

Community Event Details

Keheewin Building Housing Choices Development (2008 105 Street NW)

You are invited to join us!



When: Thursday, May 2, 2019
6 – 8 PM

Where: Keheewin School
1910 105 Street

You are invited to a Community Engagement Event to meet the project team, provide your input on the development concept, and learn about the next steps in this process.

For questions about the event or project please contact:

Hazel Navarroza, CRH
projects@crhc.ca
780-702-9671

Kim Petrin, Stantec
kim.petrin@stantec.com
780-917-8129

For more information visit: www.itstartswithhome.com



Keheewin Building Housing Choices Development

Located at 2008 105 Street NW

NEWSLETTER

www.itstartswithhome.com

April 2019

Background

The original neighbourhood plan for Keheewin contemplated three schools on 105 street at 19 Avenue. Over the years, many neighbourhoods have not achieved the planned populations identified in their neighbourhood plans. As a result, a number of land parcels set aside for schools were never developed. As the Keheewin neighbourhood developed, the local school boards determined in 2009 that the remaining vacant school site was not required and the 1.46 ha site was declared as surplus. In 2015, City Council directed the same site be used for their Building Housing

Choices initiative, which provides housing choices for all income levels.

The open space surrounding the housing development will be retained by the City to continue to serve sports, recreation and community uses.

In 2017, the City issued a request for proposal to find a developer that would build and operate a high quality, mixed income, affordable housing project. The City selected Capital Region Housing, an experienced non-profit housing provider, to develop, manage and maintain the new homes proposed for the site.



Who is Capital Region Housing?

Capital Region Housing (CRH) is the largest provider of social and near market (affordable) housing in the Edmonton area. CRH's mandate is to provide safe and affordable housing for families and individuals in the Edmonton Metropolitan Region.

OUR CORE BUSINESS

Our core business is to provide affordable housing, which we achieve through the following:



PROPERTY MANAGEMENT

Providing professional housing and asset management to applicants, tenants, program funders, and property owners.



PROGRAM ADMINISTRATION

Providing program administration for a number of rental-subsidy and support programs.

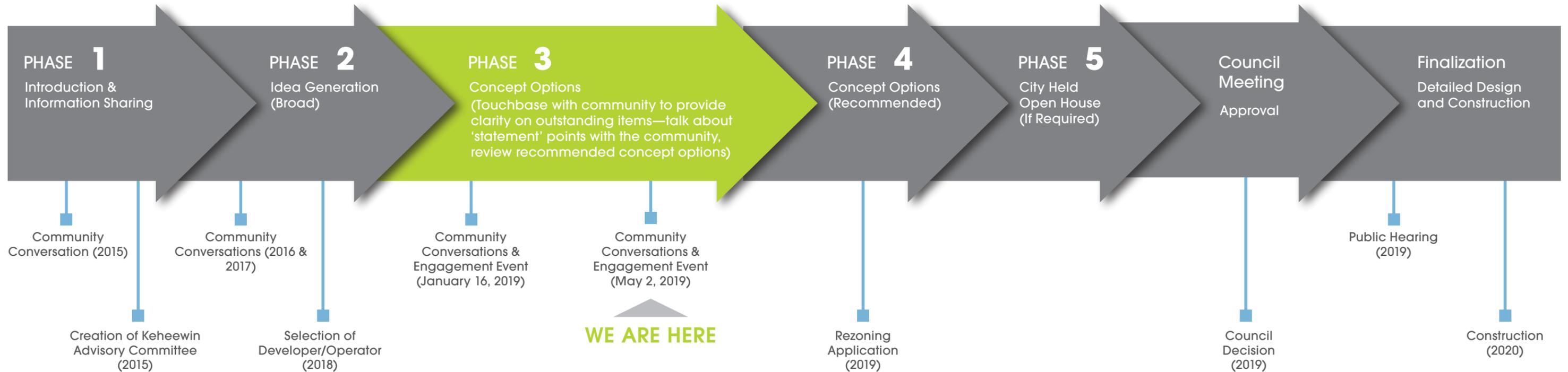


PROPERTY DEVELOPMENT

Developing/purchasing housing units to provide affordable housing to meet the needs of the Edmonton Metropolitan Region.

Engagement

CRH and Stantec are aware and respect the engagement previously conducted on this project between 2015 and 2018 and are collaborating with the Keheewin Advisory Committee (KAC). The KAC is a volunteer group of Keheewin residents who have teamed up with City staff and Ward Councillor Michael Walters to ensure viewpoints from the community are heard on this project. More conversations are planned for this project.



How many units will be built?

Based on RA7 zoning the allowable number of dwellings is up to 182 homes depending on the size of units and the size of the building. However, after previous consultation with the community CRH is reviewing the possibility of reducing the number units within the range 150-160.

Is this an affordable housing project?

The development will use the mixed income model and contain a mixture of market and affordable rental units to make the project financially sustainable without the need for ongoing government operating subsidies. The mix market model allows people to establish themselves in the community and not be uprooted as their financial situations improve. The development will consist of 1-4-bedroom townhomes and apartments suites. The conceptual design options will compliment and integrate with the Keheewin community.

What is the market rent?

According to *Canada Mortgage and Housing Corporation (CMHC)* the average rent for a 2-bedroom apartment outside of downtown Edmonton is approximately \$1,246.00.

What income is required to support a market rent for a 2-bedroom apartment?

According to Alberta 2018 Housing Income Thresholds the annual income required to support a 2-bedroom market rent is approximately \$50,000.

Why do we need affordable housing? (<https://www.shovelready.ca/>)

Nearly 50,000 Edmonton households are still in core housing need, including families with children. A household is in core housing need when it takes more than 30% of its income to maintain adequate housing. Of the 48,550 families in Edmonton currently in core housing need, 22,350 spend more than half their income on shelter. On any given night, 1,800 Edmontonians experience homelessness. More than 1000 of these people are chronically homeless. To address all current housing needs in Edmonton, we would need:

- **916** Permanent Supportive Housing units for people with complex needs.,
- **25, 484** Social/Community Housing units, deeply subsidized for citizens with low income.
- **21,550** Near-Market Affordable Housing units.

Will the housing be rental or ownership?

The proposed housing development will be rental units, however CRH is open to the idea of homeownership, specifically for the row housing units.

Why not build this development elsewhere?

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. Other potential sites, such as the school building sites located close to the YMCA have not been declared surplus by school boards and are being held for future school use.

The Keheewin elementary school already needs a school drop off/pick up lane and this development will make it worse. What is being done?

City is working with the Edmonton Public School Board to find an opportunity to improve the school drop-off zone. Possibilities include limiting parking times on 105 street or enhancing the cross walk.

Will this development increase traffic?

A trip generation comparison was completed to determine the effect the development will have on traffic. This study will form part of the rezoning application to the City.

What is rezoning?

Zoning is the City's way of managing how land is used and what is built. A rezoning application is required to change the use of this land from school to residential.

To learn more, visit:

