.	1	2	3	4 5
8c	The project representatives were helpful, friendly and available to talk to me.	1	2	3	4 5
8d	I was able to find satisfactory answers to my questions.	1	2	3	4 5
8e	I have a better understanding of the project because of my attendance.	1	2	3	4 5
8f	I understand how and why design decisions were made for the Londonderry Social Housing Redevelopment.	1	2	3	4 5
8g	I understand how my input influenced these design decisions for the Londonderry Social Housing Redevelopment.	1	2	3	4 5

9. If you have any additional comments on the public engagement process for the Londonderry Social Housing Redevelopment please share them here.

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**Thank you.** Please complete this feedback form and leave it at the welcome desk tonight **OR** scan and email it to [projects@crhc.ca](mailto:projects@crhc.ca) **OR** mail to Capital Region Housing, 10232 112 Street Edmonton, AB T5K 1M4 **OR** complete it online at [www.itstartswithhome.com/londonderry](http://www.itstartswithhome.com/londonderry)

**Please submit your comments by October 11, 2016.**

## APPENDIX D – VERBATIM COMMENTS

### What do you like most about the recommended concept design for the Londonderry Redevelopment?

- The injection of self into the community.
- The tiered effort of open space.
- That it is not 10 or 11 storey.
- The variety of housing options from 1 – 5 bedrooms, the 5-7 storey height of the buildings, the green space built in.
- The high rise at the end of the building space, not at street, large community space accessible to all buildings, like the one way drive and parking.
- It looks like chromosome. It will give them a sense of belonging.
- Good amount of open space.
- Lower levels along 72 Street, townhouses on lower level.
- Its not 10 storeys.
- Social programming.
- You have worked hard at making this a community not simply apartments to house people.
- What I like most – low income and everyone can have a place to call home.
- I like the plan. We have worked well together. Our suggestions and your designs came together into a nice looking building with lots of possibilities. I hope we can call it more than HOME (it starts with home). I want to call it my COMMUNITY.
- The idea of having support services for the residents on site. The step approach to the design. The timeless brick and metal siding with just pops of colour on balcony glass, that could, if it seemed dated, be changed out. The potential of having a residents garden for vegetable growth for the residents.
- Only like the lower areas.

### What is one thing you would change about the recommended concept design for the Londonderry Redevelopment to make it better suited for your community?

- The amount of families moving to the community.
- Have the amount of units cut to about 140, no five bedroom units, and less four bedroom units.
- Want one community space per every 20 units. I think all the options below can be put into the design yet.
- Make paths that allow tenants to visit one another with minimal exposure to the elements.
- Not a fan of the design, would prefer a more parallel design.
- Eliminate 5 and [?] bedrooms.
- Complex is too big/apartments should be 1 or 2 bedroom and be the same size as the last complex, the complex is bigger there will be more crime around this complex. The buildings are too tall and will shadow the community.
- Gathering places in each building accessible to both social services and visiting with another.
- Families with low income get a place to live.
- A clear definition of “community space” would be appreciated. Question: when “community space” is mentioned, is that “community space” for the residents of the building, or is that “community space” for the Community League at large to be able to utilize? The child minding space would definitely be utilized by the residents of the building, so would there seriously be any available space for outside residents in the surrounding Community League to be able to

place their children in that space? I'd like more detail on the construction materials themselves: besides the brick and metal facades, what other materials will be utilized in the inner construction of the structure. Is it steel beam construction? Will natural products be used in the interior or laminates and plastics? MDF trims and cupboards with rug in the rooms OR commercial grade vinyl flooring with natural wood products?

- The information states that, "we are well below the maximum site coverage...", That being the case, I can see no reason to go to seven storeys. Why can the project not be only three or four storeys high so that it fits better into this neighbourhood.

### **Additional comments on the Londonderry Social Housing Redevelopment public engagement process.**

- Not happy with having 240 units being forced upon our community. I think this process is 75% lip service.
- Thanks ☺
- Community and social housing should including parking in rent to truly gauge if parking is not needed or underutilized. Five and one bedroom units should be eliminated and converted to two and three bedrooms. Four bedrooms status quo. Community spaces should be decided on needs of tenants. If the builds contain a large number of new Canadians, there should be ESL programs and cooking "life skills" support to familiarize people to Canadian culture, cooking alliances, trash disposal, etc. Community spaces have to be able to be changed as the community changes. Maybe for now ESL programs and later daycare (if tenants stay long term, their needs will change).
- Not enough factual information. Community engagement doesn't feel genuine. Your support model has changed from Phase 1 – will it change again?
- Let's get it right, other projects will follow. Gathering spaces build community. Simply building apartments houses people. Let's make sure the amenities are included that build an abundant community in Edmonton. Residents will be proud to live here with multipurpose rooms that can be used by social services as well as simply visiting. We need a coffee shop on 72 Street.
- A suggestion. Do a focus group meeting at an existing project where families with children live. Show them the plan and ask for suggestions. They will likely note that day care opportunities should be included. And they will likely note that the only access to the central hub area is by going outside. Do the people from 3<sup>rd</sup> to 7<sup>th</sup> floor also need to go outside first before entering the central hub? Families would love to take their children to daycare without going outside. The amenities to the building should be welcoming, friendly, multipurpose rooms to be used by social service agencies, as well as community building spaces. Get some feedback from the Abundant Communities Edmonton on how the amenities could be built so that this project brings people together into a community rather than simply being a home where people leave the buildings to go socialize elsewhere.
- I recognize that Londonderry isn't the only redevelopment project that is happening, so I would hope that all the feedback that is given from the Londonderry meetings and this survey is then put to good use developing even stronger presentations, with more clarity for the other Housing Redevelopment projects that are being developed within the city.