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5. APPENDICES

5.1 Discussion Paper on BRAC II (Final Draft)

Boyle Renaissance Advisory Committee II

Background

Within the Boyle Street Neighbourhood, adjacent to and just east of Downtown Edmonton, there currently exists a 2 ½ block area which is home to relatively heavy industrial users, a preponderance of surface parking lots and much underutilized or uncared for land. In 2007, the City of Edmonton, having identified this area for possible redevelopment to assist in meeting some of the housing, medical, cultural, social and recreational needs of its residents, dubbed it “Boyle Renaissance”.

Through much of 2008, Boyle Renaissance (bounded by 96 Street to the west, 103A Avenue to the south, 95 Street to the east, and the LRT line to the north), was the subject of intense debate relating to appropriate urban development and how best to address the affordable housing challenges which many Edmontonians recently had been facing.

At City Council’s direction, in the spring, 2008 an advisory committee was established which was made up of partners in Boyle Renaissance as well as key stakeholders, a number of whom had concerns regarding the extent to which the initiative would meet the needs of existing residents and nearby neighbourhoods. The Boyle Renaissance Advisory Committee (BRAC) met regularly over a five month period and formally submitted its final report to the City of Edmonton on October 29, 2008 (a copy of the report is available on the City’s website at www.edmonton.ca/boylerenaissance).

On January 14, 2009 City Council’s Executive Committee considered BRAC’s recommendations and directed as follows:

That Administration continue to evolve the Boyle Renaissance concept for Phases 1 and 2, consistent with the recommendations outlined in Attachments 1 and 2 of the November 4, 2008, Planning and Development Department report 2008PDG013.

For ease of reference Appendix A contains BRAC’s recommendations (included in *Attachment 1* as referenced above) and Appendix B contains *Attachment 2* of the Department’s report.

Objectives of BRAC II

1. To acknowledge the roles and responsibilities of all stakeholder parties, including the City, community associations, and residents, and service providers and to promote ongoing communication and awareness between them.
2. To review individual components of Boyle Renaissance from the perspective of meeting the needs of current area residents.
3. To provide advice on action required to implement BRAC’s recommendations (e.g. encouraging market housing, etc...).

4. To assist in the planning and development of Phase 1 of Boyle Renaissance (i.e. YMCA Welcome Village, Inner City High School and Community Hub).
5. To confirm development components for Phase 2 of Boyle Renaissance (north of 104 Avenue) and encourage efficiencies and collaborations between them.
6. To assist in ensuring that Boyle Renaissance is coordinated with other City of Edmonton planning and development initiatives (e.g. Downtown Plan, Transit-Oriented Development, etc...).
7. To review and provide advice regarding any aspect of Boyle Renaissance.

Product

A report from the Advisory Committee outlining the results of its deliberations and advice going forward will be submitted to the City of Edmonton.

Time Frame

The report will be submitted by no later than February 28, 2010.

Membership

Facilitator: Harry Finnigan, Project Manager, Boyle Renaissance

Representatives of Stakeholder/Investor Groups (15)

1. Inner City High School and Student Housing
 - a. Joe Cloutier, Principal, Inner City High School
 - b. Alexina Dalgetty
2. YMCA Welcome Village
 - a. Franco Savoia, President & CEO, YMCA Edmonton
 - b. Joan Baker, G.M. Community Programs, Bill Rees YMCA
 - c. Paul Welch, Project Manager, Capital Region Housing Corporation
3. Community "Hub" Space (Community Services Department, City of Edmonton)
 - a. Brad Badger, Director, Access to Recreation & Sport
 - b. Ian Robertson, Sports Consultant, Recreation Facility Services
4. Alberta Health *Continuing Care/Assisted Living Facility*
 - a. Steve Fowler, Project Director, Community Care, Alberta Health Services
5. Canadian Paraplegic Association *Assisted Living for People with Disabilities*
 - a. Larry Pempeit, Director of Community Development
 - b. Michael Bokhaut
6. Aboriginal Welcome Centre
 - a. Brenda Blyan, Canadian Native Friendship Centre
7. Aboriginal Senior Housing
 - a. Darlene Lennie, Executive Director, Metis Urban Housing Corporation
 - b. Ephram Bouvier, Vice President, Metis Urban Housing Corporation
 - c. Ron Harrison, Metis Nation of Alberta
8. Edmonton People in Need Shelter Society (EPINSS) *Supportive Housing for People Living With Mental Illnesses*
 - a. Ron Allen, Executive Director, EPINSS

Community Representatives (17)

1. John Kolkman, Social Planning Council of Edmonton
2. Michael Farris, E4C
3. Sylvie Seguin, Bissell Centre
4. Jennifer Hunter, Boyle Street Community Services
5. Dave Ward, Homeward Trust
6. McCauley Area Residents/Businesses
 - a. Laura Berezan
 - b. Cecilia Bloxom
 - c. Tony Pino
7. Boyle Street Community League/Residents
 - a. Deron Bilous
 - b. Thim Choy
 - c. Alf White
 - d. Candas Dorsey
 - e. Timothy Anderson
8. Wichihitowin Circle of Shared Responsibility and Aboriginal Community Action Circles
 - a. Joy Sinclair
9. Riverdale Community League
 - a. Donna Koziak
10. Urban Manor
 - a. Linda Noel, Executive Director
 - b. Michele Dowling, Casework/Supervisor

Ex Officio (13)

Planning & Development, City of Edmonton

1. Walter Trocenko, Manager, Special Projects,
2. Terry Loat, Manager, Housing Branch
3. George Teply, Project Engineer, The Quarters Downtown
4. Brent Croucher, Senior Planner, Special Projects

Community Services, City of Edmonton

5. Jane Molstad, McCauley Revitalization
6. Harry Oswin, Director, Community Building East
7. Corinne Bishop, Community Recreation Coordinator East

Office of Diversity and Inclusion, Corporate Services, City of Edmonton

8. Leona Carter, Aboriginal Relations Director

Corporate Services, City of Edmonton

9. Mary-Ann Thurber

Alberta Municipal Affairs and Housing

10. Don Squire, Director, Housing Development Program Delivery

Alberta Aboriginal Relations

11. Elena Jacobs, Policy Coordinator, Urban Initiatives

Canada Mortgage and Housing Corporation (CMHC)

12. Kelly Wagar, Corporate Representative

CP Ross Consulting Group Inc.

13. Paul Ross, Principal, Project Manager, Boyle Renaissance (Phase 1)

Appendix 'A'

BRAC's Recommendations to the City of Edmonton

1. The City continue planning for the Boyle Renaissance area in consultation with stakeholders and those in the surrounding communities.
2. That an advisory committee under new terms of reference and new membership be maintained as an ongoing public involvement mechanism for the "next steps" on Boyle Renaissance.
3. Any development which is built in the Boyle Renaissance area give priority consideration to existing residents in their provision of housing and services.
4. The City work closely with the Government of Alberta toward the implementation of Phase One of the Boyle Renaissance initiative (i.e. involving the Inner City High School, the YMCA, and the development of a new Community Hub or recreation and social space)
5. In order to encourage the development of more of a mixed-income neighbourhood, the City undertake special efforts or initiatives to encourage the development of market housing within and around the Boyle Renaissance area.
6. Current Phase Two proponents or potential partners in Boyle Renaissance be encouraged to consider introducing a number of units of market housing/condos/ equity co-ops within their proposed developments in order to help achieve more of a mixed-income neighbourhood.
7. With regard to the Aboriginal Welcome Centre, the City continue to work through and respect the *Wicihitowin* process which will help to define the nature of the Centre itself as well as its ultimate location.
8. The City ensure that all developments or buildings to be built in the Boyle Renaissance area conform as much as possible to the urban design principles and design guidelines which have been drawn up by BRAC.
9. Efforts be made to encourage (not "require") provision for commercial space on the main floors of buildings in the Boyle Renaissance area

10. A master plan be developed to ensure that parking requirements for the Boyle Renaissance area are adequately met (i.e. both in terms of capital and operating considerations).
11. The City explore the concept of “good neighbour agreements” to help guide the on-going operations of all Boyle Renaissance development projects and seek the input of a Boyle Renaissance Advisory Committee in the development of such agreements (including principles to guide their formation).
12. That public involvement plans based on the City’s public involvement framework be developed that would:
 - a) Augment the minimum requirements for public involvement and communications of any statutory processes (rezoning, ARP amendments, etc) that might occur relative to Boyle Renaissance
 - b) Support ongoing public involvement in the next steps of Boyle Renaissance
 - c) Fully consider the spectrum of public involvement, as outlined in the City’s public involvement framework.
13. While BRAC can continue to meet about Phase One, the City acquire the land for Phase Two before engaging a volunteer advisory committee for future phases.

Appendix 'B'

Attachment 2 of the Planning and Development Report 2008PDG013 Future Actions to be Completed for Phases 1 and 2 of Boyle Renaissance

Consistent with the Recommendations contained in the Planning and Development Department Report 2008PDG013 Attachment 1- "Report of the Boyle Renaissance Advisory Committee".

Proposed Actions for Entire Boyle Renaissance Area - 2009

- further refine proponent's operational and space program details
- prepare and execute a detailed Public Involvement Plan
- Boyle McCauley Area Redevelopment Plan amendments and rezonings will be required for Boyle Renaissance to proceed as proposed
- prepare a Site Master Plan consistent with the BRAC endorsed Urban Design Principles and Design Guidelines for the entire area
- prepare an Infrastructure Servicing Design Concept Plan
- explore the concept of "Good Neighbour Agreements"

Phase 1 Specific Actions - 2009

Proponent's; YMCA, Capital Region Housing, Edmonton Oilers Community Foundation, Inner City Youth Development Association, City of Edmonton and the Province of Alberta

- execute "Memorandum of Understanding"
- prepare architectural designs
- prepare detailed costs
- prepare construction staging plan
- confirm capital funding availability and start preparation of detailed construction drawings
- start construction of City portion/phase in 2010

Phase 2 Specific Actions - 2009 & 2010

Proponent's; Capital Health, Canadian Paraplegic Association, UMISK Affordable Housing Society, Métis Urban Housing, Canadian Native Friendship Centre, Edmonton People In Needs Shelter Society, City of Edmonton and the Province of Alberta

- continue to acquire needed property
- confirm proponents
- continue to work through the *Wicihitowin* process to confirm the nature of and location for the Aboriginal Welcome Centre
- execute "Memorandum of Understanding"
- implement same steps as Phase 1
- construction start date to be confirmed, anticipate 2011

5.2 Overall Schedule and Minutes of 10 BRAC II Meetings

5.2 a Final Schedule of Mtgs BRAC II

Boyle Renaissance Advisory Committee (Phase II) Schedule and Summary of Monthly Meetings (2009/10)

NOTE: Meetings: 4:00 – 7:00 p.m., Wednesdays, Boyle Street Community Hall/
Inner City High School (9515 – 104 Avenue)

April 22nd

- Introductions
- Role of Committee
- Background: Council Direction, Planning Context/ Initiatives, Zoning and Plan Amendments, Land Acquisition, Draft Housing Map etc...
- Quarters Update
- Boyle Renaissance Phase 1 (South of 104) Update¹
- North of 104 Update (Stakeholders/Investors Individual Initiatives)
- Update on Funding for Housing
- Understanding of Issues/Concerns Regarding Boyle Renaissance (Experience Elsewhere)
- Urban Design/Master Site Plan (Stastny Brun and Associates)

May 20th

- Presentation on “A Place to Call Home” (10 Year Plan to End Homelessness)
- Update on Individual North of 104 Development Proposals (Building Program/Scale, Parking Requirements, Financing, Priority for Existing Residents)
- Learning from Experience Elsewhere
- Urban Design/Master Site Plan (Stastny Brun and Associates)

June 17th

- Urban Design/Master Site Plan (Stastny Brun and Associates)
- Update on City’s Planning Initiatives
 - (Downtown Plan, The Quarters, “TOD” (Transit Oriented Development), McCauley Revitalization)
- Establishment of Working Group (Public Involvement/Communications)

Key Focus Areas:

Proponents

- Confirm Building Programs

Wichitowin

- Aboriginal Welcome Centre

Master Plan

- Develop
- Locations

Parking Master Plan

Market Housing

- Mixed-Income area

Phase 1

Commercial (Mixed-Use)

Good Neighbour Agreement

Public Involvement/ Communications

ARP/Rezoning

Infrastructure Plan

City of Edmonton Land Agreements, Maintenance & Security

¹ Phase 1 Update will be an item for information/discussion at each subsequent meeting.

July 29th

- *Wicihitowin* Process Update
- Parking Master Plan (Bunt and Associates)
- Report from Working Group (Public Involvement/Communications)
- Residential Relocation
- Boyle Renaissance Aboriginal Community Development Proposals
- APR/Rezoning

August 26th

- Update on Land Acquisition (Alternatives)
- Good Neighbour Agreements
- Heritage Planning
- Market Housing (Alternative Approaches and Possible Proponents/Developers)

September 30th

- On-going Operations/Maintenance

October 28th (Draft Table of Contents for BRAC II Report)

- • Good Neighbour Agreements
- • Rooftop/Community Gardens
- • Review of Draft of Revised BRAC Program
- • Public Meeting (Zoning etc...)

November 25th (@ Urban Manor/Draft Report – Table of Contents with point form notes)

- History of Area
- Confirmation of Revised BRAC Program (Possible Arts Component)

January 27th (Draft Report - Table of Contents/Conclusions and Recommendations)

- Urban Design/Master Site Plan (Stastny Brun and Associates)

February 24th (Revise Report)

- Parking Master Plan (Bunt and Associates)

March 25th (Finalize Report)

- Public Information Meeting

5.2 b BRAC Draft 20 May 2009 Minutes

Minutes of the First Meeting of the
Boyle Renaissance Advisory Committee II
Held on Wednesday, April 22, 2009
From 4:00 – 7:00 p.m.
At Inner City High School (9515 – 104 Avenue)

Attendees:

Allen	Ron	Edmonton People in Need Shelter Society
Bishop	Corrine	Community Services, City of Edmonton
Blyan	Brenda	Canadian Native Friendship Centre
Cloutier	Joe	Inner City Youth Development Association
Dalgetty	Alexina	Inner City Youth Development Association
Fowler	Steve	Alberta Health Services
Gladue	Brenda	Aboriginal Relations
Haak	Tim	CP Ross Consulting
Harrison	Ron	Metis Nation of Alberta
Kolkman	John	Edmonton Social Planning Council
Molstad	Jane	Community Services, City of Edmonton
Oswin	Harry	Community Services, City of Edmonton
Pempeit	Larry	Canadian Paraplegic Association (Alberta)
Ross	Paul	CP Ross Consulting
Squire	Don	Housing & Urban Affairs, Government of Alberta
Stafford	Wylie	CP Ross Consulting
Thurber	Mary-Ann	Corporate Services, City of Edmonton
Ward	Dave	Homeward Trust Edmonton
Welch	Paul	Capital Region Housing Corporation (CRHC)

Regrets:

Badger	Brad	Community Services, City of Edmonton
Baker	Joan	YMCA of Edmonton
Bilous	Deron	Boyle Street Community League
Bouvier	Ephram	Metis Urban Housing Corporation
Cardinal	Lewis	Wicihitowin
Carter	Leona	Aboriginal Relations Office, City of Edmonton
Farris	Michael	E4C
Lennie	Darlene	Metis Urban Housing Corporation

Loat	Terry	Housing Branch, City of Edmonton
Robertson	Ian	Community Services, City of Edmonton
Savoia	Franco	YMCA of Edmonton
Seguin	Sylvie	Bissell Centre
Willier	Lawrence	Umisk Affordable Housing

Facilitator:

Finnigan	Harry	Special Projects Office, City of Edmonton
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Staff:

Croucher	Brent	Special Projects Office, City of Edmonton
Teply	George	Special Projects Office, City of Edmonton
Trocenko	Walter	Special Projects Office, City of Edmonton

1. Introductory Remarks

Harry Finnigan called the meeting to order at 4:20 pm. Introductions around the table took place.

2. Approval of Agenda

The Agenda was approved as circulated.

3. Background Information

a. Role & Make-up of the Committee

Walter introduced George Teply as the Project Engineer and Brent Croucher as the Senior Planner who are members of the Planning Department's Special Projects Team responsible for the Quarters and the Boyle Renaissance Project. He then provided an update on the Boyle Renaissance Initiative noting in particular that:

- The BRAC I report and a report from the Administration were presented to Executive Committee on January 14, 2009. Executive Committee endorsed the report and BRAC's 13 recommendations in principle.
- The City is undertaking land acquisition and has purchased lots along 95 Street.
- The most significant change since December has been the granting by the Province of \$25 million to the YMCA for their Boyle Renaissance housing initiative.
- Currently there is much interest in Aboriginal development in Edmonton, with particular interest in initiatives under discussion for Boyle Renaissance. There is interest from all three levels of Government to invest in the Aboriginal Community. There is hope that federal infrastructure monies may be available.

Harry Finnigan referred to the draft BRAC II paper (dated March 20th) and reviewed the 13 recommendations in Appendix A. He then read and elaborated upon each of the proposed seven objectives of the reconstituted BRAC. No changes were suggested.

A discussion took place regarding the proposed make-up of the Committee. Harry advised that he had just received a call indicating that Lawrence Willier, as chair of their board, planned to represent UMISK Affordable Housing. He also noted that he had forwarded a formal invitation for the Board of Directors of the Chinatown and Little Italy BRZ to appoint a representative to the Committee, and that he understood (from phone conversations with their Executive Director) that consideration would be given to this matter at their next meeting. Harry noted that he had left a voice mail message last month on the McCauley Community League's phone line regarding BRAC II but that his message had not been returned. It was **agreed** that, as an alternative to having formal representation from the Community League individual residents and/or businesses from the McCauley area should be approached.

Jane Molstad provided an overview of the work which she has doing in McCauley over the past year or two and suggested 2 or 3 names of people who may be interested in getting involved. A brief discussion took place.

Harry agreed to follow-up with Jane and to extend an invitation to these individuals.

b. Schedule of Meetings

Harry Finnigan referred to the draft "Schedule and Summary of Monthly Meetings", copies of which had been distributed prior to the meeting. He reviewed the "Key Focus Areas" and the proposed timing/schedule of future meetings noting, that while there are more specifics provided with regard to the first 2 meetings (similar to what occurred last year) specific items will be identified and inserted by the Committee as the process unfolds. **Approved** in principle.

4. Update on The Quarters

Walter provided an update on the Quarters noting that on April 15, 2009 Council approved the amendments to the ARP, The Quarters Plan, five distinct zoning districts, the Statutory Plan Overlay and Urban Design Plan. Within the area "green initiatives" will be encouraged. The current focus is on developing the business plan and design elements with the expectation that recommendations and funding commitments will be considered by Council in September. The schedule is aggressive as there is a desire to have shovels in the ground by the 2nd quarter of next year.

5. Boyle Renaissance Phase 1 (South of 104) Update

Walter stated that Phase I was moving forward and he introduced Paul Ross from CP Ross Consulting as the newly appointed Project Manager for the BRAC I Project. Paul introduced members of his team, discussed the partners experience with not-for-profit agencies and provided an update on his firm's involvement to date with BRAC I. A more detailed update on the approach being taken for Phase 1 will be provided at the next meeting.

6. North of 104 Update (Stakeholders/Investors Individual Initiatives)

Each of the proponents present provided an update on the status of their respective initiatives. It was noted that it is anticipated that each proponent will continue to work on their respective initiatives and that it was hoped that collaborations would develop wherever possible.

7. Update on Funding for Housing

Don Squire provided an update on provincial government funding. It is anticipated that there will be an issuance of a RFP sometime in late May to mid June. The Federal Government has also committed to provide housing funding to Alberta and both levels of Government are working together to coordinate their processes. Funds are targeted for housing and specific clientele such as affordable housing, seniors and special needs groups. It is anticipated that there will be a plan developed to address homelessness.

8. Understanding of Issues/Concerns Regarding Boyle Renaissance (Experience Elsewhere)

Walter recalled some of the issues raised by some residents in McCauley about the concentration of “social housing” creating a “ghetto” that they envisioned would take place with Boyle Renaissance as initially proposed. It is a delicate discussion and the residents are passionate and heartfelt about their concerns. At Executive Committee Councilors Batty and Henderson raised the issue of social housing and potential impacts on a community. The Administration has been directed to define what a healthy and diverse neighborhood consists of. A number of examples of “social housing” initiatives in other cities are being researched and reviewed; such as Regent Park in Toronto. Walter explained that he and Harry have connected with the firm of GHK which has experience with Regent Park, “concentration” issues, and market housing. It was recommended that a representative from GHK, John Gladki, be invited to meet with BRAC at their next meeting, May 20th. **Agreed.**

9. Urban Design/Master Site Plan (Stastny Brun and Associates)

Walter explained that Don Stastny has been contracted to work with interested members of BRAC to develop a master site plan for Boyle Renaissance. Copies of Don’s proposed approach were distributed. It was noted that Don planned to undertake a Design Charette as part of a Design Week starting May 18th. Depending on their schedules, Larry Pempeit, Joe Cloutier, Paul Welch, and Brenda Blyan volunteered to participate in the Design Week. An interim presentation by Don Stastny will be made at the next BRAC meeting on May 20th.

10. Adjournment

The meeting was adjourned at 6:17 PM. The next meeting will be held on May 20th, 2009 from 4-7 pm at Inner City High School.

5.2 c BRAC Draft 20 May 2009 Minutes

DRAFT Minutes of the Second Meeting of the

Boyle Renaissance Advisory Committee II

Held on Wednesday, May 20th, 2009

From 4:00 – 7:15 p.m.

At Inner City High School (9515 – 104 Avenue)

Attendees:

Allen	Ron	Edmonton People in Need Shelter Society
Bilous	Deron	Boyle Street Community League
Bishop	Corrine	Community Services, City of Edmonton
Bloxom	Cecilia	McCauley Community Representative
Bokhaut	Michael	Canadian Paraplegic Association (Alberta)
Fowler	Steve	Alberta Health Services
Hunter	Jennifer	Boyle Street Community League
Jacobs	Elena	Alberta Aboriginal Relations
Koziak	Donna	Riverdale Resident
Lennie	Darlene	Metis Urban Housing Corporation
Molstad	Jane	Community Services, City of Edmonton
Oswin	Harry	Community Services, City of Edmonton
Pempeit	Larry	Canadian Paraplegic Association (Alberta)
Pino	Tony	Pino Brothers – Boyle Street/McCauley Representative
Ross	Paul	CP Ross Consulting
Thurber	Mary-Ann	Corporate Services, City of Edmonton
Wagar	Kelley	CMHC
Welch	Paul	Capital Region Housing Corporation (CRHC)

Regrets:

Badger	Brad	Community Services, City of Edmonton
Baker	Joan	YMCA of Edmonton
Blyan	Brenda	Canadian Native Friendship Centre
Bouvier	Ephram	Metis Urban Housing Corporation
Cardinal	Lewis	Wicahitowin
Carter	Leona	Aboriginal Relations Office, City of Edmonton
Cloutier	Joe	Inner City Youth Development Association
Dalgetty	Alexina	Inner City Youth Development Association
Farris	Michael	E4C
Harrison	Ron	Metis Nation of Alberta
Kolkman	John	Edmonton Social Planning Council
Loat	Terry	Housing Branch, City of Edmonton
Robertson	Ian	Community Services, City of Edmonton
Savoia	Franco	YMCA of Edmonton

Seguin	Sylvie	Bissell Centre
Squire	Don	Housing & Urban Affairs, Government of Alberta
Stafford	Wylie	CP Ross Consulting
Ward	Dave	Homeward Trust Edmonton
Willier	Lawrence	Umisk Affordable Housing

By Invitation:

Freeman	Jay	Homeless Commission, City of Edmonton
Fry	Janet	YMCA of Edmonton
Gladki	John	GHK
Klassen	Gary	General Manager Planning & Development Services,
Stastny	Don	StastnyBrun Architects

Facilitator:

Finnigan	Harry	Special Projects Office, City of Edmonton
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Staff:

Croucher	Brent	Special Projects Office, City of Edmonton
Teply	George	Special Projects Office, City of Edmonton
Trocenko	Walter	Special Projects Office, City of Edmonton

1. Introductory Remarks

Harry Finnigan called the meeting to order at 4:15 pm. Introductions around the table took place.

2. Committee to End Homelessness

Jay Freeman from the Committee to End Homelessness showed a video and gave an overview presentation on the plan adopted by City Council to end homelessness in the city. Key points included:

- Average stay in the Hospital for a typical person is 8 days
- Average stay in the Hospital for a homeless person is 62 days
- “Housing First” is the action statement that the Committee wishes to achieve
- The goal is to provide permanent housing for all people on the street
- Target for 2011 is to be able to provide all street homeless with the option of housing
- Emergency accommodation must be available
- Most homeless people will find their own way out but with some the situation becomes chronic
- The objective is to prevent people from becoming homeless and eliminate the chronic cycle of homelessness
- The growth of homelessness is 8% per year
- The Committee is developing the House Link connection similar to the Health Link information site

- There will always be a need for Emergency Shelters
- The Committee works with landlords and secures housing units for the difficult to house
- 3750 units are needed over 10 years with 1100 being supported units, 1000 supportive units and 1650 modest units
- Affordable housing vs housing for the homeless is an interchangeable goal.

3. Approval of Agenda

The Agenda was approved as circulated.

4. Minutes of Previous Meeting (April 22nd, 2009)

The minutes were approved as circulated.

5. Business Arising from the Meeting

a. Role & Make-up of the Committee

Harry Finnigan distributed copies of the updated paper (May 20) and advised of the following:

- Lawrence Willier has been added to the Committee as UMISK's representative
 - Cecilia Bloxom is a resident and Tony Pino a business person in the McCauley Neighbourhood – further follow-up is planned to determine if Laura Berezan and Caitlin Beaton would be willing to serve on the Committee
 - Elena Jacobs of Alberta Aboriginal Relations replaces Brenda Gladue
- Tony Pino offered to follow-up with the BRZ to confirm whether they would like a representative on the Committee. It was **agreed** that the make-up of BRAC should be finalized at the June meeting.

b. Schedule of Meetings – Need for Alternative Dates

Harry Finnigan referred to the revised draft "Schedule and Summary of Monthly Meetings", copies of which had been distributed prior to the meeting. He noted that changes in the monthly meeting schedule from July onward were required to accommodate the timing of the Inner City High School Board meetings.. **Approved** in principle.

Similar to what occurred last year, specific items for discussion at specific meetings will be identified and inserted by the Committee as the BRAC II process unfolds

c. Update on Funding for Housing

Don Squires from Alberta Housing & Urban Affairs was unable to attend the meeting; an update may be provided at the June 17th meeting of BRAC.

d. Boyle Renaissance Phase I (South of 104th Avenue) Update

Walter Trocenko and Paul Ross provided an update on Phase I. It was noted that the partners and operators have been meeting to develop the program needs and overall approach to the development. The RFP for design work and selection of a project architect has been released and is anticipated that an architect will be chosen by mid June with a concept design by the

end of August. The group is working on a governance model with considerable attention being paid to process. Recruitment of the architect is an important step forward and will tie into the master planning work being completed for Boyle Renaissance by Don Stastny of StastnyBrun Architects.

Corinne Bishop and Deron Bilous advised that there are changes underway with the makeup of the Boyle Street Community League Executive. The Community League is currently working on a needs assessment and will be holding a public meeting to discuss the Boyle Renaissance project on June 18th. All BRAC members are encouraged to attend the meeting.

e. Boyle Renaissance North of 104th Avenue Update (May 6th and May 14th Meetings with Aboriginal Partners)

It was noted that the City has had success with land acquisition along 95th Street. Walter Trocenko stated that there is strong support from the Mayor and Council and that all three levels of government are working together to support the Boyle Renaissance initiative. There have been two meetings with Aboriginal and other Boyle Renaissance proponents to discuss possible partnerships. There seems to be a strong desire by all to be inclusive and work together to move forward with the project and begin putting together the necessary requests for funding. Further meetings will discuss programming requirements and help to define space needs. This work will lead to development of an “ASK” for Federal and Provincial funding. A similar exercise was undertaken for BRAC Phase I where the YMCA prepared an ASK that resulted in a Funding Grant of \$25 million. Through the process the community’s wishes will be further defined and it will require approximately one year to design and another year to construct the project. To date the federal stimulus package has not yet been signed with the Province of Alberta. Kelly Wagar from CMHC advised that negotiations regarding the stimulus package are still ongoing with the Province of Alberta. It is anticipated that an announcement may be made in 4 to 6 weeks. Municipal loan applications are now being accepted.

6. Regent Park and St. Lawrence Housing Experience (Toronto)

John Gladki of GHK provided a power-point presentation of two Toronto neighbourhoods (Regent Park and St. Lawrence). John highlighted the following:

- Regent Park is an existing residential community where new Canadians (immigrants) have been housed since the 1950’s;
- Regent Park is being redeveloped at a higher density;
- The community is 100% owned by the Toronto Housing Authority and is 70 acres in size;
- 7 languages are spoken in the community;
- 65% of population have lived in Canada less than 10 years;
- Average household income is \$15,500;
- A new community master plan was developed to re-introduce the grid street pattern;
- Every new building is designed by a separate architect;
- A district energy system has been incorporated into the development;
- Residents are temporarily relocated using a phasing approach while existing buildings are demolished

- and new units built;
- The future population is forecast at 12,500
- The housing mix will consist of 5100 units of which 1800 will be social housing units
- An affordable home ownership program is to be introduced;
- A supermarket as well as retail units have been developed;
- An aquatic facility with children's hub was built by the City;
- 3 community organizations are involved in the project that include:
 - Parents for Better Beginnings;
 - A day care;
 - Focals – a hip agency for teenagers with a focus on audio arts.
- The St. Lawrence community was once an area of scrap yards and auto body shops with PCB's and other contaminants;
- Planning for the community followed a very similar process to BRAC;
- The proper mix of units cannot be defined as a set ratio as every context is different;
- The fostering of linkages and the creation of economic linkages is important to the success of the community;
- Local stakeholder participation in the development of any revitalization is critical

7. Urban Design/Master Site Plan (Stastny Brun and Associates)

Don Stastny presented two preliminary conceptual plans for Boyle Renaissance that are based on his initial meetings and discussions with stakeholders during the design charette held earlier in the week.

Don presented two alternative concept plans for Boyle Renaissance:

Option A -105 Avenue as a continuation or extension of tree lined avenue to the east of the project area

- Maintains and enhances the existing street grid;
- Zoning changes for the area to occur as plan develops;
- Extends community gardens to the north of 104 Avenue
- Keep the existing High School operational until the new space is available and leave open space once the existing Community League building is demolished;
- Ceremonial space adjacent to site of aboriginal building;
- Massing of buildings would incorporate step backs and atriums;
- Higher buildings located towards northern edge with heights to step down toward south
- Accommodates delivery by 18 wheel trucks on a passage east to west as an extension of 105 Avenue,
- Opportunities for central energy or district heating

Option B - Open circle with Community Garden along western perimeter

- Concept provides central focus with open circle on axial orientation of design;
- Axial relationships are identified in the project design guidelines;
- Don explained some of the features in this concept – aboriginal ceremonial circle, water, podium, incorporation of a parcel of green space on south side of 103 A Avenue, leaving the High School operational until the new facility is completed and operational and then removing the Community League building (staging of construction as part of the Master Plan);
- Higher buildings to block wind from north; building heights to step down toward south to take advantage of sunlight;
- Opportunities for central energy or district heating.

A discussion was held regarding each of the draft concept plans. Alternative Master Plan concepts will be presented at the next meeting of BRAC on June 17th and the broader community on June 18th. Thereafter, Don will refine the preliminary concepts and develop an overall Master Plan for Boyle Renaissance.

It was noted that a follow-up meeting with Phase II proponents will be held on May 22nd to further consider possible developments for the 95th Street property. It is anticipated that space requirements will include interior and exterior gathering spaces, mixed-use space with offices/ commercial uses on ground level with residential uses above.

8. Adjournment

The meeting was adjourned at 7:15 p.m. The next meeting will be held on June 17th, 2009 from 4-7 pm at Inner City High School.

5.2 d BRAC Draft 17 June 2009 Minutes

DRAFT Minutes of the Third Meeting of the
Boyle Renaissance Advisory Committee II
Held on Wednesday, June 17th, 2009
From 4:00 –8:15p.m.
At Inner City High School (9515 – 104 Avenue)

Attendees:

Baker	Joan	YMCA of Edmonton
Bishop	Corrine	Community Services, City of Edmonton
Bloxom	Cecilia	McCauley Community Representative
Blyan	Brenda	Canadian Native Friendship Centre
Bokhaut	Michael	Canadian Paraplegic Association (Alberta)
Carter	Leona	Aboriginal Relations Office, City of Edmonton
Fowler	Steve	Alberta Health Services
Haak	Tim	CP Ross Consulting
Kolkman	John	Edmonton Social Planning Council
Koziak	Donna	Riverdale Community League
Lennie	Darlene	Metis Urban Housing Corporation
Molstad	Jane	Community Services, City of Edmonton
Oswin	Harry	Community Services, City of Edmonton
Pempeit	Larry	Canadian Paraplegic Association (Alberta)
Savoia	Franco	YMCA of Edmonton
Seguin	Sylvie	Bissell Centre
Sinclair	Joy	Wicihitowin
Thurber	Mary-Ann	Corporate Services, City of Edmonton

Regrets:

Allen	Ron	Edmonton People in Need Shelter Society
Badger	Brad	Community Services, City of Edmonton
Bilous	Deron	Boyle Street Community League
Bouvier	Ephram	Metis Urban Housing Corporation
Cardinal	Lewis	Wicihitowin
Cloutier	Joe	Inner City Youth Development Association
Dalgetty	Alexina	Inner City Youth Development Association
Farris	Michael	E4C
Harrison	Ron	Metis Nation of Alberta

Hunter	Jennifer	Boyle Street Community League
Jacobs	Elena	Alberta Aboriginal Relations
Loat	Terry	Housing Branch, City of Edmonton
Pino	Tony	Pino Brothers – Boyle Street/McCauley Representative
Robertson	Ian	Community Services, City of Edmonton
Ross	Paul	CP Ross Consulting
Squire	Don	Housing & Urban Affairs, Government of Alberta
Stafford	Wylie	CP Ross Consulting
Ward	Dave	Homeward Trust Edmonton
Wagar	Kelley	CMHC
Welch	Paul	Capital Region Housing Corporation (CRHC)
Willier	Lawrence	Umisk Affordable Housing

By Invitation:

Halliwell	Darrell	Cohos-Evamy
Kellerman	Willem	Cohos-Evamy
Stastny	Don	StastnyBrun Architects

Facilitator:

Finnigan	Harry	Special Projects Office, City of Edmonton
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Staff:

Croucher	Brent	Special Projects Office, City of Edmonton
Teply	George	Special Projects Office, City of Edmonton
Trocenko	Walter	Special Projects Office, City of Edmonton

1. Introductory Remarks

Harry Finnigan called the meeting to order at 4:15 pm.

2. Approval of Agenda

In consideration of the number of members who had to leave early it was agreed that the presentation of the Master Urban Design Plan would be switched from item #8 to item #5 on the Agenda.

3. Minutes of Previous Meeting (May 20th, 2009)

The minutes were approved as circulated.

4. Business Arising from the Meeting

a. Role & Make-up of the Committee

Harry Finnigan referred to the updated paper (May 20) and advised of the following:

- Little Italy/Chinatown BRZ are interested in having a representative but are presently over extended.
- Caitlin Beaton unfortunately is unavailable due to time constraints and prior commitments
- Laura Berezan has agreed to participate but unable to attend today
- Councillor Henderson has suggested that Timothy Anderson and Candace Dorsey (who live within the Boyle Street Community) have expressed an interest in BRAC
- ○ Decision: Agreed to extend invitation to both to be members of BRAC
- Awaiting confirmation from Linda Noel of the Urban Manor

c. Update on Funding for Housing

In the absence of Don Squires from Alberta Housing & Urban Affairs this item was deferred to the July 29th meeting of BRAC. Walter Trocenko advised that the City has been allocated \$30 million in Affordable Housing Grants from the Province for this year compared to \$34 million in the previous year.

d. Boyle Community League Meeting

Corinne Bishop of Community Services provided an update on the Boyle Street Community League Meeting scheduled for June 18th:

- The meeting is a special general meeting of the Community League to provide an update to residents of the Boyle Renaissance Project and the tripartite license between the City, Community League and the Inner City High School;
- Community Services is working closely with the Community League in developing neighbourhood initiatives to assist in community revitalization;

5. Master Urban Design Plan (StastnyBrun Architects Inc)

Don Stastny provided a power-point presentation of two draft concepts for Boyle Renaissance. The concepts are referred to as Plan A “The Grid” and Plan B “The Braid”. Don explained that Plan A maintains and enhances the existing neighbourhood grid system in terms of street layout, walkways and open space. Plan B provides an axial orientation of the open space that includes design elements incorporated into a braid like design with walkways, water feature and ceremonial circle. Don provided the following additional comments regarding each option:

Option A “The Grid”: continuation of traditional grid street pattern with ceremonial space and enhanced system of walkways and open space

- Maintains and enhances the traditional grid;
- Extends community gardens to the north of 104 Avenue in a creative series of walled rooms;

- Maintains operation of Inner City High School until the new space is available and creates open space once the existing Community League building is demolished;
- Ceremonial space adjacent to site of aboriginal building;
- Higher buildings located towards northern edge with heights to step down toward south;
- Massing of buildings would incorporate step backs and atriums creating a sheltering effect along the north side;
- Parking structure extends over LRT

Option B “The Braid”: Open circle with Braid like interconnection of promenade and water

- Concept provides central focus with open circle on axial orientation of design;
- Strong axial relationships are identified in sightlines and pedestrian connection enhanced through the design of in the project design guidelines;
- Large ceremonial circle, water feature-creek like weaving in connection with pathway, podium, incorporation of open space on south side of 103 A Avenue to connect with Armature, leaving the High School operational until the new facility is completed and operational and then removing the Community League building (staging of construction as part of the Master Plan);
- Higher buildings to block wind from north; building heights to step down toward south to take advantage of sunlight;

Each BRAC member was provided with a copy of the two plans and asked to list their comments (i.e. “likes” and “dislikes”) on each – a copy of all comments thus received is included in Appendix A to these minutes. Using a flip chart, Harry then facilitated a discussion regarding each of the draft concept plans. The following “likes” and “dislikes” of each concept were recorded:

Option A: Grid

Likes	Dislikes
Amount of Green space	Shading of Community Gardens
Approach to Community Gardens	Honours traffic rather than people (Traditional)
Clean Lines (Safety)	Green spaces are too small
Building over LRT tracks (could be parking or other uses)	Looks too institutional
More human scale	Too “square” and green spaces too far from buildings
Central location of Medicine Wheel space	More status quo
Good balance, better parking and pedestrian paths	Building over LRT seems out of place
Good balance , between “order” and “ease”	Impact on existing LRT trail

East-West pedestrian pathway	
Direct connection to Urban Manor and Bissell Centre	
Keeping 104 Ave. open to vehicles and making it more pedestrian friendly	
More efficient design	
Good access by pedestrians in all direction	
Accessible to emergency vehicles	

Option B: Braid

Likes	Dislikes
Creative	Poorer Access – Emergency Vehicles
Easier to Market/Sell	Lack of Parkade
Reflective of Aboriginal population	More difficult to maintain and secure (safety)
Creates a sense of Community Centre or Village	Potential for open space to be “dead” (particularly in winter)
Inclusion of water feature	Lack of additional parking
Sense of openness - Larger open space to creates more recreation Opportunities	Water – Maintenance concerns (costs)
Accentuates people and walking	Security issues with smaller open space (circle)
Community gardens will get more sunlight	Poorer access Via vehicles for visitors
Townhouses on North West side	View of site through garden area (much of year it will be empty)
Water should be flowing	
Connection to McCauley and paths	
Green space - Great site for a tent city	

Harry then distributed copies of draft summary notes from the recent meeting held with proponents considering the development of the property on 95th Street (see attached copy – Appendix B). Don noted that the preliminary concepts will be further refined given feedback received.

It was noted that these draft concepts would be presented at the Boyle Street Community League’s meeting tomorrow night. Similarly Mark Huberman has been asked to provide comments on each from a parking perspective.

6. Boyle Renaissance Phase I (South of 104th Avenue) Update

Tim Haak of CP Ross and Associates referred to the summary report which had been distributed prior to the meeting and provided an update on Phase I. It was noted that the partners and operators continue to meet to develop the program needs and overall approach to the development. The RFP for design work and selection of a project architect has been completed. Tim introduced the representatives from Cohos Evamy Partners who have been selected to assist in the conceptual design of Phase I.

7. Update on Wicihitiwin

Deferred to next meeting.

8. Boyle Renaissance North of 104th Avenue Update

Walter reported that a number of meetings had been held over the past few weeks – the first with representatives of all B.R. proponents to determine their respective interest in developing on the lands along 95th Street which had recently been acquired. Further meetings have been held with representatives of Metis Urban Housing, Canadian Paraplegic Association, Canadian Native Friendship Centre and Wicihitowin. He explained that a proposal is being drafted for consideration by the three orders of government.

9. Update on City's Planning Initiatives

a. McCauley Revitalization

Jane Molstad distributed background materials and gave a presentation on the progress which has been made with this initiative. A discussion ensued. Jane agreed to forward additional information on "Good Neighbour Agreements" (from Nanaimo) – for discussion at the next meeting.

Discussion regarding Transit Oriented Development and the Downtown Plan – deferred to the next meeting.

10. Establishment of Working Group on Public Involvement/Communications

Mary-Ann explained the objectives of the proposed Working Group and called for volunteers. It is anticipated that the group will meet over the next few weeks and provide a report at the next meeting of BRAC.

11. Adjournment

The meeting was adjourned at 8:15 p.m. The next meeting will be held on July 29th, 2009 from 4-7 pm at Inner City High School. It was **agreed** that "summer casual" dress code was appropriate for the next two meetings.

Appendix “A”: Written Comments Received from BRAC Members regarding the two concept plans.

Master Plan Option	Likes	Dislikes
A (Grid)	Like the open spaces	Very typical of regular City Planning – very square, etc.
	Linear, more affordable parking, isolation from Urban? Better access for Urban ?, to Bissell, tied into community grid	Too linear, less character, distance of ? from housing
	I like the way it connects to the neighborhood beyond through the LRT overpass, like the walkways	Seems like there would be a lot of places to hide/listen?, looks a bit crowded
	Medicine area is central to the area, smaller green space areas easier to manage and keep clean, connects to entire area via vehicle and/ or walk paths	Very basic, more status quo
	After seeing the “elevated” picture of the braid this one seems more human, to have more potential to be made “lively”, I like that the ceremonial circle is at the center, the heart, and that it is a space that is human scale	Does it have enough “lying around space”, and will this use be allowed
	Using space over track, (? not for parking; how about another use), efficient design – grid	Roads passing through plan area
	Well organized, clear lines of buildings, visual, and safety	Seems a little boring from an architectural perspective needs diversity, creativity with Money, may look too institutional in design – series of buildings that may not be connected (similar to a hospital design), need connectedness in design
	Good amount of green space, like the meridian in roadway	Too square
	Green space	Seems a bit traditional
	The opportunity to incorporate market housing, the plan 3 buildings seem very expensive due to their design	The parkade going over the LRT row could interfere with the multi-use trail, preserve the alignment, concerned that a multi-level above ground parkade would look massive and unattractive, many of the community garden plants will be shaded in the afternoon and evening with the sun blocked by multi-strong building to the west
	Green space , parking over the LRT, gardens	Not enough recognition of the “winter celebrations” of the city, who will use the open space

Master Plan Option	Likes	Dislikes
B (Braid)	Love the open spaces that includes water – must have water, want places to walk in nature	Really nothing I disliked
	Unique design and character, creative, ? ? ?, garden design, placement of market housing, placement of circle to housing	No direct access to Bissell, urban residents, not ? of neighborhood, lack of parking/street, possible safety issues, emergency access
	I like the way the LRT line is encompassed so it would be part of the overall look	Park/Garden elements (thought were beautiful), might be costly to build and maintain
	Less traffic in central area, pathways and water ways, addresses the revitalization of area not just put up new buildings, reflective of Aboriginal group for which the area services	Concern the large open area will need to be well managed and monitored, lots of attention required to ? space – who will do it
	Maybe, depending on how it is perceived by who ever is in charge, it ? continue to serve some of the ? of the current Boyle Street ?, great potential space in a “tent city”	In the pictures showing elevations that were shown to us, the “braid” looks like a huge, dead cavern, ? One can imagine it as a frozen dead space in winter – a barrier to community

	More central focus, less road circulation	Don't understand the stream (water feature may be more appropriate
	This plan allows for further development with adjacent community's, really like the creative aspect of design – the oval is really a idea of great merit in this area, the river idea is so unique that it will have serious impact on usage of the area, better use of acquired land and space	None
	Larger open space for community events and possible winter snow bank rink	The water/river would be a concern for maintainance and cleanliness

1 of 1

Master Plan Option	Likes	Dislikes
	Green space creative design honors aboriginal people and history	Not to much dislike
	Look very visually attractive, the Phase 1 and III building design seems very high cost	Sixty one parking space at the ? centre might be sufficient for staff, residents and volunteers may not be sufficient for community events, practicality of a water feature in such a cold climate, hate to be rude, but if there is public access to the water feature, it will be used as a bathroom by some
	Unique, feels more open	Will need revenue, maintaince and more difficult to secure Note; See back of page
	Very interesting, much nicer and more creative space, from a marketing view much more attractive to ?	Disrupts the street (104 Ave.), Is the parkade from 'grid' workable in this design, I think the parkade idea with stone sculptures is an excellent idea though I worry that the increased pedestrian walkways which reduces the amount of roads may cause a security problem with police access being more difficult, medicine wheel may be to close to seniors housing

1 of 2

DRAFT

Summary of Presentation on the Draft Master Plan and 95th Street Building Form
And Discussion with the Wicichitowin and Partner's Group
Monday, June 15th, 2009
United Way Building (15132 Stony Plain Road)

Present:

Brent Croucher	City of Edmonton	Brent.croucher@edmonton.ca
Harry Finnigan	City of Edmonton	Harry.finnigan@edmonton.ca
Mike Kroening	City of Edmonton	Mike.kroening@edmonton.ca
Don Stastny	StastnyBrun Architects Inc.	dstastny@stastnybrun.com
Deborah Lawson	Word Circus Inc.	deborah@thewordcircus.com
Lise Robinson	City of Edmonton / Wicichitowin Rep.	Lise.robinson@edmonton.ca
Alvaro Loyola	Canadian Native Friendship Centre	alvaroloyola@yahoo.ca
Walter Trocenko	City of Edmonton	Walter.trocenko@edmonton.ca
Elena Jacobs	Aboriginal Relations, Government of Alberta	Elena.jacobs@gov.ab.ca
Peggy Roberts	Board of Trustees, Canadian Native Friendship Centre	Redthunderwoman2@hotmail.com
Brenda Blyan	Canadian Native Friendship Centre	Brenda-blyan1@hotmail.com
Michael Bokhaut	Canadian Paraplegic Association	Michael.bokhaut@cpa-ab.org
Larry Pempeit	Canadian Paraplegic Association	Larry.pempeit@cpa-ab.org

Don Stastny of StastnyBrun Architects Inc. gave a power-point presentation on the results of last month's Urban Design Week for Boyle Renaissance and the two alternative Master Plans (i.e. Options 'A' and 'B') emanating from it. He also presented architectural building form concepts indicating how the proposed developments for a Welcome Centre and seniors housing might be accommodated on the site at 95th Street. The following summarizes the "likes" and "dislikes" noted by those present with regard to the two alternative Master Plans:

Master Plan Option	Likes	Dislikes
A (Grid)	Better connection between Urban Manor & Bissel Centre	Too "square"; plain; "Edmonton Like"; not unique
	Less Concerns with Safety	Medicine wheel seems like it was added on ("tokenism")
	More Community gardens provided for – our space/sense of ownership	Open space is too far away from 95 th Street development
	Efficient in its use of land	May be too accessible from residents perspective

	Ties into surrounding neighborhood and respects the street grid	
	Probably more affordable	
	May be more acceptable to mainstream society	
	Seems more accessible to visitors	

B (Braid)	Prefer having interior ceremonial space flipped to North location	Concerned about people still lost; invites to sleep in park area (safety)
	Break from traditional Grid	Connection from Urban Manor to Bissel Centre not direct – security concern?
	Achieves what many hope to see in aboriginal community – symbolic/sacred space	Less on street parking
	Symbolic sacred space may motivate people to change their lives for the better	More of a disconnect with the surrounding community
	Unique and precedent setting design	Open space less flexible as it is cut in half by a stream
	More recreational open space	

5.2 e DRAFT Minutes July 29 2009 BRAC II

DRAFT Minutes

Boyle Renaissance Advisory Committee II

Held on Wednesday, July 29th, 2009

From 4:00 – 7:15 p.m.

At Inner City High School (9515 – 104 Avenue)

Attendees:

Allen	Ron	Edmonton People in Need Shelter Society
Anderson	Timothy	Boyle Street Community League
Baker	Joan	Bill Rees YMCA
Berezan	Laura	McCauley Resident
Bilous	Deron	Boyle Street Community League
Blyan	Brenda	Canadian Native Friendship Centre
Carter	Leona	Aboriginal Relations Office, City of Edmonton
Choy	Thim	Boyle Street Community League
Cloutier	Joe	Inner City Youth Development Association
Dalgetty	Alexina	Inner City Youth Development Association
Dorsey	Candas Jane	Boyle Street Community League
Dowling	Michele	Urban Manor Housing Society
Fowler	Steve	Alberta Health Services
Hunter	Jennifer	Boyle Street Community League
Jacobs	Elena	Alberta Aboriginal Relations
Kolkman	John	Edmonton Social Planning Council
Koziak	Donna	Riverdale Community League
Lennie	Darlene	Metis Urban Housing Corporation
Noel	Linda	Urban Manor Housing Society
Pempeit	Larry	Canadian Paraplegic Association (Alberta)
Ross	Paul	Project Manager, Phase 1 (CP Ross Consulting)
Sinclair	Joy	Wicahitowin Secretariat
Squire	Don	Municipal Affairs and Housing, Government of Alberta
Thurber	Mary-Ann	Corporate Services, City of Edmonton
Wagar	Kelley	CMHC
White	Alf	Boyle Street Community League

By Invitation:

Barker	Greg	Area Planning, City of Edmonton
Huberman	Mark	Bunt and Associates
Ursuliak	Barbara	Community Services, City of Edmonton
Stafford	Wylie	CP Ross Consulting
Welch	Paul	Capital Region Housing Corporation (CRHC)

Facilitator:

Finnigan	Harry	Special Projects Office, City of Edmonton
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Staff:

Croucher	Brent	Special Projects Office, City of Edmonton
Trocenko	Walter	Special Projects Office, City of Edmonton

Regrets:

Badger	Brad	Community Services, City of Edmonton
Bishop	Corrine	Community Services, City of Edmonton
Bloxom	Cecilia	McCauley Resident
Bokhaut	Michael	Canadian Paraplegic Association (Alberta)
Bouvier	Ephram	Metis Urban Housing Corporation
Farris	Michael	E4C
Harrison	Ron	Metis Nation of Alberta
Loat	Terry	Housing Branch, City of Edmonton
Molstad	Jane	Community Services, City of Edmonton
Oswin	Harry	Community Services, City of Edmonton
Pino	Tony	Pino Brothers – Boyle Street/McCauley Representative
Robertson	Ian	Community Services, City of Edmonton
Savoia	Franco	YMCA of Edmonton
Seguin	Sylvie	Bissell Centre
Ward	Dave	Homeward Trust Edmonton
Willier	Lawrence	Umisk Affordable Housing

1. Introductory Remarks

Harry Finnigan called the meeting to order at 4:15 p.m.

2. Approval of Agenda

Agenda was approved as circulated.

3. Update on City's Planning Initiatives

Walter introduced Greg Barker, the City's Director of Area Planning to speak to BRAC about the Downtown Plan and the Stadium Transit Oriented Development (TOD) initiative. The highlights of the power point presentation are as follows:

Downtown Plan:

- Current Downtown Plan was adopted in 1997
- Plan introduced the Downtown Housing Incentive Program
- Converted a number of one-way streets back into two-way streets
- Encouraged on-street parking
- A review of the Plan was initiated in 2006
- The draft Plan encourages sustainable development
- There is greater emphasis on transit and walk-ability
- With the increase in housing there is to be the introduction of family-oriented amenities
- Improvements in street design and the public realm
- Promotion of diversity
- There is still work to be done on the Plan in terms of editorial revisions and policy development
- Consideration is being given to develop signature initiatives
- There is to be coordination with current projects such as Jasper Avenue and 108th Street
- Zoning requirements such as height restrictions are being reviewed
- The Project Leader is Duncan Fraser
- The Capital City Downtown Plan Advisory Committee is being established in September
- Target date for final Plan is Spring of 2010

Stadium TOD

- Focus of Plan is on area around Commonwealth Stadium and the Stadium LRT Station
- Determining where there are soft spots or areas where development is likely to occur
- Community workshops have been held
- In May of 2009, 3 alternatives were presented
- The preferred option proposes a North/South roadway connection to Jasper Avenue
- A neighbourhood retail main street will be developed

- The existing LRT Station is to be relocated approximately 400m further to the Southwest to encourage higher density development in the vicinity of the Station
- Discussions are underway to consider maintaining the existing Station for special events
- An application to develop a residential mixed use development with three high-rise towers is being considered for lands along Jasper Avenue

A discussion took place regarding the desire to locate a LRT Station in proximity to 95th Street. The idea of writing a letter requesting a Station in proximity to Boyle Renaissance was considered. Walter advised that Mark Huberman of Bunt Engineering is working with Transportation to formulate a position on constructing a Station adjacent to 95th Street. Mark explained that he had initiated discussions with City staff regarding the Station issue. It was **agreed** that a decision to send a formal letter of request would be deferred pending Mark's report back to BRAC on his discussions.

4. Minutes of Previous Meeting (June 17th, 2009)

The minutes were approved as circulated.

5. Business Arising from the Meeting

a. Role & Make-up of the Committee

Harry Finnigan referred to the updated paper (10th draft, June 28th). The following was noted during the discussion:

- Timothy Anderson and Candas Dorsey (who live within the Boyle Street Community) together with Linda Noel and Michele Dowling (of the Urban Manor) have agreed to participate and were welcomed.
- UMISK has been removed as their lack of response to e-mails and phone messages over the past few months suggests that the organization is no longer interested in being involved.

Deron Bilos stated that the Boyle Street Community League recently met and appointed their representatives to BRAC, namely (in addition to Deron) Messrs. Thim Choy and Alf White. The Committee welcomed Messrs. Choy and White to the meeting.

b. Update on Funding for Housing

Don Squire advised that the Province has established two funding programs for 2009/2010 and that information on how to access both programs is available on the Government's web site:

Affordable Housing

- RFP was released on June 26, 2009 with a closing date of September 25, 2009
- There is \$90.3 million available for the Program
- Will fund up to 65% of capital costs
- Evaluation of proposals will take place in the fall with an announcement expected in November or early December of 2009
- Program will fund the purchase of buildings, renovations and new buildings

- There is partner funding with CMHC of \$35.4 million that the Province will match
- Seniors housing initiatives are targeted at \$22 million

Homeless Initiative

- \$100 million is available
- First year of commitment of a ten year initiative to end homelessness
- Will fund up to 70% of capital costs
- Summary of supports to be incorporated into project must accompany proposal submission
- Initiative is to create safe and secure places to call home
- Community must have a municipal plan in place to end homelessness
- Currently Edmonton and Calgary are the only communities with action plans in place to end homelessness
- Program is focused on smaller units such as bachelor and studio apartments
- Looking for projects that are purpose built
- Proposal call closes on October 2, 2009

c. Boyle Street Community League Meeting

Deron provided an update on the Boyle Street Community League's public meeting which was held on June 18th:

- The meeting was a special general meeting of the Community League to provide an update to residents on the Boyle Renaissance initiative and the tripartite license between the City, Boyle Street Community League and the Federation of Community Leagues;
- The meeting was attended by over 50 members
- The existing community league building was constructed in the early 80's with strong support and participation from the Boyle Street Community League which raised approximately \$400,000 for the construction (which was matched by Government funding)
- The meeting was held in 3 parts that included a presentation on Boyle Renaissance (by Harry Finnigan and Don Stastny), a question period and the members moving into smaller groups with facilitators from Community Services
- A follow-up public meeting will be held in September to discuss the future of the existing building and how the League proposes to operate going forward.

Harry advised that at the June 18th meeting the issue of tenant relocation was raised and assurance was given that the City would develop a fair and reasonable relocation strategy/program. He added that this matter recently was referred to BRAC's working group on Public Involvement and Communications for advice.

6. Report of Working Group on Public Involvement/Communications

Mary-Ann Thurber referred to the Working Group's report, copies of which had been forwarded prior to the meeting (see attached copy). She noted that the group had held two meetings this month, with the latter one focused on particular issues raised at the Community League's public meeting. The following outlines the issues addressed and BRAC's recommendations as arrived at during the discussion of the Working Group's report:

1) What plans are being made for the people living in the building (the "Butte") located at the corner of 95 Street and 105 Avenue?

BRAC-endorsed Recommendations:

- Current residents of this building should be permitted to continue to reside as long as their presence does not jeopardize the final development (e.g. formal orders to vacate should be greater than 90 days if at all possible).
- A relocation program be developed which offers reasonable assistance to existing residents to find and relocate to alternative housing.
- Consistent with BRAC's Final Report's recommendation that any development give priority to existing residents in the provision of housing and services, Boyle Renaissance proponents give priority consideration to the existing residents of this building for housing in Boyle Renaissance (provided they meet the respective proponent's operations criteria).

2) Need to be sensitive to the fact that the Boyle Street community raised funds to toward the construction of the existing building which is being considered for demolition.

BRAC recognizes that discussions are underway between the Community Services Department and the Boyle Street Community League and anticipates that the above-noted issues will be addressed in due course.

3) What efforts are being made to either preserve or acknowledge the history of this neighbourhood?

BRAC-endorsed Recommendation:

- City's heritage planners be asked to examine the Boyle Renaissance area, both existing buildings as well as the general history of the area, and provide recommendations to BRAC.

4) The loss of the scrap yard and the bottle depot will have a significant impact on the income-generating abilities of some existing residents.

BRAC-endorsed Recommendation:

- That the development of alternative economic activities in the general area (as appropriate) be encouraged.

5) The neighbourhood currently has no retail shopping opportunities and is a "food desert"

BRAC-endorsed Recommendation:

- Consistent with BRAC's Final Report recommendation that the development encourage the creation of commercial space, efforts should be made to attract at least a convenience store to the Boyle Renaissance development.

With regard to residential relocation, Walter noted that he and Harry recently had met with representatives of the City's Corporate Properties Branch and together they have come up with the following approach to be taken by the City of Edmonton for those residents currently occupying the nine units in the "Butte" block and willing to move ASAP:

- 1) 1) Support and assistance to find a new home.
- 2) 2) The security deposit and the first month's rent for their new place (when secured).
- 3) 3) \$200 to help cover any incidental moving expenses and hook-up charges.
- 4) 4) First choice of housing in the new complex when it's finished (persons must be 65 or over and/or have a disability). "

Darlene Lennie confirmed that Metis Urban Housing would provide priority to existing residents for occupancy in the new development and would work with the City to offer assistance in the relocation wherever possible. She provided copies (for distribution to the existing residents) of her business card and a pamphlet providing a list of all affordable housing in and around Edmonton.

Mary-Ann noted that it was anticipated that a draft PIP will be available for consideration by BRAC at its meeting in August.

7. Approach to Parking Master Plan (Bunt and Associates)

Mark Huberman explained that in approaching his study of the Boyle Renaissance area he would be looking at transportation issues in general (including parking). He noted the following during his presentation:

- Bench marking is critical
- Land use schedule and requirements of proposed zoning will be taken into account
- On and off-street parking will be reviewed
- Need to understand the profile of current "parking users" (it appears that much of the parking spaces now available in the area are taken up by people going to destinations in the surrounding areas)
- Need to be cognizant of any economic impact resulting from a possible reduction in parking
- Transit availability and incentives will be considered
- There will be a review of best practice
- Consideration will be given to how Boyle Renaissance, The Quarters and the Downtown will be integrated
- A Parking Management Program (PMP) will be developed
- Transit is an integral component of the PMP

8. Update/Feedback on Urban Design Master Plan (StastnyBrun)

The following background information was noted:

Two distinct concept plans were presented by Don Stastny at the June 17th meeting of BRAC – i.e. the “braid” and the “grid” plans.

- Harry facilitated a group discussion by BRAC of the “likes” and “dislikes” of each plan - individual comments were recorded on a flip chart and were incorporated in the June 17th meeting minutes.
- Some comments (though limited) on the two plans were provided by members of the public who completed their feedback forms at the June 18th public meeting.
- On July 15th, an information package with a hard copy of the concept plans was also circulated to each member of BRAC to obtain additional feedback. The comments thus received were included in the July 29th BRAC meeting package (Harry acknowledged in particular Candace Jane Dorsey for her thorough review of the plans and for the insightful written comments that she provided – copies of which had been circulated to all members of BRAC prior to the meeting..

Mark provided the following comments on the two Master Plan Concepts from a transportation point-of-view:

- Good access to on-site parking is critical to both concepts
- Service vehicle and emergency access will have to be further refined
- Access to key intersections is critical for traffic flow
- There may be a traffic issue with the Grid’s mid-block crosswalk on 103A Avenue
- Both plans show access in similar locations
- Vehicle visibility and vandalism will have to be addressed
- With shared use parking the constant change over of stalls through the residents, High School and commercial uses will create a steady flow of pedestrian traffic that will maintain a high amount of visibility

It was noted that all comments and feedback received to date to the two Master Plan Concepts will be provided to Don Stastny for consideration in developing a revised Master Concept Plan for Boyle Renaissance.

9. Boyle Renaissance Phase 2 (North of 104th Avenue) Update

Walter recalled that at the last meeting it was noted that three of the Boyle Renaissance proponents were working together with the *Wicahitowin Circle of Shared Responsibility* to develop a development program for the recently acquired property along 95th Street and that a proposal was being drafted for consideration by the three orders of government. He briefly reviewed some of the power-point slides which Don Stastny had presented at the last meeting and distributed copies of the main body of the proposal entitled “Boyle Renaissance Phase II Aboriginal Housing (Seniors and Persons with Disabilities) and Transitional Services Facility” (dated June 18, 2009) and advised of the following in particular:

- While the funding request for the Aboriginal Facility has been submitted to the Federal and Provincial Governments, no funding commitments have been made to date.
- With the issuance of the Provincial RFP, an application will be submitted to align with the requirements of the Affordable Housing Program.

Two copies of the full funding proposal were circulated. It was **agreed** that copies of the full proposal would be made available to all interested members of BRAC and that a follow-up discussion on the proposed 95th Street development would be held at the next meeting.

10. Initial Rezoning Requirements/Approach

Reference was made to draft zoning-related documents copies of which had been circulated prior to the meeting. Walter referred to the draft documents noting in particular that:

- The list of uses for Phase 1 is very specific to the YMCA , Community Hub and High School facility.
- A limited list of generic uses is incorporated into the guidelines for Phase 2 to allow for the Aboriginal facility and other related uses.
- To provide for additional sidewalk area, a setback of 1.5 m (5ft) will be required along 95th Street.
- Access to underground parking will be required from the laneway.
- The process of rezoning may take from 4 to 6 months to complete.

11. Boyle Renaissance Phase I (South of 104th Avenue) Update

Paul Ross provided an update for Phase 1 noting that the Partnership group is working through ideas at design charrettes (workshops). The development of the design concept is a critical stage that will involve representatives of the Boyle Street area. It was noted that the partners and operators continue to meet to develop the program needs and overall approach to the development. Paul confirmed that Cohos Evamy Partners have been selected to assist in the conceptual design for Phase I.

12. Update on Wicihitiwin Circle of Shared Responsibility

Harry recalled that per BRAC's October, 2008 report to the City, it was recommended that:

With regard to the Aboriginal Welcome Centre, the City continue to work through and respect the Wicihitiwin process which will help to define the nature of the Centre itself as well as its ultimate location.

Joy Sinclair provided an update on the Wicihitiwin process indicating that there is great excitement around and support for the "Boyle Renaissance Phase II" proposal (June 18th) including the "Transitional Services Facility" (as discussed in item 10 above). She explained that Wicihitiwin recently has been established as a Society and is involved with S.A.G.E. She commented on the 8 Action Circles and concluded the *Wicihitiwin Circle of Shared Responsibility* look forward to continuing to work with and support the Aboriginal Community in Edmonton.

13. Adjournment

The meeting was adjourned at 7:15 p.m. The next meeting will be held on August 26th, 2009 from 4 to 7 pm at the Inner City High School.

Report of the Boyle Renaissance Public Involvement/Communications Working Group For Consideration at BRAC's Meeting of July 29th, 2009

The Public Involvement/Communications Working Group has held two meetings over the past month – July 13 and 27th. Members of the group to date include: Mary-Ann Thurber (Chair), Cecilia Bloxom, Joan Baker, Donna Koziak, Darlene Lennie, and Harry Finnigan.

While the main focus of the discussions to date relate to the development of a Public Involvement Plan (P.I.P) for Boyle Renaissance, the most recent meeting also reviewed various issues of concern from the community which were raised during the Boyle Street Community League's public meeting which was held on June 18, 2009.

It is anticipated that a Draft PIP will be available for consideration by BRAC at its meeting in August. This report offers, for immediate consideration by BRAC, the following observations and/or recommendations arising from the Community League's public meeting. Of the several issues raised at the community meeting, the Working Group has identified the following five issues or areas of concern which potentially could have implications on Boyle Renaissance from a communications or public relations perspective.

1) What plans are being made for the people living in the building (the "Butte") located at the corner of 95 Street and 105 Avenue?

Questions Raised:

Who in the City is addressing this question?

What kinds of assistance can current residents who will be displaced expect?

- When do the residents need to vacate the building(s)?
- Recommendations:
- Current residents of this building should be permitted to continue to reside as long as their presence does not jeopardize the final development (e.g. formal orders to vacate should be greater than 90 days if at all possible).
- A relocation program be developed which offers reasonable assistance to existing residents to find and relocate to alternative housing.
- Consistent with BRAC's Final Report's recommendation that any development give priority to existing residents in the provision of housing and services, Boyle Renaissance proponents give priority consideration to the existing residents of this building for housing in Boyle Renaissance (provided they meet the respective proponent's operations criteria).

2) Need to be sensitive to the fact that the Boyle Street community raised funds to toward the construction of the existing building which is being considered for demolition.

Questions Raised:

- Is there a way to acknowledge the fundraising undertaken by the community in the past?
- What form will/could the new hall take?
- Some residents want to have a community space but acknowledge that they may not be able to pay the expense of a new hall.

The Working Group recognizes that discussions are underway between the Community Services Department and the Boyle Street Community League and anticipate that the above-noted issues will be addressed in due course.

3) What efforts are being made to either preserve or acknowledge the history of this neighbourhood?

Questions Raised:

- How can the history of this area be reflected in the new development?
- How can the history and role of Aboriginal people and of new comers to Canada be reflected in this initiative?
- Recommendation:
- City's heritage planners be asked to examine the Boyle Renaissance, both existing buildings as well as the general history of the area, and provide recommendations to BRAC.

4) The loss of the scrap yard and the bottle depot will have a significant impact on the income-generating abilities of some existing residents.

Questions Raised:

- What can be done about this?
- Recommendation:
- That the development of a new bottle depot (and other economic activities as appropriate) in the general area be encouraged.

5) The neighbourhood currently has no retail shopping opportunities and is a "food desert"

Questions Raised:

- This area is described as a "food desert".
- What food resources currently exist in the area?
- Could a small grocery store be attracted to the area?

Recommendation:

- Consistent with BRAC's Final Report recommendation that the development encourage the creation of commercial space, efforts should be made to attract at least a convenience store to Boyle Renaissance development.

5.2 f DRAFT Minutes August 26 2009 BRAC II

DRAFT Minutes

Boyle Renaissance Advisory Committee II

Held on Wednesday, August 26th, 2009

From 4:00 – 7:05 p.m.

At Inner City High School (9515 – 104 Avenue)

Attendees:

Allen	Ron	Edmonton People in Need Shelter Society
Anderson	Timothy	Boyle Street Community League
Baker	Joan	Bill Rees YMCA
Berezan	Laura	McCauley Resident
Bilous	Deron	Boyle Street Community League
Bishop	Corrine	Community Services, City of Edmonton
Bloxom	Cecilia	McCauley Resident
Carter	Leona	Aboriginal Relations Office, City of Edmonton
Choy	Thim	Boyle Street Community League
Cloutier	Joe	Inner City Youth Development Association
Dalgetty	Alexina	Inner City Youth Development Association
Dorsey	Candas Jane	Boyle Street Community League
Fowler	Steve	Alberta Health Services
Jacobs	Elena	Alberta Aboriginal Relations
Kennedy	Calvin	Boyle Street Community League
Koziak	Donna	Riverdale Community League
Molstad	Jane	Community Services, City of Edmonton
Oswin	Harry	Community Services, City of Edmonton
Ross	Paul	Project Manager, Phase 1 (CP Ross Consulting)
Sinclair	Joy	Wicahitowin Secretariat
Seguin	Sylvie	Bissell Centre
Thurber	Mary-Ann	Corporate Services, City of Edmonton
Wagar	Kelley	CMHC
Welch	Paul	Capital Region Housing Corporation
White	Alf	Boyle Street Community League
Woodward	Jane	Canadian Native Friendship Centre Board of Trustees

By Invitation:

Belhumeur	Bonnie	Boyle Street Community Services
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Huberman	Mark	Bunt and Associates
Holdsworth	David	Heritage Planner, City of Edmonton
Tingley	Ken	Consultant (Historian)

Facilitator:

Finnigan	Harry	Special Projects Office, City of Edmonton
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Staff:

Croucher	Brent	Special Projects Office, City of Edmonton
Teply	George	Special Projects Office, City of Edmonton
Trocenko	Walter	Special Projects Office, City of Edmonton

Regrets:

Badger	Brad	Community Services, City of Edmonton
Bokhaut	Michael	Canadian Paraplegic Association (Alberta)
Bouvier	Ephram	Métis Urban Housing Corporation
Dowling	Michele	Urban Manor Housing Society
Farris	Michael	E4C
Harrison	Ron	Métis Nation of Alberta
Hunter	Jennifer	Boyle Street Community League
Kolkman	John	Edmonton Social Planning Council
Lennie	Darlene	Métis Urban Housing Corporation
Loat	Terry	Housing Branch, City of Edmonton
Noel	Linda	Urban Manor Housing Society
Pempeit	Larry	Canadian Paraplegic Association (Alberta)
Pino	Tony	Pino Brothers – Boyle Street/McCauley Representative
Robertson	Ian	Community Services, City of Edmonton
Savoia	Franco	YMCA of Edmonton
Squire	Don	Municipal Affairs and Housing, Government of Alberta
Ward	Dave	Homeward Trust Edmonton

1. Introductory Remarks

Harry Finnigan called the meeting to order at 4:15 p.m. and welcomed guests as well as Jane Woodward who would be replacing Brenda Blyan on BRAC.

2. Approval of Agenda

Agenda was approved as circulated.

3. Minutes of Previous Meeting (July 29th, 2009)

It was noted that Candias and Deron's names had been misspelled. Corrections will be made to the minutes. Approved with these corrections.

4. Business Arising from the Meeting

a. Final Draft of Background Paper (7/30/09)

Harry Finnigan referred to the updated paper (July 30th) and noted that revisions will be made as appropriate (e.g. reflecting Jane Woodward as a new member, etc.....).

b. Follow-up on Boyle Street Community League Meeting (June 18th)

Deron Bilous stated that the Boyle Street Community League plans to organize a follow-up meeting in September to invite community input on issues relating to the existing building and related plans for the future.

c. Residential Relocation

Harry recalled that at the last meeting (page 6 and 7 of minutes) an approach to residential relocation was outlined. He confirmed that this approach has been adopted by the City and on July 31st the tenants in the Butte Apts. will have received a letter outlining the assistance available. Harry also acknowledged Darlene Lennie for her assistance – both her offer to assist with relocation as well as providing a “first choice” priority consideration for the new housing in the final development to qualified tenants.

d. Heritage Planning

Harry recalled that at last the meeting (page 6 of minutes) it was recommended that the City's Heritage Planner be asked to examine the Boyle Renaissance area in order to provide recommendations with regard to the built environment as well as the history of the area.

David Holdsworth, Heritage Planner for the City explained that he was asked to review buildings of interest in the area. He noted that the building of greatest interest is a building on 96th Street immediately north of the Edmonton Supply Store. This building dates back to 1912 and represents one of the last remaining examples of industrial buildings in the Edwardian architectural style. David stated that the desire would be to encourage the incorporation of the building into the redevelopment plans and have a viable building rather than preserving it as a museum. While the building is not currently on the heritage preservation list, designation would be recommended. Financial incentives to encourage preservation are available (the City could potentially fund up to 50% of restoration costs). Other buildings in the area such as the York Hotel and Edmonton Supply do not have any significant architectural interest; though from an urban design perspective, it would be preferable if they (or at least their facades) could be incorporated into the final development in some way.

Historian Ken Tingley was then introduced as having been recently contracted to undertake a historical review of the Boyle Renaissance area. Ken advised that he sits on the Edmonton Historical Review Board and has been preparing historical reviews both provincially and municipally since 1973. He noted that the B. R. area, the original business core of Edmonton, has seen an influx of many ethnic groups over the years. Ken explained that he will prepare an historical review of the area and present a final report to BRAC at the October 28th meeting.

Harry reported that a meeting recently was held with representatives of the arts community. They expressed some interest in the 96th Street industrial building as a possible location for live/work spaces for artists. Their concept is modeled on PAL (*Professional Artists Lodge*) out of Toronto and Vancouver. BRAC will be kept apprised of any further discussions which may take place.

e. Update on Urban Design/Master Site Plan

Walter provided an update on progress made on the Master Plan noting that the revised Plan will respond to the “likes” and “dislikes” of the Grid and the Braid options presented by Don Stastny to BRAC, the Boyle Street Community League public meeting, and others in June. It is anticipated that the revised Master Plan will be presented at the September 30th meeting of BRAC.

f. Update on Parking Master Plan

Mark Huberman explained that he has made a formal request to the City’s Transportation Department regarding the possibility of locating an LRT Station adjacent to 95th Street. During the ensuing discussion it was noted that drivers generally are ignoring the one-way on 105th Avenue (east of 95th Street) and that part of the problem may have to do with the awkward access available to the City Yards. Mark made note of these points adding that they would be investigated as part of his work. He stated that his report would be available for presentation to BRAC later this fall.

g. Update on Initial Rezoning Requirements

Walter advised that the rezoning process is underway noting that:

- a) changes will be incorporated into the Master Plan to reflect the general consensus from the Community Group;
- b) a statutory public meeting will likely be held in October to share information on the re-zoning and ARP process with the broader community; and
- c) signs advising of the rezoning will be posted on site.

5. Boyle Renaissance Phase I (South of 104th Avenue) Update

Paul Ross provided an update for Phase 1 noting that six design charrettes have been held with the partners and community groups (including the Boyle Street Community League). Several options have been developed and are currently under review. Costing of the preferred option is underway. A meeting was held with Don Stastny and Cohos Evamy to align the Phase 1 concept

and the development of the Master Plan. A decision on the preferred option will be made by the partners within a couple of weeks. There will be additional engagement with the Boyle Street Community League and members of BRAC. The preferred option will be brought forward to BRAC in September.

6. Report of Working Group on Public Involvement/Communications

Mary-Ann Thurber distributed copies of the Working Group's recent report (see attached copy).

After much discussion BRAC endorsed the Group's recommendation that, recognizing that significant public involvement has already taken place through all phases of Boyle Renaissance, rather than continuing to draw up a public involvement "plan" per se, a more useful document at this point would be a historical consultation process map. This map would clearly show how the Boyle Renaissance initiative began, the types of public consultation that have taken place to date, how the BRAC group was formed and how input from the public/community has helped shape the entire initiative. **Agreed.**

7. Good Neighbour Agreements

Jane Molstad referred to the City of Nanaimo's "Good Neighbour Agreement" (GNA) copies of which had been distributed prior to the meeting. She commented on Calgary's Mustard Seed as an example of how a support agency and a community can work together. Jane summarized some of the advantages of GNAs as follows:

- Allows an agency to work cooperatively within a community;
- Can address various challenges that exist (e.g. social disorder, cleanliness issues, hours of operation, communication with both the Community and the Police, lineups and client behaviors);
- Effective tool to bring people and groups together in a collaborative manner;
- Immediate result is that an agency is viewed as acting in the interests of the broader community and is seen as a responsible community member; and
- Recognizes the value of working in partnership.

Jane explained that generally municipalities will initiate GNAs which are then administered by the respective social service agency. She also spoke to the importance of clear and respectful on-going communications noting that:

- Community Newsletters are important forms of communication;
- The McCauley Revitalization Newsletter is produced by the Community and circulated twice a year (delivered by Canada Post);
- The recent "East meets West Festival" attracted 4000 people to the McCauley Neighbourhood bringing together Little Italy and Chinatown;

During the ensuing discussion, a consensus was reached that there was merit in exploring the use of Good Neighbour Agreements (GNAs) for Boyle Renaissance. The following volunteered to serve on a working group to consider the principles which might be appropriate for a GNA for Boyle Renaissance and report back to the next meeting of BRAC: Laura Berezan, Alf White, Joy Sinclair, Ron Allen, Tim Anderson, and Candace Jane Dorsey.

8. Boyle Renaissance Phase 2 (North of 104th Avenue) Update

Harry recalled that at the last meeting copies of the proposal (June 18th) were circulated and a brief presentation given. Copies of the full funding proposal were then distributed to BRAC members at this meeting.

Walter advised that Don Stastny, who has done a considerable amount of work with the Aboriginal community throughout the United States, is currently refining the Master Plan concept. Funding is not guaranteed but once it is obtained it will be important to hire an architect to further develop the building plans for Phase 2.

Harry noted that recently a concern had been raised with him by a member of BRAC about the timing of this proposal, how transitional housing (the 15 rooms on the second level) had become part of it, and whether or not this would be contrary to the City's "Housing First" policy. He referred members to page 9 of the minutes of the last meeting recalling one of BRAC's recommendations to seek advice from Wicahitowin with regards to the "nature" and location of an "Aboriginal Welcome Centre".

Jane Woodward explained that after much discussion over the past few months, members of the Aboriginal community concluded that a "Transitional Service Facility" located in Boyle Renaissance was needed; and that incorporating temporary accommodation within it might help to stem the tide of young Aboriginal persons joining gangs shortly after arriving in the city. She added that the proposed facility represents the first time that her organization has come to the table with money to build a building.

With regard to this proposal as it relates to the "Housing First" policy, Harry read the following statement which he had received from Jay Freeman via e-mail:

Housing First is a client centered approach which holds that before someone can break the cycle of homelessness, a safe and secure home is necessary, with support services readily available. Housing First places priority on providing affordable, safe and permanent housing. Emergency shelters are not a substitute for permanent housing. However, our 10 Year Plan does acknowledge that we will still require emergency shelters in the future, but that they should be just that, used in emergencies.

The Housing First model has proven highly successful in many jurisdictions, including Edmonton, but even the most successful housing first programs do not work for everyone. Client choice is also a hallmark of housing first programs. Hence our 10 Year Plan does propose creation of 750 units of permanent supportive housing, and 250 units of transitional housing. While it is difficult to predict which clients will succeed with a housing first approach, research indicates that two groups will likely benefit from transitional housing; families and youth. In particular, youth may have no experience living independently. As a result our Plan does advocate that 100 units of transitional housing (part of the 250 units) for youth be created. (To put those numbers in perspective, the Plan also calls for creation of 2,750 permanent, independent housing units.) So in that sense, your proposal for 15 transitional beds for youth is not inconsistent with our Plan. And provided

there are clear plans/protocols for transitioning the youth to permanent housing, it is consistent with the Housing First approach. Portland Oregon is often used as the poster child for addressing homelessness and their adoption of the housing first concept, but they have clearly incorporated both transitional housing and permanent supportive housing in the mix.

9. Update on Land Acquisition

Walter advised that the City continues to aggressively pursue the acquisition of properties at fair market value. Additional information will be provided at the September 30th meeting.

10. Market Housing (Alternative Approaches)

Walter advised that the current City policy is for 5% of the housing units to be provided to the City at 85% of market value. Edmonton is developing a housing strategy for The Quarters and Boyle Renaissance. Toronto is viewed as a leader in the development of affordable housing initiatives and John Gladki who is the “chief architect” of the Regent Park initiative (and who met with BRAC earlier this year) has been retained to assist with the Edmonton initiative. Given BRAC’s recommendations, Boyle Renaissance is expected to be an inclusive mixed-use development with the development of market housing to be encouraged. It is anticipated that the overall Master Plan for the area will identify “pods” for the development of market housing. Consideration is being given for a market housing demonstration project to be introduced for The Quarters and/or Boyle Renaissance area.

11. Any Other Business/Issues

1. Candas suggested that table top name cards be produced to help BRAC members identify one another during the course of the meetings. **Agreed.**
2. Harry referred to the revised schedule of BRAC meetings (dated 8/26/09) noting in particular that:
 - It calls for a similar approach to writing the next BRAC report as was followed for the first one – the intent is to ensure that the report is truly BRAC’s report which will reflect a general consensus in terms of conclusions and recommendations going forward;
 - It is anticipated that a public presentation of the final report would be given sometime during the week of February 22nd, with BRAC members in attendance to respond to any questions.

12. Adjournment

The meeting was adjourned at 7:05 p.m. The next meeting will be held on September 30th, 2009 from 4 to 7 pm at the Inner City High School.

Report of the Boyle Renaissance Public Involvement/Communications Working Group to the August 26 BRAC meeting

August 25 meeting

Present:

Joan Baker
Cecilia Bloxom
Donna Koziak
Mary-Ann Thurber (Chair)

Regrets:

Darlene Lennie

Follow-up Recommendation:

Per BRAC's request, the working group held a number of discussions around creating a Public Involvement Plan for the Boyle Renaissance initiative; however, during our most recent meeting it's become obvious that a formal public involvement plan may not be necessary at this point.

In reality, significant public involvement has already taken place through all phases of this initiative. The leadership of the BRAC group especially has been an influential and valuable method of public involvement and has had significant impact on the development of the initiative to date.

With the advice of Jill Bradford Green of the City's Public Involvement Office, the committee has decided a more useful document at this point would be a historical consultation process map. This map would clearly show how the Boyle Renaissance initiative began, the types of public consultation that have happened to date, how the BRAC group was formed and how input from the public/community has helped shape the entire initiative.

This map would also be useful as the Boyle Renaissance initiative moves forward as it will offer not only a snapshot of what has been accomplished to this point but will also help identify "next steps" for further communications and public involvement.

The members of the Public Involvement Plan/Communications Committee are to be commended for their commitment to excellence and for asking the probing questions that helped determine a proper future course for public involvement.

Mary-Ann Thurber
Chair, BRAC's Public Involvement/Communications Working Group

5.2 g DRAFT - Minutes September30 2009 BRAC II-1.doc

DRAFT Minutes

Boyle Renaissance Advisory Committee II

Held on Wednesday, September 30, 2009

From 4:00 – 7:05 p.m.

At Inner City High School (9515 – 104 Avenue)

Attendees:

Allen	Ron	Edmonton People in Need Shelter Society
Anderson	Timothy	Boyle Street Community League
Baker	Joan	YMCA of Edmonton
Bishop	Corinne	Community Services, City of Edmonton
Choy	Thim	Boyle Street Community League
Dalgetty	Alexina	Inner City Youth Development Association
Dorsey	Candas Jane	Boyle Street Community League
Fowler	Steve	Alberta Health Services
Hunter	Jennifer	Boyle Street Community Services
Kennedy	Calvin	Boyle Street Community League
Kolkman	John	Edmonton Social Planning Council
Koziak	Donna	Riverdale Community League
Oswin	Harry	Community Services, City of Edmonton
Rose	Marilyn	Canadian Paraplegic Association (Alberta)
Ross	Paul	Project Manager, Phase 1 (CP Ross Consulting)
Savoia	Franco	YMCA of Edmonton
Thurber	Mary-Ann	Corporate Services, City of Edmonton
Welch	Paul	Capital Region Housing Corporation
Woodward	Jane	Canadian Native Friendship Centre Board of Trustees

By Invitation:

Huberman	Mark	Bunt and Associates
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Facilitator:

Finnigan	Harry	Special Projects Office, City of Edmonton
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Staff:

Croucher	Brent	Special Projects Office, City of Edmonton
Trocenko	Walter	Special Projects Office, City of Edmonton

Regrets:

Badger	Brad	Community Services, City of Edmonton
Berezan	Laura	McCauley Resident
Bilous	Deron	Boyle Street Community League
Bloxom	Cecilia	McCauley Resident
Bouvier	Ephram	Métis Urban Housing Corporation
Carter	Leona	Aboriginal Relations Office, City of Edmonton
Cloutier	Joe	Inner City Youth Development Association
Dowling	Michele	Urban Manor Housing Society
Farris	Michael	E4C
Harrison	Ron	Métis Nation of Alberta
Jacobs	Elena	Alberta Aboriginal Relations
Lennie	Darlene	Métis Urban Housing Corporation
Loat	Terry	Housing Branch, City of Edmonton
Molstad	Jane	Community Services, City of Edmonton
Noel	Linda	Urban Manor Housing Society
Pempeit	Larry	Canadian Paraplegic Association (Alberta)
Pino	Tony	Pino Brothers – Boyle Street/McCauley Representative
Robertson	Ian	Community Services, City of Edmonton
Seguin	Sylvie	Bissell Centre
Sinclair	Joy	Wicihitowin Secretariat
Squire	Don	Municipal Affairs and Housing, Government of Alberta
Tingley	Ken	Team Historian
Wagar	Kelley	CMHC
Ward	Dave	Homeward Trust Edmonton
White	Alf	Boyle Street Community League

1. Introductory Remarks

Harry Finnigan called the meeting to order at 4:15 p.m. Brent Croucher noted that name cards were now available.

2. Approval of Agenda

Harry referred to the recent notice which explained that the Public Involvement/Communication Working Group had met yesterday (September 29th) and suggested that the role of the Committee be clarified and that BRAC revisit its overall timeline as well as how the meetings are facilitated. He suggested that these matters be addressed under Item 4(a). **Agreed.** Agenda was approved as circulated.

3. Minutes of Previous Meeting (August 26, 2009)

The minutes were approved as circulated.

4. Business Arising from the Meeting

a. BRAC II Operating Principles

Harry explained that following the last meeting some concern had been expressed to him over the nature and tone of some of the discussion which took place at the meeting. Harry advised that he was reminded that BRAC II had not consciously developed a set of agreed-upon values or principles (as was the case with the original BRAC group). He recalled that BRAC I had developed and approved 15 “values or principles” to serve as a guide as to how the group expected discussions to be conducted and how individual members would behave toward or communicate with one another.

Harry referred to the handout with the original 15 principles as well as the flip chart which had been used last year when BRAC developed them. He suggested that the committee first deal with role of BRAC and asked each member to describe how they saw their particular role on BRAC as well as to provide further comments and input on “values/principles”. It was **agreed** that this discussion would involve all but “ex officio” members of BRAC.

A roundtable discussion then took place during which each member commented on their understanding of their respective roles on BRAC and which among other things resulted in the following additional twelve (12) “values/principles” being added to the original fifteen:

- | | |
|--------------------------|------------------------------|
| ■ Integrity | ■ Understanding and learning |
| ■ Safety in speaking out | ■ Communication |
| ■ Curiosity | ■ Clarity |
| ■ Imagination | ■ Accountability |
| ■ Brevity | ■ Simplicity |
| ■ Courage | ■ Consensus building |

Moved By: Thim Choy

Seconded By: Jennifer Hunter

“That the existing list of fifteen (15) “values/principles” together with the twelve (12) additional ones be adopted by BRAC to assist in guiding how future discussions will occur.

Carried Unanimously.

It was further **agreed** that everyone around the table and involved in BRAC will be responsible for ensuring that these values/principles are followed; both in terms of how each member communicates personally or letting the committee know if s/he feels that others are not being true to the values/principles at a particular point in time during a meeting. It was also **agreed** that the 27 values would be reproduced on a board to be displayed at each meeting of BRAC as a reminder and for easy reference.

Harry referred to the most recent version of the background paper on BRAC (9/29/09) noting in particular City Council's expectations with respect to issues to be addressed. Harry reviewed the revised schedule and the planned topics/approach to BRAC' work for the next 5 months. A discussion followed regarding BRAC's timeline/schedule of meetings and how the group's meetings are facilitated.

It was noted that to date, generally BRAC has taken a relatively informal consensus-based approach to decisions. Consideration was given to alternative approaches such as having each agenda item or decision dealt with via formal motions. Jennifer questioned why we would change the way BRAC functions noting that the survey conducted last year indicated that members of BRAC had a reasonably high level of satisfaction with regard to how meetings were being facilitated. A number of other members expressed similar sentiments.

It was **agreed** that:

- BRAC will continue to take a relatively informal consensus-based approach to its discussions and decision-making process; and
- Where individual members feel that a particular situation warrants it, s/he may ask for a formal motion to be put forth and voted on.

It was suggested that a standing item for future meetings should be a report on what has happened or what meetings have taken place since the previous BRAC meeting.

a. Follow-up on Boyle Street Community League Meeting (June 18th)

It was noted that the Boyle Street Community League plans a follow-up meeting to discuss the existing building for sometime in October.

c. Update on Urban Design/Master Site Plan

Walter provided a power point presentation of the revised Draft Master Plan (a copy of which is attached to these minutes) noting how the revised plan responds to the feedback provided via "likes" and "dislikes" of the "Grid" and the "Braid" options as presented by Don Stastny in June to BRAC and the Community League's meeting. He noted that the revised plan came about through a collaborative effort with Cohos Evamy that integrates the refined building siting for Phase 1 and the relocation of the Community Gardens to the LRT right of way.

Walter explained that this revised Master Plan was presented to the Edmonton Design Committee (EDC) on September 29th. Initial comments from the EDC included:

- ensuring that buildings fronted onto the open space areas to increase the level of security through more “eyes on the street”;
- the proposed open space area located south of 103A Avenue should instead be maintained for street oriented housing;
- while the concept of relocating the community gardens to the LRT right-of-way (including roof-top gardens) is creative and would result in a good use of space, efforts should be made to confirm ASAP the structural integrity of the LRT portal and its ability to handle a roof-top garden.

A brief discussion took place where some members who had been involved in recent “charette” meetings noted how they could see that various ideas/suggestions had been taken into account in the revised plan. It was noted that additional refinements would be made prior to the Plan being presented to the EDC for their final review. **Received as information.**

d. Update on Initial Rezoning Requirements

Walter provided an update on the rezoning for the site that is now under review. Direct Control zoning is proposed for Phase 1 and Phase 2 of Boyle Renaissance. The balance of the site that is considered to be Phase 3 will be rezoned at a later date once the Master Plan is finalized. It is thought that market housing could be located in this area of the Plan with the possibility of an Artists Community being established in the area of the York Hotel. Work will continue with EDC and BRAC to refine the Master Plan. The focus of our efforts should be on Phase 1 and Phase 2 to ensure that building programs continue to move forward.

A roundtable discussion occurred where consensus was reached and it was **agreed** to move forward with the zoning for Phase 1 and Phase 2 separately with the understanding that the rezoning of the Phase 3 lands and finalization of the Master Plan would follow at a later date.

Brent noted that public meeting was tentatively set for October 29th to present plans and the application for re-zoning for Phase 1 and Phase 2. The approach to the public meeting would involve City staff, consultants and members of BRAC. Participants in the open house would be present to speak to the information boards (which will need to be prepared) and to answer questions which may arise. Signs advising of the rezoning will be posted on site.

A discussion took place regarding the timing of the development and phasing of the construction. Brent noted that it was anticipated that Council would consider the zoning application sometime in January, 2010. With regard to the community gardens, Ron Allen stated that EPNSS would be willing to allow the gardens to be relocated to its lot south of 103A as a temporary home during the construction period.

e. Update on Land Acquisition

Walter noted that on-going discussions are taking place with the existing land owners and that BRAC will be advised as soon as any further progress is made. Questions were raised with regard to residents now living in the area – i.e. at the York Hotel and the Butte Apartments. Brent agreed to follow-up with the City's real estate/property management folks to request information on existing residents etc and will provide an update at the next BRAC meeting.

5. Report of Working Group on Public Involvement/Communications

Mary-Ann explained that recent meetings of the working group focused on communication history and how public feedback influenced BRAC's thinking and the reshaping of Boyle Renaissance. As a priority the group plans to identify additional opportunities for public involvement and input going forward and to make these more widely known. During the ensuing discussion it was suggested that information to the community in print form (e.g. via a newsletter, a brochure/pamphlet and signage) would be appropriate. It was **agreed** that the working group would explore these options further

6. Report on Working Group on “Good Neighbourhood Agreements”

Harry recalled the decision from the August meeting to establish a working group to determine if there was merit in exploring the development of Good Neighbourhood Agreements (GNA's) for Boyle Renaissance and if so, for the group to consider principles and an approach that may make sense for BRAC to follow. Reference was made to the DRAFT minutes of the working group's meeting which was held on September 28th (copies had been circulated prior to BRAC's meeting).

Members of the working group suggested a few changes to the draft minutes such as noting that siting of buildings should “ensure there will be no” queuing lines and clarifying that “reciprocity” means the neighbourhood embraces new people “and new people embrace the neighbourhood”. After a brief discussion it was **agreed** that:

- a. the draft minutes will be revised and forwarded to all members of BRAC for review; and
- b. BRAC will make a decision with respect to the working group's recommendations at its October meeting.

7. Boyle Renaissance Phase I (South of 104th Avenue) Update

Paul Ross provided an update for Phase 1 noting that the timing and approach being taken for Boyle Renaissance overall is in sync with their work program. A draft final plan is being prepared and a costing program is being reviewed.

8. Boyle Renaissance Phase 2 (North of 104th Avenue) Update

Walter advised that since BRAC's last meeting the Canadian Native Friendship Centre, Métis Urban Housing Corporation, Canadian Paraplegic Association and Wicahitowin have come together to sign off on the funding request for Phase 2. He noted in particular that:

- the project costs have been reduced to \$47 million from \$53 million;
- the housing component will consist of affordable and some transitional housing (15 units as reported at the last meeting);

- the Mayor has written several letters to Provincial and Federal Ministers in support of the funding request;
- it is expected that a decision on the funding request will be made by the end of the year

Jane Woodward wished to thank everyone involved for their assistance in completing the request.

9. On-Going Operations/Maintenance and Security

Walter recalled that the Mayor is committed to a higher level of maintenance and security for Boyle Renaissance. The development has the potential to set a new standard of safety, security and maintenance in the area. It was **agreed** that further discussion regarding how on-going operations might be handled will take place at the next meeting.

10. Next Meeting (October 28, 2009)

1. It was **agreed** that the next meeting will include a discussion on the contents of the final report including the “table of contents” as well as a discussion to get a general or preliminary sense from BRAC on what its conclusions/recommendations going forward with respect to the thirteen recommendations might look like.

11. Adjournment

The meeting was adjourned at 7:05 p.m.

5.2 h Draft Minutes October 28 BRAC II

DRAFT Minutes

Boyle Renaissance Advisory Committee II

Held on Wednesday, October 28th, 2009

From 4:00 – 7:05 p.m.

At Inner City High School (9515 – 104 Avenue)

Attendees:

Anderson	Timothy	Boyle Street Community League
Baker	Joan	YMCA of Edmonton
Bilous	Deron	Boyle Street Community League
Choy	Thim	Boyle Street Community League
Dorsey	Candas Jane	Boyle Street Community League
Fletcher	Kent	Capital Region Housing Corporation
Fowler	Steve	Alberta Health Services
Hunter	Jennifer	Boyle Street Community Services
Kennedy	Calvin	Boyle Street Community League
Kolkman	John	Edmonton Social Planning Council
Koziak	Donna	Riverdale Community League
Oswin	Harry	Community Services, City of Edmonton
Pempeit	Larry	Canadian Paraplegic Association (Alberta)
Rose	Marilyn	Canadian Paraplegic Association (Alberta)
Ross	Paul	Project Manager, Phase 1 (CP Ross Consulting)
Thurber	Mary-Ann	Corporate Services, City of Edmonton
Wagar	Kelley	CMHC
White	Alf	Boyle Street Community League
Woodward	Jane	Canadian Native Friendship Centre Board of Trustees

By Invitation:

Huberman	Mark	Bunt and Associates
Helder	John	City of Edmonton (Horticultural)
Nadeau	Leonie	NovaNAIT

Facilitator:

Finnigan	Harry	Special Projects Office, City of Edmonton
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Staff:

Croucher	Brent	Special Projects Office, City of Edmonton
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Regrets:

Allen	Ron	Edmonton People in Need Shelter Society
Badger	Brad	Community Services, City of Edmonton
Berezan	Laura	McCauley Resident
Bishop	Corinne	Community Services, City of Edmonton
Bloxom	Cecilia	McCauley Resident
Bouvier	Ephram	Métis Urban Housing Corporation
Carter	Leona	Aboriginal Relations Office, City of Edmonton
Cloutier	Joe	Inner City Youth Development Association
Dalgetty	Alexina	Inner City Youth Development Association
Dowling	Michele	Urban Manor Housing Society
Farris	Michael	E4C
Harrison	Ron	Métis Nation of Alberta
Jacobs	Elena	Alberta Aboriginal Relations
Lennie	Darlene	Métis Urban Housing Corporation
Loat	Terry	Housing Branch, City of Edmonton
Molstad	Jane	Community Services, City of Edmonton
Noel	Linda	Urban Manor Housing Society
Pino	Tony	Pino Brothers – Boyle Street/McCauley Representative
Robertson	Ian	Community Services, City of Edmonton
Savoia	Franco	YMCA of Edmonton
Seguin	Sylvie	Bissell Centre
Sinclair	Joy	Wicahitowin Secretariat
Squire	Don	Municipal Affairs and Housing, Government of Alberta
Tingley	Ken	Team Historian
Trocenko	Walter	Special Projects Office, City of Edmonton
Ward	Dave	Homeward Trust Edmonton
Welch	Paul	Capital Region Housing Corporation

1. Introductory Remarks

Harry Finnigan called the meeting to order at 4:15pm and welcomed new members and guests :
 Kent Fletcher representing Capital Region Housing
 John Helder, the City's Principal of Horticulture was also introduced.

Harry referred to the handout and the “Operating Principles” board noting that, as agreed, these will be on display for easy reference as a reminder as to how discussions/communications will take place around the table. It was noted that Ken Tingley requires extra time for his historical research and report – to be included on the agenda for the November BRAC Meeting

2. Minutes of Previous Meeting (September 30th, 2009)

The Minutes were approved as circulated

3. Business Arising from the Meeting

a. Overview of Meetings Held since September 30th

Harry noted that at the last meeting it was suggested that a standing item for future meetings should be a report on what has happened or what meetings have taken place since the previous BRAC meeting. These reports will address items which are not specifically on meeting agendas for discussion. Brent provided a verbal report regarding discussions with the artists noting that:

- at the August BRAC meeting it was noted that a preliminary expression of interest had been received from representatives of "Professional Artists Lodge" about getting involved in Boyle Renaissance;
- this week we received e-mails from Linda Huffman and Tom McFall, representatives of the group's Board of Directors, indicating that they would like to pursue further discussions.

It was **agreed** that representatives of “Professional Artists Lodge” be invited to meet with BRAC at its next meeting to confirm their level of interest and explore their possible involvement in the Boyle Renaissance development.

a. Update on Residential Relocation

It was noted that at the last meeting it was suggested that updated information be obtained on residents living in the York Hotel as well as the Butte Apartments. Brent advised that a request has been made but is somewhat complicated due to on-going land negotiations. He noted that the City's property managers have expressed concern over the condition of the roof at the Butte. Further information should be available for the November meeting.

b. Update on Urban Design/Master Site Plan

It was noted that at the last meeting Walter presented the draft Master Site Plan (a copy of which was forwarded to everyone on Friday) and it was agreed that the rezoning for Phases 1 and 2 would proceed now with approval for Phase 3 and the Master Plan taking place at a later date.

During the discussion the following comments and/or suggestions were offered with regard to the draft Master Plan:

Existing buildings should be shown in distinct colours or cross-hatching

- Fire Hall and Urban Manor – i.e. those buildings which will be retained per current users

- Heritage Buildings
 - Edmonton Salvage – which is the only one on the Heritage Planner’s priority list
 - Edmonton Supply Store and the York Hotel – which the Heritage Planner identified as having potential value from an urban design perspective and would be preferable at a minimum to have their facades incorporated into the final development

More thought needs to go into the location and form of the green space.

- For instance it appears that none of the spaces shown in the draft plan could accommodate a baseball diamond. If so, how was it determined that the neighbourhood no longer needed a baseball diamond? Where are the alternatives to the existing one located?
- Community gardens – ensure that the new location, assuming they will need to be relocated, provides as least as big an area as the existing gardens.

BRAC members were asked to provide any further feedback/comments on the draft plan directly to Walter who will forward them on to Don Stastny

c. Update on Initial Rezoning Requirements/Public Meeting (Oct. 29)

Brent provided an update on the rezoning application and tomorrow’s public meeting. The approach being taken is to rezone the first two phases to DC1 and amend the Boyle St/McCauley ARP.

The list of uses proposed in the DC1 was compared to the more intense and broader commercial uses listed under the current General Business (CB-2) Zone. The number of uses being proposed is of a lower intensity and reduced in number to reflect uses that are compatible with the community, social, recreational and residential nature of Boyle Renaissance

Thim Choy indicated that it could be argued that given the areas proximity to downtown, 8 to 10 storeys is not high enough and perhaps greater density should be encouraged.

It was noted that the rezoning will define the type of development and land uses which will be “permissible” and not necessarily what in fact will be developed. It was noted in particular that the building shapes on the Master Plan (other than existing buildings like the Fire Hall) are meant to be conceptual only and show the kind of development which could possibly occur under the new proposed zoning. It was agreed that the discussion at tomorrow’s public meeting should be kept at a “high level” and focus on changes in permissible land uses.

d. Recommendations from Working Group on “Good Neighbour Agreements”

It was noted that at the September BRAC meeting a discussion took place around the draft minutes of the Working Group’s meeting which had been held on September 28th. Revised minutes were sent out to everyone on October 1st.

Moved By: Candace Jane Dorsey Seconded By: Alf White

That the following recommendations be forwarded to the City of Edmonton as part of BRAC's final report:

1. That the City pursue in principle the development of Good Neighbour Agreements for Boyle Renaissance

2. That a Working Group made up of representatives of the following be formed to develop such agreements :

- Existing agencies/BRZ
- Boyle Renaissance proponents
- Community Leagues
- City of Edmonton – Planning, Community Services, Police, and Public Works

3. Sufficient funds should be budgeted in order to implement the concept effectively.

Carried Unanimously.

a. On-Going Operations/Maintenance & Security

In Walter's absence, it was **agreed** that this item be deferred to the next meeting.

4. Report on Parking Master Plan (Bunt and Associates)

Mark Huberman presented his preliminary findings. There is a range of parking requirements from other plan areas that can be used as comparisons to provide a sense of what the parking entitlement should be for the Phase 1 development within Boyle Renaissance :

The Quarters Downtown	95 Stalls
The Downtown Plan	135 Stalls
Suburban Parking Requirements	214 Stalls

In these comparisons parking is based on the type of use and number of units. The desire is to develop one level of underground parking for each building that will have the ability to be interconnected and integrated into an overall parking management plan. Copies of the table outlining Mark's calculations/analysis will be distributed to BRAC members following the meeting.

5. Report of Working Group on Public Involvement/Communications

It was noted that at the September meeting the Working Group it was reported that the group was developing a "communication history" or timeline outlining how public feedback influenced BRAC's thinking and the reshaping of Boyle Renaissance. Mary-Ann noted that the identifying of additional opportunities for public involvement and input going forward was considered a priority by the Group.

6. Update and discussion on Rooftop/Community Gardens

Harry recalled that at the last BRAC meeting it was noted that the Edmonton Design Committee had suggested that while the concept of relocating the community gardens to the LRT right-of-way (including roof-top gardens) was creative and would result in a good use of space, efforts should be made to confirm ASAP the structural integrity of the LRT portal and its ability to handle a roof-top garden. Harry advised that Walter has been in contact with the City's engineers regarding the LRT structure.

Brent presented the tree inventory for Phase 1 referring to an aerial photo with tree locations and species. The commitment is to accommodate at least as much land to the community gardens as currently exists.

Harry introduced John Helder, the City's Principal of Horticulture. John, explained that the City's policy with regard to protecting trees includes a schedule of costs that developers are required to pay if trees on public land need to be removed to accommodate their particular development.

Leoni Nadeau explained that she has done a fair amount of sustainability-related research; and more recently has been exploring the whole concept of green roofs. She noted that while Edmonton's relatively harsh climate is a challenge, green roofs are definitely possible. She also noted that government funding is available for community groups interested in establishing green roof projects.

After much discussion, it was **agreed** that a working group be established to work with John to pursue this matter further. Candace Jane Dorsey, Thim Chow and John Kolkman volunteered to serve on this group. Brent will serve as staff contact/support for the group.

It was **agreed** that members of the existing community gardens group in Boyle Renaissance should be invited to participate and that the terms of reference or expectations for this "Green Working Group" would be as follows:

- To explore the possibility of creating a green roof atop the LRT structure;
- To explore the possibility of having a berm developed up to and over the LRT structure and/or community gardens located south of the LRT;
- To work with existing community gardeners in Boyle Renaissance to explore alternative sites/locations and determine resources which may be required to relocate the gardens; and
- To receive information on the approach being taken with existing trees and include this in their reports back to BRAC.

7. Boyle Renaissance Phase 1 (South of 104) Update

Paul Ross provided an update for Phase 1 and confirmed that a new RFP was being prepared for an Architect to design the YMCA Housing component and Community Hub Facility.

8. North of 104 Update (95th Street et al)

Brent advised that several meetings have been held with City Council and City Departments noting that the City was prepared to make a \$1.66 million one-time grant to the Canadian Native Friendship Centre Trustees's to assist with funding for the Aboriginal building.

9. Confirmation of Revised BRAC Program

Harry referred to the DRAFT table which was sent out yesterday. The intent is to have it finalized at the November meeting. A round table discussion took place. Steve Fowler explained that Alberta Health Services has undertaken an extensive review of its operations and priorities and has concluded that it is no longer in a position to make a commitment to Boyle Renaissance. Steve, at the Committee's request, kindly agreed to continue to serve on BRAC (as an "ex officio" member) in order to help provide continuity of leadership/organizational memory. It was **agreed** that all proponents will review the draft table and provide any further comments or changes required directly to Harry.

10. BRAC II Report

Harry distributed a draft Table of Contents for the final report. It was suggested that the following two items be added in the "Findings" section: "Boyle Street Community League Building" and "Public Involvement Going Forward". **Agreed**. It was also **agreed** that the next meeting will focus on getting consensus on "conclusions and recommendations".

11. Next Meeting (November 25th, 2009) and revised Schedule

Harry referred to the revised schedule (10/27/09) and reviewed the planned topics for the remaining meetings and the overall approach for the next four months

12. Adjournment

The meeting was adjourned at 7:05 p.m.

5.2 i Revised Draft Minutes November 25 BRAC II

DRAFT Minutes

Boyle Renaissance Advisory Committee II

Held on Wednesday, November 25th, 2009

From 4:00 – 7:05 p.m.

At Urban Manor (9504 – 104 Avenue)

Attendees:

Allen	Ron	Edmonton People in Need Shelter Society
Anderson	Timothy	Boyle Street Community League
Baker	Joan	YMCA of Edmonton
Bishop	Corinne	Community Services, City of Edmonton
Dorsey	Candas Jane	Boyle Street Community League
Dowling	Michele	Urban Manor Housing Society
Fletcher	Kent	Capital Region Housing Corporation
Fowler	Steve	Alberta Health Services
Frank	Lyle	Wicahitowin Secretariat
Jangula	Nicole	Community Services, City of Edmonton
Kolkman	John	Edmonton Social Planning Council
Koziak	Donna	Riverdale Community League
Molstad	Jane	Community Services, City of Edmonton
Noel	Linda	Urban Manor Housing Society
Oswin	Harry	Community Services, City of Edmonton
Rose	Marilyn	Canadian Paraplegic Association (Alberta)
Ross	Paul	Project Manager, Phase 1 (CP Ross Consulting)
Seguin	Sylvie	Bissell Centre
Thurber	Mary-Ann	Corporate Services, City of Edmonton
White	Alf	Boyle Street Community League
Woodward	Jane	Canadian Native Friendship Centre Board of Trustees

By Invitation:

Huberman	Mark	Bunt and Associates
Tingley	Ken	Team Historian
Bonds	Phil	Broadway Malyan – Armature Consultants
Marshall	Bill	MTA - Armature Consultants
Vance	Bill	MTA - Armature Consultants

Facilitator:

Finnigan	Harry	Special Projects Office, City of Edmonton
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Staff:

Croucher	Brent	Special Projects Office, City of Edmonton
Trocenko	Walter	Special Projects Office, City of Edmonton

Regrets:

Badger	Brad	Community Services, City of Edmonton
Berezan	Laura	McCauley Resident
Bilous	Deron	Boyle Street Community League
Bloxom	Cecilia	McCauley Resident
Bouvier	Ephram	Métis Urban Housing Corporation
Carter	Leona	Aboriginal Relations Office, City of Edmonton
Choy	Thim	Boyle Street Community League
Cloutier	Joe	Inner City Youth Development Association
Dalgetty	Alexina	Inner City Youth Development Association
Farris	Michael	E4C
Harrison	Ron	Métis Nation of Alberta
Hunter	Jennifer	Boyle Street Community Services
Jacobs	Elena	Alberta Aboriginal Relations
Kennedy	Calvin	Boyle Street Community League
Lennie	Darlene	Métis Urban Housing Corporation
Loat	Terry	Housing Branch, City of Edmonton
Pempeit	Larry	Canadian Paraplegic Association (Alberta)
Pino	Tony	Pino Brothers – Boyle Street/McCauley Representative
Robertson	Ian	Community Services, City of Edmonton
Savoia	Franco	YMCA of Edmonton
Squire	Don	Municipal Affairs and Housing, Government of Alberta
Wagar	Kelley	CMHC
Ward	Dave	Homeward Trust Edmonton
Welch	Paul	Capital Region Housing Corporation

1. Introductory Remarks

Harry Finnigan called the meeting to order at 4:10 p.m.

- A special thanks was extended to Linda Noel and Michele Dowling of the Urban Manor for hosting the meeting.

- Harry welcomed two new members – Nicole Jangula from Community Services and Lyle Frank representing the Wicihitowin Secretariat
- Harry welcomed guests Ken Tingley as the team historian, Linda Huffman from Artists Urban Village, and consultants on The Quarters.

2. Approval of Agenda

It was noted that Candace would have to leave at 6:00 p.m. It was suggested that items 7 and 9 be switched to accommodate her schedule – **agreed**.

3. Boyle Street Historical Report presentation by Ken Tingley

Ken Tingley presented an overview of his draft report on the historical record of Boyle Street. The major points covered in the presentation are as follows:

- Of the buildings that remain the Old Edmonton Iron Works Building was built in 1903 and the York Hotel in 1913;
- Most household hardware that was purchased by Edmontonians was made in the Ironworks
- Prior to its present name, the York Hotel was previously called St. Peter's, The Petrograd, as well as The National;
- Over the years the community has been home to a diverse number of nationalities and immigrant families;
- The Grand Trunk and Pacific Railway had a siding yard in the area;
- The existing salvage yard was once home to a large coal yard;
- Boyle Street was a self contained community with shoe makers, barbershops and many other small family run businesses;
- The community was home to many blue collar workers and there were several rooming houses;
- In the early 50's the community began to have a reputation for crime and social service agencies then started to define the community.

During the follow up discussion it was determined that further research should be undertaken to review Aboriginal involvement and history in the area. Ken provided his e-mail address and encouraged members of BRAC to provide him with any further comments or suggestions on his draft report.

4. Interest by Edmonton's "Professional Artists Lodge"

It was noted that at the October meeting it was agreed that BRAC should pursue further discussions with PAL (Professional Artists Lodge) – now known as "Artists Urban Village" (AUV). Harry advised that he and Walter Trocenko met yesterday (November 24th) with Tom McFall of the Alberta Arts Council, also a member of the Artists Urban Village (AUV), about the possibility of the Arts Council becoming part of Boyle Renaissance.

Linda Huffman gave an overview of AUV, noting that it has been incorporated as a registered non-profit society. Their goal is to develop affordable housing (or rather “live/work” spaces) for seniors and others within Edmonton’s arts community. The vision is to develop an artists’ village which in addition to safe and secure housing would also include a theatre, gallery and other arts-related facilities. There is a growing seniors demographic in the artists community - in a recent survey 131 respondents that indicated an interest in the village concept. The group is currently working with Communitas in considering planning and ownership options. Currently they are leaning towards equity ownership and/or co-op housing. Linda confirmed that AUV’s leadership are interested in pursuing further discussions towards the possibility of having the “artists’ village” concept developed as part of Boyle Renaissance.

5. Minutes of Previous Meeting (October 28th, 2009)

It was **agreed** that the minutes should be revised (item 9, page 5) to reflect the discussion which took place regarding Alberta Health Services recent decision not to further pursue development as part of Boyle Renaissance and for Steve Fowler to continue serving on BRAC but as an “ex officio” member.

6. Business Arising from the Meeting

a. Overview of Meetings Held since October 28th, 2009

Walter noted that he has attended various meetings relating to the Aboriginal development proposed for 95th Street; including a meeting in Ottawa with the Mayor and others

b. Update on Residential Relocation

Brent advised that land negotiations are underway to acquire the York Hotel and that additional information will be available in the New Year. The resident relocation program is underway for the Butte Apartment building and there are approximately six residents that are currently left residing in the building. The existing tenants are to be relocated on or before April 30th, 2010. Further information will be made available for the January meeting

c. Confirmation of revised BRAC Program

Reference was made to the draft table (dated November, 2009) that was circulated earlier in the day. The following changes were **agreed** to:

- "Metis/Aboriginal Housing" should read "Metis and other Aboriginal Housing".
- "Canadian Native Friendship Centre" should read "Canadian Native Friendship Centre Board of Trustees"

a. Update on Urban Design/ Master Site Plan

Walter, using power point, provided a recap of the milestones regarding discussions around the draft Master Site Plan. It was noted that the comments from committee members were forwarded to Don Stastny who will be making revisions to the concept plan. A conference call was held with Don Stastny this morning to review the changes to the Master Plan. Walter provided a summary of the changes.

b. Update on initial Rezoning/Feedback on Public Meeting (October 29, 2009)

Brent advised that at the Public Information Meeting held on October 29th there were approximately 20 people in attendance including Councillor Ben Henderson. The presentation included a review of the Master Plan concept and discussion of the proposed DC1 rezoning applications for Phase 1 and Phase 2. There appeared to be general support for the project and no one voiced any major concerns about the Boyle Renaissance concept.

c. On-Going Operations/Maintenance & Security

Walter commented on the overall vision for the on-going operations of Boyle Renaissance noting that the development of a safe and clean area was important. He suggested that “pods of partners” seem to have evolved and that a mechanism needs to be thought through to encourage on-going dialogue etc. He stated that he would try to draft a framework document for discussion at the January meeting of BRAC.

7. Report of Working Group on Rooftop/Community Gardens

At the October meeting of BRAC it was decided to establish a working group to review the issues regarding the Community Garden and the potential of a rooftop garden over the LRT Portal. The first meeting of the working group was held on November 23rd, 2009 and the minutes were circulated earlier today. A review of the structural integrity of the LRT Portal will be undertaken by the City. A meeting with the Boyle Street Community Garden Group is to take place on November 29th. Corinne, Nicole and Brent with City have been invited to attend the Gardening Group's AGM. The next meeting of the working group is expected in late January or early February.

8. Report on Parking Master Plan (Bunt and Associates)

Mark Huberman from Bunt Engineering and Associates reviewed the findings of the parking report for Boyle Renaissance. Mark discussed the table of contents of his report and his expectation that he would be in a position to circulate a draft copy of the Parking Report at the January meeting of BRAC.

9. Report of Working Group on Public Involvement/Communications

Harry recalled that at the past few meetings it was noted that the Working Group was developing a “communication history” or timeline and how public feedback influenced BRAC's thinking and the reshaping of Boyle Renaissance. A copy of the draft report was circulated on Monday. Identifying additional opportunities for public involvement and input is considered a priority and the Group was going to explore additional options for sending information out in print form.

Mary-Ann presented the draft document:

- communications history and how public feedback influenced BRAC's thinking
- communications – opportunities for further engagement

Dinner BREAK

10. Boyle Renaissance Phase 1 (South of 104) Update

Paul Ross provided an update for Phase1 and confirmed that a new RFP with a closing date in the first week of December was out for an Architect to design the YMCA Housing component and Community Hub Facility. There is also a request for expressions of interest from contractors on a stipulated price basis. The key item theme is that they are building the first leg of a community not just a building.

11. North of 104 Update (95th Street et al)

Jane Woodward provided an update on the Aboriginal building concept that among other things includes ground floor reception, community relations, ceremonial space, and a walk through museum that would highlight Aboriginal contributions to the area.

12. BRAC II Report

Harry distributed copies of the revised Table of Contents for the final report. It was suggested that sections be included to report on discussions relating to “community gardens and green roofs” and “an artists village”. The January meeting will provide an opportunity for BRAC to reach a consensus on its conclusions and recommendations for the final report.

13. Any Other Business/Issues

House of Refuge Mission - Donna spoke about the sudden closure of the House of Refuge Mission. It was noted that the mission was forced to close after repeated Health Code infractions regarding the serving of food.

14. Next Meeting (January 27th, 2010) and revised Schedule

Harry referred to the revised schedule (10/27/09) and wished everyone happy holidays.

5.2 j Draft Minutes January 27 10 BRAC II

DRAFT Minutes

Boyle Renaissance Advisory Committee II

Held on Wednesday, January 27, 2010

From 4:00 – 7:25 p.m.

At Inner City High School (9515 – 104 Avenue)

Attendees:

Anderson	Timothy	Boyle Street Community League
Baker	Joan	YMCA of Edmonton
Carter	Leona	Aboriginal Relations Office, City of Edmonton
Choy	Thim	Boyle Street Community League
Fletcher	Kent	Capital Region Housing Corporation
Fowler	Steve	Alberta Health Services
Frank	Lyle	Wicahitowin Secretariat
Halverson	Debbie	Alberta Health Services
Hunter	Jennifer	Boyle Street Community Services
Kolkman	John	Edmonton Social Planning Council
Koziak	Donna	Riverdale Community League
Oswin	Harry	Community Services, City of Edmonton
Ross	Paul	Project Manager, Phase 1 (CP Ross Consulting)
Seguin	Sylvie	Bissell Centre
Thurber	Mary-Ann	Corporate Services, City of Edmonton
Wagar	Kelley	CMHC
White	Alf	Boyle Street Community League

By Invitation:

Devam	Sundari	E4C
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Facilitator:

Finnigan	Harry	Special Projects Office, City of Edmonton
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Staff:

Croucher	Brent	Special Projects Office, City of Edmonton
Mah	Edmund	Special Projects Office, City of Edmonton
Trocenko	Walter	Special Projects Office and Housing, City of Edmonton

Regrets:

Allen	Ron	Edmonton People in Need Shelter Society
Badger	Brad	Community Services, City of Edmonton
Berezan	Laura	McCauley Resident
Bishop	Corinne	Community Services, City of Edmonton
Bloxom	Cecilia	McCauley Resident
Bouvier	Ephram	Métis Urban Housing Corporation
Cloutier	Joe	Inner City Youth Development Association
Dalgetty	Alexina	Inner City Youth Development Association
Dorsey	Candas Jane	Boyle Street Community League
Dowling	Michele	Urban Manor Housing Society
Farris	Michael	E4C
Harrison	Ron	Métis Nation of Alberta
Jacobs	Elena	Alberta Aboriginal Relations
Jangula	Nicole	Community Services, City of Edmonton
Kennedy	Calvin	Boyle Street Community League
Lennie	Darlene	Métis Urban Housing Corporation
Molstad	Jane	Community Services, City of Edmonton
Noel	Linda	Urban Manor Housing Society
Pempeit	Larry	Canadian Paraplegic Association (Alberta)
Pino	Tony	Pino Brothers – Boyle Street/McCauley Representative
Robertson	Ian	Community Services, City of Edmonton
Rose	Marilyn	Canadian Paraplegic Association (Alberta)
Savoia	Franco	YMCA of Edmonton
Squire	Don	Municipal Affairs and Housing, Government of Alberta
Ward	Dave	Homeward Trust Edmonton
Welch	Paul	Capital Region Housing Corporation
Woodward	Jane	Canadian Native Friendship Centre Board of Trustees

1. Introductory Remarks

Harry Finnigan called the meeting to order at 4:15 p.m. and welcomed new members and guests:

- Sundari Devam, attending on behalf of Michael Farris of E4C
- Steve Fowler introduced Debbie Halverson who will be representing Alberta Health Services in future as Steve's new position

Walter Trocenko commented on his new position as Manager of Housing for the City of Edmonton and the overlap with The Quarters/Boyle Renaissance.

2. Minutes of Previous Meeting (November 25th, 2009)

The Minutes were approved as circulated.

3. Business Arising from the Meeting

a. History of “North of Boyle Street”

It was noted that Ken Tingley’s final report had yet to be received; it will be circulated to all BRAC members once it’s in hand.

b. Interest by Edmonton’s “Artists Urban Village (AUV)”

Harry explained that he had spoken by phone with Linda Huffman of AUV who indicated that her group is still very much interested in pursuing Boyle Renaissance and feel that the timing may be right. Currently they are gaining important experience as they are working with Edmonton Inner City Housing in establishing an artists’ co-op housing initiative within an existing building on 118th Avenue (involving about 16 units). Received as information.

c. Overview of Meetings Held since November 25th

Walter noted that most meetings have been internal ones with other City departments. He added that a number of meetings have also been held with potential funders of the proposed Aboriginal complex on 95th Street.

d. Update on Residential Relocation

Brent noted that:

- Butte Apartments – assistance with existing residents seems to be going well; only two tenants still remaining; anticipated that block will be totally vacated by April 30th with demolition to take place shortly thereafter.
- York Hotel – has about 40 units, less than 50% of which are occupied by long term tenants.

a. Confirmation of Revised BRAC Program

Harry referred to the revised DRAFT Table which was sent out to all members of BRAC on November 27th. Given that no concerns/specific suggestions for changes had been expressed, it was **agreed** that the table reflected the current expectations of Boyle Renaissance stakeholder/proponents and should be included as such in the final BRAC report.

b. Update on Urban Design/Master Plan

Copies of the revised plan were distributed. Using a presentation board, Walter highlighted how the revised plan has responded to the various concerns raised and suggestions for changes including:

- The central boulevard along 104 Avenue has been replaced with angled parking;
- EPPNS lot on 103 Avenue is shown with a building as opposed to a pocket park;
- The Edmonton Iron Works building on 96th Street is retained;
- The existing street faces (facades) of the York Hotel and the adjacent building to the north are retained;
- Community gardens are relocated to the north along, and on top of the LRT line; and

- Existing buildings are highlighted in distinct colours from proposed new structures;

During the discussion which followed, it was noted that this constitutes a physical/urban design plan which, if adopted by the City, would set the direction for where and how future development would be integrated into the existing area – other than the public infrastructure (i.e. roads, park space), it does not speak to the specific uses of the land. Members generally felt that the revised plan responded very well to the suggestions which had been made and indicated that they would be prepared to recommend it to the City. Walter asked that we hold off on formal approval as he would like to have a few weeks to review some of the details relating to underground parking etc....

Agreed,

a. Boyle Renaissance Phase 1 (South of 104) Update

Paul Ross explained that a draft memorandum of understanding involving six different parties has been drawn up. All parties involved (including the Community League) were involved in the recent selection of architects/urban designers. He noted that Cohos Evamy would be designing the new Inner City High School, while ATB Architects will be doing the balance of the design work (i.e. YMCA Welcome Village and Community Hub). Paul added that Clark Builders have been selected as the contractors for the project and that it is anticipated that a ground-breaking event will be able to take place this fall.

b. North of 104 Update (95th Street et al)

Walter provided an update on funding being sought for the Aboriginal component of the initiative noting that in addition to the City funding phase II (not all of which is approved) \$9.86m, word was just received from the Province that they will contribute \$5 million toward the Housing component. That leaves the proposed development about \$30 million short at this time. The proponents are working on a number of fronts to close this gap. For example there may be some funding support available through the First Nations' Development Fund. Received as information.

c. Update on Rezoning

Brent provided an update on the rezoning application noting that it was anticipated that it might be considered by the Edmonton Design Board in mid-February and then by City Council in late-March.

d. On-Going Operations/Maintenance & Security

Walter suggested that the parties involved in Phase 1 may be at the stage in their discussions to assist the broader Boyle Renaissance in developing a framework to facilitate an approach to ensuring the development of a safe and clean area. Paul Ross explained that recent discussions have looked at the creation of a specific entity for Phase 1 (based on the concept of a "bare land condo") which among other things would provide a mechanism for on-going dialogue and coordination of services. He **agreed** to put together a "one-pager" on the concept as evolved to date for presentation at the next BRAC meeting.

e. Follow-up on Rooftop/Community Gardens

Walter noted that City engineers will not have the time to undertake the structural study of the LRT structure and consultants will be contracted to do the investigation. Paul emphasized that it was too early to commit to allowing the existing gardens to remain in place for a specific length of time, explaining that the master construction schedule for Phase 1 currently was being developed. Brent indicated that he planned to schedule a follow-up meeting with the Working Group for some time in February (prior to the next BRAC meeting).

4. Report on Parking Master Plan (Bunt and Associates)

Reference was made to the draft report which had been circulated to BRAC members on Tuesday evening. It was noted that Mark Huberman had sent his regrets for not being able to attend today's meeting as he had to be away from the city on a family matter.

BRAC members were asked to review the draft report and to forward any comments/suggestions to Mark directly ASAP. In order to ensure that BRAC is able to complete its report on time, Mark will be asked to provide a copy of his final report so that it can be circulated to members of BRAC by no later than Thursday, February 11th.

5. Report of Working Group on Public Involvement/Communications

Mary-Ann indicated that there was nothing further to report.

6. BRAC II Report

Reference was made to the draft "Conclusions and Recommendations" section of the Final Report which had been forwarded to everyone on Tuesday morning. Harry explained that one of the goals for tonight's meeting is for BRAC to reach a consensus on what the committee "concluded" with regard to each of the issues outlined in the draft report and, where appropriate, the "recommendations" to be made by BRAC to the City going forward. With this in mind, he noted the following with regard to the draft document:

- 1) When BRAC met in November the draft table of contents anticipated that "conclusions" would be tied into the same section as "recommendations". As writing began on the draft the report, it seemed to make more sense to include the "conclusions" in the same section as "findings".
- 2) Most of the content in the draft "Findings and Conclusions" section contains wording which has been lifted directly from approved minutes of various BRAC meetings. It is hoped that this approach will help remind everyone how discussion and thinking at BRAC's meetings evolved on each of the items in this section; and consequently make it easier for the group to achieve consensus.
- 3) 3. With regard to the "Recommendations" section, where he felt comfortable, given past discussions by BRAC, Harry attempted to draft specific recommendations for BRAC's consideration

As discussed at past meetings, Harry emphasized that the final report submitted to the City of Edmonton needs to be BRAC's report (and not his report). The Committee then took at least an hour to go through each section of the draft report and making a number of revisions/additions which were agreed to. Harry took detailed notes of the changes required, and indicated that in the near future he planned to forward a revised copy of this document, with the proposed changes "tracked", to BRAC members for further input.

The following additional action was **agreed** to:

- a. Brent will:
 - i. draft the section of the report dealing with "Approach to Rezoning Requirements"; and
 - ii. prepare a map on land acquisition which would identify lands owned by the City at the outset, lands which were acquired by the City since Boyle Renaissance was first announced, lands which (at the time of the report – February, 2010) had executed agreements for acquisition, and finally, lands which still were in on-going negotiations.
- b. Mary-Ann will draft the section dealing with "Public Involvement Going Forward"; and
- c. Harry will follow-up with Paul Ross to ask if his team could produce a schematic to accompany the "one-pager" (referred to in item 3.j above) on the proposed approach with regard to on-going operations/maintenance and security.

7. Other Business

Donna tabled a copy of a "householder" (dated October, 2009) which had been distributed by Mr. Peter Goldring, M.P.'s office and asked that it be an item for discussion at the next meeting. **Agreed.**

8. Next Meeting (February 24th, 2010) and revised Schedule

In terms of "next steps" it was **agreed** that BRAC would work to have its final report completed at the next meeting in February, plan to present the report to the public in March, and then submit it to the City and present it to City Council in April, 2010.

9. Adjournment

The meeting was adjourned at 7:25 p.m.

5.2 k Draft Minutes February 24 10 BRAC II

DRAFT Minutes of the Tenth Meeting of the
Boyle Renaissance Advisory Committee II
Held on Wednesday, February 24, 2010
From 4:00 – 7:35 p.m.
At Inner City High School (9515 – 104 Avenue)

Attendees:

Anderson	Timothy	Boyle Street Community League
Baker	Joan	YMCA of Edmonton
Bishop	Corinne	Community Services, City of Edmonton
Choy	Thim	Boyle Street Community League
Devam	Sundari	E4C
Dorsey	Candas Jane	Boyle Street Community League
Fletcher	Kent	Capital Region Housing Corporation
Gee	Denise	Housing Planning and Development/Communications, City of Edmonton
Halverson	Debbie	Alberta Health Services
Hunter	Jennifer	Boyle Street Community Services
Kolkman	John	Edmonton Social Planning Council
Magee	Loreen	Community Services, City of Edmonton
Oswin	Harry	Community Services, City of Edmonton
Pempeit	Larry	Canadian Paraplegic Association (Alberta)
Ross	Paul	Project Manager, Phase 1 (CP Ross Consulting)
Thurber	Mary-Ann	Corporate Services, City of Edmonton
White	Alf	Boyle Street Community League
Woodward	Jane	Canadian Native Friendship Centre Board of Trustees

By Invitation:

Huberman	Mark	Bunt and Associates
Willier	Michael	Wicihitowin
Yuzda	Annalise	YMCA of Edmonton

Facilitator:

Finnigan	Harry	Special Projects Office, City of Edmonton
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Staff:

Croucher	Brent	Special Projects Office, City of Edmonton
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Trocenko Walter Special Projects Office and Housing Branch, City of Edmonton

Regrets:

Allen	Ron	Edmonton People in Need Shelter Society
Badger	Brad	Community Services, City of Edmonton
Bloxom	Cecilia	McCauley Resident
Bouvier	Ephram	Métis Urban Housing Corporation
Carter	Leona	Aboriginal Relations Office, City of Edmonton
Cloutier	Joe	Inner City Youth Development Association
Dalgetty	Alexina	Inner City Youth Development Association
Dowling	Michele	Urban Manor Housing Society
Farris	Michael	E4C
Frank	Lyle	Wicihitowin Secretariat
Harrison	Ron	Métis Nation of Alberta
Jacobs	Elena	Alberta Aboriginal Relations
Kennedy	Calvin	Boyle Street Community League
Koziak	Donna	Riverdale Community League
Lennie	Darlene	Métis Urban Housing Corporation
Molstad	Jane	Community Services, City of Edmonton
Noel	Linda	Urban Manor Housing Society
Pino	Tony	Pino Brothers – Boyle Street/McCauley Representative
Robertson	Ian	Community Services, City of Edmonton
Rose	Marilyn	Canadian Paraplegic Association (Alberta)
Savoia	Franco	YMCA of Edmonton
Seguin	Sylvie	Bissell Centre
Squire	Don	Municipal Affairs and Housing, Government of Alberta
Wagar	Kelley	CMHC
Ward	Dave	Homeward Trust Edmonton
Welch	Paul	Capital Region Housing Corporation

1. Introductory Remarks

The meeting was called to order at 4:20 p.m. New members and guests were welcomed:

- Michael Willier, attending on behalf of Lyle Frank of Wicihitowin Secretariat
- Corinne Bishop introduced Loreen Magee who will be replacing Nicole Jangula
- Mary-Ann Thurber introduced Denise Gee who will be replacing her on BRAC
- Joan Baker introduced Annalise Yuzda who will be giving a presentation later in the meeting on the YMCA's "Playing to Learn" program.

2. Minutes of Previous Meeting (January 27th, 2010)

The Minutes were approved as circulated.

3. Business Arising from the Meeting

a. Overview of Meetings Held since January 27th, 2010

Walter provided an overview of various meetings which had taken place.

b. History of “North of Boyle Street”

Brent **agreed** to send a pdf copy of Ken Tingley’s final report to all members of BRAC.

c. Update on Residential Relocation

Brent noted that:

- Butte Apartments – anticipate that block will be totally vacated by April 30th with demolition to take place shortly thereafter.
- York Hotel – has about 40 units, with about 22 tenants who likely will need relocation assistance.

a. Update on Rezoning

Brent noted that there have been weekly meetings with the architects’ group to ensure that all aspects of the development are duly noted and coordinated. He explained that a public hearing on the rezoning application is scheduled to be held at City Hall on March 23rd.

b. Follow-up on Rooftop/Community Gardens

Harry noted that the Working Group had met yesterday (February 23). Paul explained that the Phase 1 partners were only recently in a position to commit to allowing the existing gardens to remain in place until the fall. Brent stated that the current gardeners will be provided with a notice to vacate the site by September 14th, 2010. John Kolkman added that it appeared from the meeting that the existing gardeners would like to avoid moving to a temporary location, and instead would rather forgo one entire growing season rather than have to move twice. Brent noted that City representatives are actively exploring ways in which the gardens can be relocated ASAP to the site near the LRT (per the Master Plan). A fall-back position for some of the gardeners may be to locate at an expanded site at Alex Taylor School (though this is not a preferred option).

c. Update on Land Acquisition

Brent distributed copies of the map which was prepared on the current status of land acquisition in the Boyle Renaissance area (per discussion at the last meeting). He reviewed the draft noting that a few changes would be made prior to having it inserted in BRAC’s final report.

d. Member of Parliament’s “Householder” on Boyle Renaissance

It was noted that this matter was raised at the last meeting and that a copy of the “householder” was subsequently sent to all members of BRAC at the end of January. A discussion ensued during which concern was expressed with regard to the accuracy of the information regarding Boyle Renaissance as contained in the document. The Committee concluded that while

individual members of BRAC may wish to follow-up on any concerns which they may have directly with the Member of Parliament as constituents or citizens, BRAC per se would simply receive the document “as information”. Prior to the next BRAC meeting, the following action will be taken:

- i. Brent agreed to undertake research and provide BRAC with information regarding a City policy referred to in the householder with respect to all developed rental units on the east side of 97th Street being eligible for top-up of tenant income portions to full market rent, while other parts of the city are restricted to having at most 20% of units which could qualify.
- ii. Denise and Mary-Ann agreed to prepare a “fact sheet” on the Boyle Renaissance initiative for distribution at the March public meeting (at which BRAC’s draft report will be presented).

a. Update on Parking Master Plan (Bunt and Associates)

Mark Huberman presented an overview of his draft report (copies of which had been forwarded to all on February 19th) noting that while he was comfortable with the analysis and conclusions reached on the parking component of his study, the transportation or traffic side still needed some attention. It was noted that the approach taken to the study was consistent with BRAC’s desire for a “sustainable” community and that particular attention was paid to promoting a pedestrian and transit-friendly area. Mark explained that in projecting parking requirements for the area (per the proposed development program as evolved to date) he took into account “best practices” in other cities, the downtown zoning by-law, and the approach being adopted for The Quarters.

Following the presentation a fairly extensive discussion took place around draft wording and the approach taken. At the conclusion to the discussion, Mark asked that individual members of BRAC send him any further comments or suggestions directly via e-mail; noting that he hoped to have his report finalized within the next two weeks.

b. Update on Urban Design/Master Plan

Walter presented the plan noting some of the minor details which had been addressed since the last meeting. He noted that the plan is noticeably different from the draft which was put together at the beginning of the planning process; adding that it reflected input provided. Walter explained that the plan will provide a blueprint for how the “built form” and open spaces will inter-relate, in keeping with BRAC’s vision as evolved for the area. During the discussion which followed, members generally felt that the revised plan responded very well to the suggestions which had been made.

Motion:

Moved By: Jane Woodward

Seconded By: Kent Fletcher

That the Master Plan as presented be endorsed by BRAC and be recommended for adoption by the City of Edmonton.

Carried Unanimously

4. Boyle Renaissance Phase 1 (South of 104) Update

Paul Ross noted that it is still anticipated that a ground-breaking event will be able to take place this fall. He explained that discussions were not sufficiently advanced with regard to the creation of a specific entity for Phase 1 (based on the concept of a “bare land condo”); and as such, he was not able to put together a “schematic” which might serve as a starting point to help crystallize thinking about how “on-going operations/maintenance and security” for the whole Boyle Renaissance area might be organized.

Annalise Yuzda spoke to the YMCA's “Playing to Learn Approach”, providing high quality child care services to the community. Among other things she noted that the facility being planned for Boyle Renaissance will provide a natural home environment for the 60 kids (ages a few months to 6 years) who will benefit from it.

5. North of 104 Update (95th Street et al)

Walter noted that the City currently was in active negotiations to acquire the York Hotel and the Salvage Yards. He added that with respect to the development planned for 95th Street, tomorrow he was scheduled to meet in Cold Lake to make a presentation to the Treaty 8 representatives on the Assembly of Tribal Chiefs of Alberta – it was hoped that funding of up to \$5 million may be provided toward the project by the First Nations. The City and proponents are awaiting further word from other potential funders.

6. BRAC II Report

Reference was made to the draft “Findings Conclusions and Recommendations” section of the Final Report which had been forwarded to everyone late in the day on Tuesday with section 3.11 sent earlier that day (on Wednesday). Harry explained that one of the goals for tonight's meeting was for BRAC to reach a consensus on what the committee wants to see included in sections 3 and 4, arguably the most important parts of the report.

The Committee went through each section of the draft report through which a number of revisions/ additions were agreed to. Harry took detailed notes of the changes required, and indicated that in the near future he planned to forward a revised copy of this document, with the proposed changes “tracked”, to BRAC members for further input (this was done two days later – February 26th).

7. Feedback on BRAC II Process: Survey Form

Harry distributed copies of the survey form that was used at the end of BRAC's planning process in 2008 to obtain feedback from BRAC members then. It was **agreed** that a similar survey form should be utilized to obtain feedback from members of BRAC II on the more recent planning process followed; and that the form will be distributed electronically.

8. Presentation of BRAC's Final Report to the Public and to City Council

- 8.1 Alternative dates were considered for the next meeting of BRAC and for BRAC's presentation of the final draft of their report to the public. It was noted that the last week of March coincided with "Spring Break" when many people would likely be out-of-town. It was **agreed** that on March 25th, BRAC should meet from 5:00 p.m. to 6:00 p.m. to go over their draft report one last time before the public meeting which should take place that same evening beginning at 7:00 p.m. (the Inner City High School being the preferred location for both meetings).
- 8.2 The tentative date for presentation of BRAC's report to the City of Edmonton/Council is April 23, 2010.

9. Next/Final Meeting

Thursday, March 25, 2010 (5:00 – 6:00 p.m.)

Adjournment

The meeting was adjourned at 7:35 p.m.

5.3 Notice of Special General Meeting of the Boyle Street Community League (June 18, 2009)

SPECIAL GENERAL MEETING

ALL COMMUNITY RESIDENTS WELCOME

<p>PURPOSE To provide vital information about the proposed Boyle Renaissance project and the future of the Boyle Street Community League</p> <p>DATE Thursday, June 18, 2009 7:00pm</p> <p>LOCATION Boyle Street Community League 9515 – 104 Ave</p>	<p>THE BOYLE STREET COMMUNITY LEAGUE HAS INVITED:</p> <ul style="list-style-type: none">• Project Managers from the Boyle Renaissance Project to share information• Stastny Brun and Associates to present the concept master site plan• City of Edmonton to explain how this project will impact the Community League Tripartite License.• The Community League executive will explain our proposed next steps.
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Please mark this date on your calendar and plan to attend. Refreshments will be served. Community League memberships for 2009-2010 will be available for purchase.

For more information please contact Deron at 780.422.5857 or deron.boylestreet@gmail.com

9515 – 104 Ave

THE BOYLE STREET COMMUNITY LEAGUE

5.4 Notice of Public Information Meeting on Rezoning (October 29, 2009)



What is Boyle Renaissance?

Boyle Renaissance is a plan to rezone the area between 25 Street and 56 Street, from 1034 Avenue North to the LRT tracks.

The Boyle Renaissance redevelopment will take place over a number of years and will create a neighbourhood that brings together a range of affordable and market housing opportunities. It will also bring services such as accredited childcare, cultural opportunities, family services, park space, community gardens and social space to help create recreational opportunities for area residents – all in a

two and a half block area that will help to rezone this part of the downtown.

Boyle Renaissance will meet the housing, social, recreational and service needs of people who currently live in or move through the area. It will also provide the opportunity to welcome new neighbours to the community.

For more information visit:
www.edmonton.ca/BoyleRenaissance

Boyle Renaissance frequently asked questions

Who is involved in Boyle Renaissance?

There are many partners in this process including the City of Edmonton, the Boyle Street Community League, area residents, members of the surrounding communities and representatives from local agencies.

What kinds of services will be available in the Boyle Renaissance area?

Phase I will include:

The YMCA Welcome Village: "Structural" supported, transitional housing, a family resource centre that will work in partnership with several other community organizations to deliver programs, including cultural appropriate services and an accredited daycare that will serve families who live in the immediate community or elsewhere in the city.

The Inner-City High School: educational and counselling services for at-risk youth. The YMCA

Welcome Village will provide housing for some students.

Community Hub: the home of the Boyle Street Community League, the building will also provide meeting space for area residents and other Edmontonians.

Future phases: could include services for Aboriginal seniors and people with disabilities, market housing, and strategies to lower the history of the church, or other issues yet to be thought of.

What's next for the development?

Upcoming activities include public hearings before City Council on zoning for the area, finalizing the overall master plan, preparation of construction drawings, site preparation and start of the construction of Phase I in 2010. Public involvement in the initiative will continue through Boyle Renaissance Advisory Committee and public events.

Public Information Meeting on Proposed Rezoning

Plans for the Boyle Renaissance redevelopment are taking shape and your input is needed. Please plan to attend a special meeting on Thursday, October 29 at 7 p.m. in the Bay of Fund Community League Building. Light refreshments will be served.

The partners involved in the Boyle Renaissance initiative, including members of the Boyle Renaissance Advisory Committee, will host the meeting as will representatives of the City of Edmonton. Bring your ideas and comments.

5.5 Notice of Public Hearing (March 23, 2010) and Public Information Meeting (March 25, 2010)

March, 2010

Boyle Renaissance

Public Hearing

A public hearing for the rezoning and area development plan amendment for Boyle Renaissance phase 1 and 2.

Tuesday, March 23

**City Council Chambers, City Hall
1 Sir Winston Churchill Square**

Those wishing to speak to this item should contact the City Clerk's office to register by calling 780-496-8178.

What is Boyle Renaissance?

Boyle Renaissance is a plan to renew the area between 95 Street and 96 Street, from 103A Avenue north to the LRT tracks.

The Boyle Renaissance redevelopment will take place over a number of years and will create a community that brings together a range of affordable and market housing opportunities. It will also bring services such as accredited childcare, cultural opportunities, family services, park space,

community gardens and social space to help create recreational opportunities for area residents - all in a two and a half block area that will help to renew this part of the downtown.

Boyle Renaissance will meet the housing, social recreation and service needs of current residents and welcome new neighbours to the community. For more information visit www.edmonton.ca/BoyleRenaissance

Public Information Meeting

The Boyle Renaissance Advisory Committee II (BRAC II) invites you to a special meeting to learn about their draft report.

Boyle Renaissance (BRAC II) Advisory Report.

Thursday, March 25 7:00-9:00 p.m.

Boyle Street Community Hall - 9515-104 Avenue

The report outlines the planning process followed over the past year and presents BRAC's findings, conclusions and recommendations to the City of Edmonton.

BRAC's final report will be presented to City Council in May.
The master plan concept will also be presented.

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5.6 Executive Summary: North of Boyle Street: Continuity and Change in Edmonton's First Urban Centre (Ken Tingley, November 2009)

Full report will be available at www.edmonton.ca/boylerenaissance

Executive Summary:

The study area for the purposes of this report is bounded by 95 Street on the east and 96 Street on the west, and includes the area lying north of 103A Avenue (historic Boyle Street) as far as the LRT tracks (north of 105 Avenue). This area is located just north of the historic heart of urban development during its earliest stages of growth in Edmonton. Although it is an important area in Edmonton's history, there has been no comprehensive history written about it. This lack of secondary resources means that any outline of its history must be collated from primary source materials such as certificates of title, early Henderson's and Lowe's Edmonton directories, local newspapers such as the Edmonton Bulletin and Edmonton Journal, and similar sources. This ensures that only the foundation for a full study can be presented within the time constraints of the study, but it is clear that there are certain characteristic thematic strands that run through Boyle Street's history.

(HBR) was retained by The Hudson's Bay Company retained the HBR (the Hudson's Bay Reserve) after the transfer of its western lands to Canada in 1870. As the HBR was located east of the fort, this strip of land presented a barrier to any substantial development immediately to the east. Commercial enterprises had to bypass the HBR and move further east along the winding Jasper trail before taking root. It was here, near the beginning of the Namayo trail, heading northward out of Edmonton Settlement, where the first important nucleus of the future town of Edmonton was established. It would not be until after the first Dominion Land Surveys in 1879 and 1882 laid out the street grid and lands were sold in the HBR that the present downtown would begin to evolve.

Boyle Street has been a district where immigrants made their first arrival and efforts to become established from the very beginning of significant immigration to the district. At first this was true whether they came from Scotland through Ontario, from Ukraine, leaving homesteads and farms in Manitoba, Saskatchewan or the settlement bloc in Alberta, or any of the other many countries attracting immigrants to the "last best west." It served as an incubator for commercial and political careers, and this in turn led to tensions between permanence and transience among its residents. Businesses would start up with the owners and their families living and working in them, then houses would be built in the immediate neighbourhood, often north on old Kinistino Avenue (96 Street) or east on Syndicate Avenue (95 Street). Many of the more successful would then move to other neighbourhoods, especially after the Second World War.

After the Second World War, Boyle Street began to gain a reputation as a troubled area, rather than a bustling working class district. As this trend continued, social agencies came to characterize the community in the public perception. Various approaches to urban renewal and rejuvenation were studied, but frequently residences and businesses disappeared from Boyle Street, excising the living tissue of the community and replacing it with something else.

Much of the built heritage of Boyle Street in the proposed Quarters, and specifically within the study area, has now disappeared. As recently as November 2009 it was announced that St. Stephen's Anglican Church (10909 – 96 Street) would be closing, after close to a century of ministering to the Boyle Street area. It is therefore even more important to preserve what remains of this heritage. In the study area this includes one streetscape along the east side of 96 Street between 104 Street and 105 Street, including the Edmonton Iron Works plant and the York Hotel. The footprint of the old neighbourhood between Boyle Street and the railway tracks, and between 95 Street and 96 Street, also retains some significance. This ghostly “footprint,” although largely lacking its original buildings, should be commemorated and interpreted, with Jasper East, as the place where the urban history of Edmonton truly began at the end of the fur trade era.

While much of the original historical streetscape in the area has disappeared, for many years Boyle Street remained an organic and functioning community, with a rich mix of businesses, churches and significant ethnic and racial cultural institutions and traditions. But this early community would vanish over the years, and by 2001 the federal census indicated that just over 57 percent of occupied private dwellings in the neighbourhood were built in the 1970s and 1980s. The Municipal Census (2005) indicated that 80 per cent of dwelling units were apartment style structures, with a further 15 per cent described as rooming houses or collective residences. By 2005 the residential fabric of Boyle Street was virtually gone. Surviving historic buildings in the general area today are down to a familiar short list: the Pendennis Hotel (Lodge Hotel) built during 1904 and 1912; the Kingston Powell Building (1907); the Ernest Brown Block-Brighton Block (1911-1913); Goodridge Building (1911-1912); Gibson Block (1913); Hecla Block (1914); and the rapidly decaying Gem Theatre (1913-1914). It is important to retain any other significant buildings that might survive. These include the streetscape located between 104 Avenue and 105 Avenue on the east side of 96 Street, in particular the Edmonton Iron Works plant (1913) and parts of the façade of the York Hotel, one of a disappearing type of small city hotel once so common and important to the life of Edmonton.

The people who live in Boyle Street also have changed, although the area is still proudly varied in its ethnic backgrounds. The 2001 federal census indicated that many of the “founding” groups in Boyle Street remained, although some in diminished percentages. Those identifying themselves as Chinese (14.7 %), Aboriginal (5.4 %), Ukrainian (2.9 %), Irish (2.2 %), and German (2.1 %) remain a significant reminder of the historical diversity that was Boyle Street. Those calling themselves Canadian (8.2 %) or English (3.1%) still did not constitute a “mainstream “ element of the population in 2001.

Continuity and change remain the countervailing forces in Boyle Street identity and history, as with other communities.

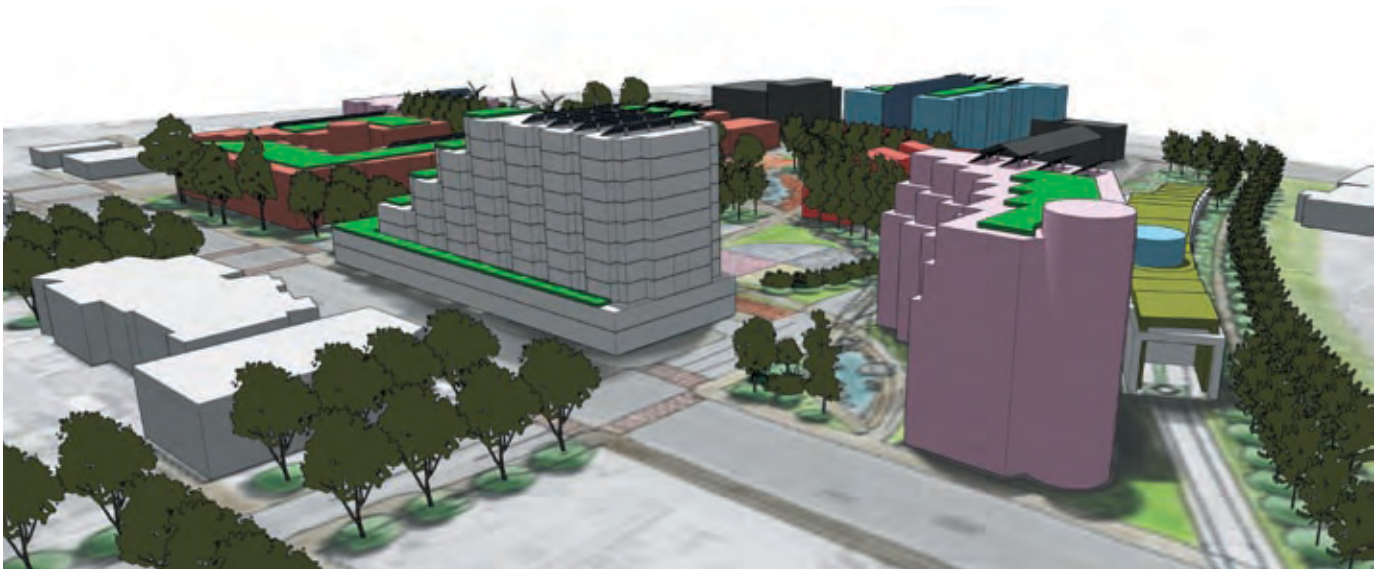
5.7 Concept/Building Block Plan for Phase 2



Area Massing: View Facing North

Boyle Renaissance, Edmonton
StastnyBrun Architects
February, 2010

5.7 Concept/Building Block Plan for Phase 2



Area Massing: View Facing Southwest

Boyle Renaissance, Edmonton
StastnyBrun Architects
February, 2010

5.7 Concept/Building Block Plan for Phase 2



Area Massing: View Facing Southeast

Boyle Renaissance, Edmonton
StastnyBrun Architects
February, 2010

5.8 Feedback Sheet on Alternative Concept Plans (Grid and Braid)

Boyle Renaissance Alternative Concept Plan



Option A: Grid

What do you LIKE about this plan?

What do you DISLIKE about this plan?

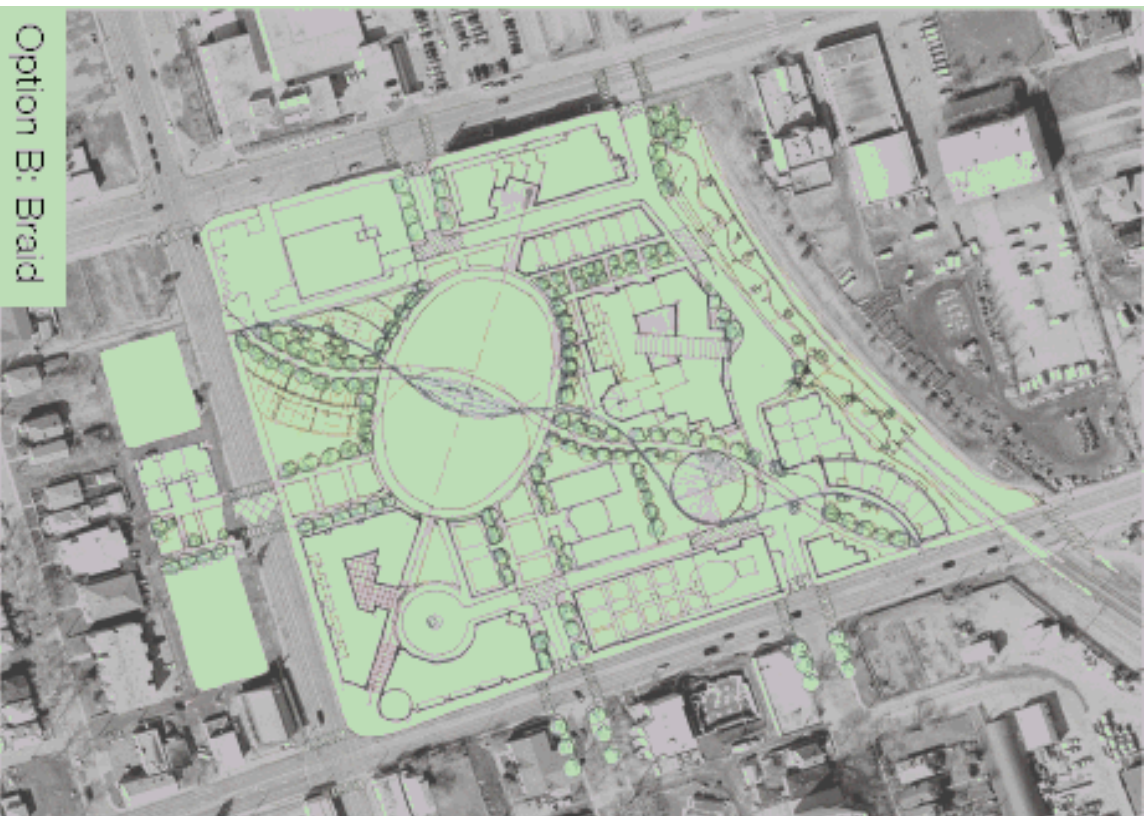
Please provide any additional comments on reverse.

Boyle Renaissance Alternative Concept Plan

What do you LIKE about this plan?

What do you DISLIKE about this plan?

Please provide any additional comments on reverse.



5.9 Notes of the Good Neighbour Agreement Working Group Meeting (September 28, 2009)

DRAFT notes of the
Boyle Renaissance Advisory Committee II
Meeting of the Good Neighbour Agreement Working Group
Held on Monday, September 28th, 2009
From 2:00pm – 4:00p.m.
Special Projects Office (9320 – Jasper Avenue)

Attendees:

Ron Allen – <i>Edmonton People in Need Shelter Society</i>	John Kolkman – <i>Edmonton Social Planning Council</i>
Timothy Anderson – <i>Boyle Street Resident</i>	Darlene Lennie – <i>Métis Urban Housing Corporation</i>
Laura Berezan – <i>McCauley Resident</i>	Mary-Ann Thurber – <i>Corporate Services City of Edmonton</i>
Brent Croucher – <i>Special Projects Office</i>	Walter Trocenko – <i>Special Projects Office</i>
Candas Jane Dorsey – <i>Boyle Street Resident</i>	Alf White – <i>Boyle Street Community League</i>
Harry Finnigan – <i>Special Projects Office</i>	

Regrets:

Michele Dowling, Urban Manor Housing Society
Linda Noel, Urban Manor Housing Society

1. Introductory Remarks

Harry explained that unfortunately he just realized that he had failed to send an invite to the meeting to Joy Sinclair who had volunteered to be part of the discussion. He will contact Joy to apologize asap.

It was noted that at the last BRAC meeting it was agreed that the W.G. should first determine whether or not a Good Neighbour Agreement(s) – GNAs – had merit in terms of the Boyle Renaissance development; and then if so, what principles should guide the approach to be taken in developing a GNA(s).

2. Background Information

Reference was made to the information which was provided at BRAC's meeting on Nanaimo as well as the information on Winnipeg's Magnus Centre which subsequently was forwarded to members of the W.G.

Laura explained that she had researched the concept on the internet and provided those present with copies of the relevant documents. She then gave an overview of what she had learned – noting in particular that these are non-legally binding agreements.

3. Roundtable Discussion

Each member of the W.G. provided their thoughts in principle on the concept of GNAs. Most of those present felt that the concept was worth exploring further. However, two members of the group stated that they simply had questions regarding the purpose of such agreements, and whether or not they could be helpful for a broad community development initiative like Boyle Renaissance.

A brainstorming discussion followed which focused on clarifying the purpose, who should be involved, the principles to guide the development of such an agreement(s), and “next steps”. In the process, the group identified specific issues which could possibly be addressed via “infrastructure” solutions. The following summarizes the results/general consensus that came out of this discussion.

Purpose: A safe, clean and respectful neighbourhood

Who/Potential Parties

1. City of Edmonton
2. Community Leagues and BRZ
3. Boyle Renaissance Partners/Developers
4. Existing Social Agencies in area (refer to D. Koziak's recent list)
5. Option for individual business owners, landowners and households to sign on (e.g. similar to “Block Parent” programs)

Principles

1. Mutual respect between all parties, groups and participants – a two-way street.
2. Similar to the principles or themes that identified through the *Wicihitowin* process:

The creation of a place that exhibits:

- Sense of belonging
- Respectful
- Exhilarating
- Holistic/organic
- Spiritual
- Ours
- Sense of history

- Home
 - Sundance lodge
 - Poundmaker
 - Native friendship centre
 - Metis dance
 - Historical
 - Cold lake
 - Madge's kitchen table after ceremony
 - Museum in Ottawa
 - Campfire
 - Underneath the stairs against the earth
 - Sweat lodge
 - Anywhere with grandfather
 - Teepee
 - Sunshine – to lift one's spirit
 - To sit in the breeze/wind
 - Relationship – to help one another – art sky
 - School – a place of structure – how can it be designed to encourage learning?
 - A place near water, trees, birds
 - Muskeg, plenty of green
 - Jasper – the place on the highway where over a rise one overlooks the foothills and the first view of the mountains
 - Seeing former friends
 - Space, nature and sunlight
 - The panorama view at the end of the day from a hilltop
 - The sacred hand/space of a poplar tree
 - Sense of peace/calm experienced around foliage
 - The sacred place of a synagogue overlooking the sea
 - Mother's arms
 - The vast prairie near the foothills
 - People place
 - A place in nature where one can be alone
3. Reciprocity (Neighbourhood embraces new people)
 4. Reasonable expectations
 5. Use of KISS principle (to ensure any agreement is simple and easy to understand)

Infrastructure

1. Garbage cans/receptacles
2. Placement and maintenance of public washrooms
3. Point person/group to assist in addressing issues on an on-going basis
4. Neighbourhood Policing - involve EPS in developing agreements
5. Signage
6. Community art
7. Design (e.g. siting of buildings should consider the impact of queuing lines, smoking areas and hanging out spaces on the community)
8. Needle disposal sites

Next Steps/Recommendations

1. That the City pursue in principle the development of Good Neighbour Agreements for Boyle Renaissance
2. That a Working Group made up of representatives of the following be formed to develop such agreements :
 - Existing agencies/BRZ
 - Boyle Renaissance proponents
 - Community Leagues
 - City of Edmonton – Planning, Community Services Police and Public Works
3. Sufficient Budget should be made available to implement the concept effectively.

5.10 Historical Review of Boyle Renaissance: Public Involvement and Communications Timeline

Introduction

This is the story of the Boyle Renaissance initiative. This story highlights the planning process with various stakeholders and members of the public, outlines their concerns, and provides their thoughts regarding how the Boyle Renaissance area could and should be developed. Please read on to see how the public's involvement and engagement influenced the overall development.

This history is organized in two main sections:

1. Boyle Renaissance Phase I, which covers the time period from September, 2006 to December, 2008, and
2. Boyle Renaissance Phase II, which covers the period January, 2009 to date.

Boyle Renaissance Phase I

2006

September 2006: Mayor S. Mandel convened a meeting of people and agencies concerned with transitional housing as well as the impacts of area redevelopment. Bringing together organizations, people, land and community supports were a first step. The City of Edmonton would be the “developer” - acquiring land, providing upgrades of roads and other services - but would look to other organizations to build the housing and provide services.

2007

Feb 6, 2007: Stakeholder Focus Group for the Boyle Street Community League Building and Park were held.

- Sponsored by the City of Edmonton, Boyle Street Community League and the Inner City Youth Development Association.
- Stakeholders contacted were community residents of Boyle Street, Boyle Street Gardeners, Students, Staff and board members of Inner City Youth Development Association, Volunteers of Community League and face to face questionnaires with casual park users and residents.

May 2007: An informal, in camera presentation on the “Boyle Renaissance Project” (as it was then conceived) was made to members of City Council.

2007: Councillor M. Phair chaired subsequent meetings through the early summer and into the fall, with members of Administration and with representatives from a variety of private, not-for-profit groups and agencies.

December 2007: Council enveloped funding to purchase lands located within the Boyle Renaissance Project area.

2008

February, 2008: City Council provided direction to the Administration to move forward with the Boyle Renaissance Initiative.

Council called for the establishment of a Community based advisory committee that has now come to be known as the “Boyle Renaissance Advisory Committee” or BRAC for short. The advisory committee was to be made up of partners in Boyle Renaissance as well as key stakeholders who may have concerns regarding the extent to which the initiative will meet the needs of existing residents and nearby neighbourhoods. It was noted that unsuccessful land acquisition efforts had been ongoing over the previous few months.

April 29, 2008: Boyle Renaissance initiative publicly announced at a media conference.

May 7, 2008: Presentation to City Council on “next steps”

Administration recognizes the need for community engagement respecting the number of housing units and the occupancy. Boyle Renaissance will provide affordable and available housing with supports to those who need it most. Information was provided to City Council on concepts, partners and financial estimates..

Establish a community-based advisory committee with the following roles:

- a) advisory to Administration;
- b) advisory respecting issues of population density and concentration;
- c) provide a mechanism with which the City will facilitate overall coordination of Boyle Renaissance, and the “fit” of the partners and their projects into the whole;
- d) assist the City and partners in various community and neighbourhood consultation processes, including those related to the rezonings required and to the issuance of Development Permits; and
- e) provide an ongoing vehicle through which the partners and the City and various service agencies can develop cooperative program support(s)

May 14, 2008: First Meeting of the Boyle Renaissance Advisory Committee (BRAC)

BRAC was established to ensure that a diversity of opinions could be heard around the table. Ultimately the Committee was made up of thirty-five (35) members as follows:

- i. Sixteen (16) representatives of the proponents, or “stakeholder/investor groups”;
- ii. Thirteen (13) community representatives; and
- iii. Six “ex-officio” members from various City of Edmonton departments as well as Alberta Municipal Affairs and Housing.

May 14 to October 29, 2008

BRAC held nine meetings in total with the last one on October 29th, 2008. All meetings (except the final one) were held in the Inner City High School located within the Boyle Renaissance area. The overall schedule and summary of these meetings together with the minutes of each is included in BRAC's Final Report (October 31, 2008).

While BRAC undertook its work, face-to-face meetings were held with all interested individuals, organizations and/or community groups who had expressed a desire to find out more about Boyle Renaissance and to provide their views on it. Meetings were held with the following:

- Leadership Committee to End Homelessness - May 27
- Edmonton Aboriginal Urban Affairs Committee – May 28
- The Chair of EAUAC expressed appreciation for the fact that the background document as presented clearly recognizes the importance of engaging representatives of the city's Aboriginal population in the consultation process.
- Chinatown and Little Italy BRZ (Board of Directors) - May 29
- Among the recommendations from this group was that commercial development should be encouraged along 95th Street (at a minimum design guidelines could call for main floor commercial space).
- McCauley Community League – July 8
- Downtown and Riverdale Community League representatives – August 12.

Detailed summary notes of each meeting were drafted and sent back to the respective groups for comment. These summary notes were then circulated to BRAC members and discussions were held by the Committee regarding the various concerns and suggestions thus provided. Feedback and advice provided through these meetings helped to influence BRAC as it came to its conclusions and formulated its recommendations about the Boyle Renaissance initiative. Copies of the notes of each community group meeting were included in BRAC's Final Report (October 31, 2008).

June 11, 2008:

In response to concerns which had been raised and brought to light through meetings/discussions with the broader community to date, BRAC establishes the following two working groups:

1. Public Involvement/Communications Working Group, and
2. Urban Design Working Group.

At this meeting, all proponents provided answers to the following three questions:

- 1) What do you think are the advantages and disadvantages of being located within the Boyle Renaissance area as currently envisaged in the concept plan?
- 2) How will you plan for the safety of neighbourhood residents?
- 3) Should some of the proposed projects/agencies locate in other parts of the area?

June to September, 2008: Urban Design Principles and Design Guidelines were developed.

Don Stastny from StastnyBrun Architects was hired to facilitate two, half day workshops for the Urban Design Working group. The group included BRAC committee members as well as members of the City's Planning and Development Department, the Edmonton Police Service, and other city departments.

September, 2008:

- BRAC's article providing an update on the Boyle Renaissance initiative is published in the McCauley News.
- Sub-license agreement between the Boyle Street Community League and the Inner City Youth Development Association updated
- The Urban Design Working Group finalizes the Urban Design Principles and Guidelines for Boyle Renaissance.

November 4, 2008: Boyle Street Community League AGM

Community Services and board shared information with community members about the partnership with the Oilers Community Foundation and the City of Edmonton.

December 4, 2008: Public Meeting – City Hall

Boyle Renaissance Advisory Committee's Final Report was presented and members of BRAC answered questions raised.

Summary of How Feedback from the Public Influenced BRAC's Final Report:

- Encourage inclusion of market housing to create a mixed income neighbourhood
- Give priority consideration to meeting the needs of existing residents
- Use Wicahitowin Circle of Shared Responsibility to ensure concerns and needs of Aboriginal population are being met
- Develop Boyle Renaissance with a clear vision for urban design and encourage high quality development.
- Use best practices created by other urban housing developments
- Research and consider developing a Good Neighbour Agreement for all partner agencies and local stakeholder groups
- Reduce number of housing units in Boyle Renaissance from 900 to 585.
- Encourage a mixed-use development with commercial uses located at ground level.

December 9, 2008: Boyle Street community League Meeting Community Services, Community Recreation Coordinator CRC gave update on BR project

December 10, 2008: At a news conference Premier Stelmach, Housing and Urban Affairs Minister Yvonne Fritz, Mayor Mandel and other representatives announce provincial funding of \$25 million toward the development of the YMCA's Welcome Village initiative.

Boyle Renaissance Phase II

2009

January, 2009: The first issue of the Boyle Renaissance Phase 1 newsletter is published and e-mailed to interested stakeholders and residents. Issues are to be produced monthly and all copies are housed on the City of Edmonton's website at [_____](#).

January 14, 2009: Boyle Street Community League Meeting

An update was provided on the Boyle Renaissance Project to the board. Community Services asked for a representative from the league to sit on the Phase 1 working group. A representative was chosen for phase one with the function of bringing information back to the community league.

January 18, 2009: City Council Executive Committee

Boyle Renaissance final report with 13 recommendations (to see the 13 recommendations visit www.edmonton.ca/boylerenaissance) presented to Executive Committee. Executive Committee accepts final report and urges Boyle Renaissance project to continue.

April 21, 2009: Boyle Street Community League Board Meeting with the City of Edmonton Community Services to discuss options for community centre.

April 22, 2009: BRAC II meeting 1

- New committee is introduced and it is noted that the City has been successful in acquiring some land along 95th Street.
- Request for names for additional representation from surrounding community is made.
- Paul Ross, CP Ross Consulting, is introduced as Phase 1 project manager
- Confirmed that Stastny Brun have been hired to do a master site plan for Boyle Renaissance in consultation with BRAC and the broader community.

May 20, 2009: BRAC Phase II meeting 2

- Jay Freeman, presents Council's 10 Year Plan to End Homelessness.
- John Gladki of GHK Consulting provided information on approaches taken to the revitalization of St. Lawrence and Regent Park neighbourhoods in Toronto.
- Don Stastny presents two alternative preliminary concept plans arising from recent design charrette and receives feedback on each.
- It was noted that meetings had been held recently with Aboriginal and other Boyle Renaissance proponents to discuss possible partnerships on the recently acquired block on 95th Street.

- Corinne Bishop and Deron Bilous advised that there are changes underway with the makeup of the Boyle Street Community League Executive. The Community League is currently working on a needs assessment and will be holding a public meeting to discuss the Boyle Renaissance project on June 18th.

June 17, 2009: BRAC Phase II meeting 3

- Don Stastny presents two distinct concept plans for the area (referred to as “The Braid” and “The Grid”) and receives detailed feedback from individual members of BRAC and via a group discussion.
- Cohos Evamy representatives, who recently had been contracted to assist in the conceptual design of Phase 1, are introduced.
- It was noted that a proposal for the 95th Street lands was being developed with representatives of Metis Urban Housing, Canadian Paraplegic Association, Canadian Native Friendship Centre and Wicahitowin.
- Jane Molstad presents materials relating to her work in McCauley including information on “Good Neighbour Agreements”.
- Formation of Public Involvement/Communications working group

June 18, 2009: Boyle Street Community League Meeting

About 50 neighbourhood residents were in attendance.

- Boyle Renaissance consultants present two alternative concept/master plans for the area; copies of each were handed out to all present who were encouraged to outline their views on each and hand them back for consideration. Community members brought several issues of pressing concern including:
- What will happen to the existing residents living at the Butte Apartments?
- What consideration (if any) has been given to historic buildings in the area and the history of the area in general?
- Loss of economic opportunities to existing residents/people in the area.
- Need for neighbourhood commercial development.

July 29, 2009: BRAC II meeting 4

- Greg Barker, the City’s Director of Area Planning, gave a presentation on the Downtown Plan and the Stadium Transit Oriented Development initiatives.
- Update on new funding for affordable housing and homelessness initiatives
- Report from Public Involvement/Communications Working Group providing immediate response to a number of questions and concerns that arose as part of June 18 community league meeting.
- BRAC endorsed the following recommendations:

The Butte

- Current residents of The Butte be allowed to reside in the building as long as possible.
- A relocation assistance program be developed.
- Priority housing in future phases of Boyle Renaissance development be given to existing residents (including those in the Butte).

The Community Hall

- Encourage the continuation of discussion between the Boyle Street Community League and the City's Community Services Department.

History of the neighbourhood

- City heritage planners be asked to examine the Boyle Street area and its buildings and provide recommendations to BRAC

Income Loss: removal of scrap yard and bottle depot

- The development of alternative economic activities in the general area (as appropriate) be encouraged.

Lack of neighbourhood shopping facilities

- Efforts should be made to encourage the development of retail outlets particularly a convenience store.
- A facilitated discussion took place on the pros and cons of the two alternative concept or master plans for the Boyle Renaissance area.
- Mark Huberman outlined the approach which he was taking to his study and report regarding transportation issues (with an emphasis on parking) in the area. He also provided his comments on the two alternative concept/master plans.
- Copies of the proposal "Boyle Renaissance Phase II Aboriginal Housing (Seniors and Persons with disabilities) and Transitional Services Facility" dated June 18, 2009 were distributed. Confirmed that Wicihitiwin Circle of Shared Responsibility is fully supportive of the proposal.
- Discussion of rezoning requirements for Boyle Renaissance

August 26, 2009: BRAC II meeting 5

- Confirmed that all residents of the Butte Apartments had been provided with letters at the end of July formally offering them support and assistance in finding new homes per the residential relocation program as outlined at the last BRAC meeting.
- David Holdsworth, the City's Heritage Planner, provided his assessment of the existing buildings in the area and recommended that:
- The Edmonton Salvage building (north of Edmonton Supply Store on 96th Street) be incorporated into the redevelopment plans as a viable building if at all possible;
- Other existing buildings do not have significant architectural interest; and

- From an urban design perspective, the York Hotel and Edmonton Supply Store (at least their facades) be incorporated into the final development in some way.
- Historian Ken Tingley explained the approach which he planned to take in conducting a historical review of area noting that his report would be presented to BRAC later in the fall.
- It was noted that representatives of the arts community have expressed interest in exploring the possibility of establishing “live/work” spaces for artists as part of Boyle Renaissance.
- BR Phase 1 update noted that six design charrettes had been held with the partners and community groups (including the Boyle Street Community League).
- BRAC endorses Communications/Public Involvement Working Group’s recommendation that rather than creating a public involvement “plan” a historical consultation process map or timeline should be developed.
- Further discussion of good neighbour agreements (GNAs) led to consensus that the concept should be explored further. Members of BRAC volunteer to serve on a working group to consider the principles which might be appropriate for a GNA for Boyle Renaissance.
- Discussion clarifies that the proposed development for 95th Street is consistent with the City’s “Housing First” policy.
- Discussion regarding ways of encouraging market housing in Boyle Renaissance.

September 30, 2009: BRAC II meeting 6

- The revised draft Boyle Renaissance Master Plan was presented and recent feedback received to it from the Edmonton Design Committee (EDC) was noted.
- A roundtable discussion occurred where consensus was reached and it was agreed to move forward with the zoning for Phase 1 and Phase 2 separately with the understanding that the rezoning of the Phase 3 lands and finalization of the Master Plan would follow at a later date.
- Preliminary recommendations of the Good Neighbour Agreement Working Group were tabled.

October 28, 2009: BRAC II meeting 7

- It was announced that the Artists Urban Village group is interested in the possibility of participating in Boyle Renaissance. Members of the committee were invited to attend the next BRAC meeting.
- The BRAC committee provided feedback on the draft Urban Design/Master Site Plan
- An update about zoning and the upcoming public meeting on zoning was provided.
- A motion was introduced and unanimously carried that a recommendation to create a Good Neighbour Agreement for the Boyle Renaissance owners and operators be contained in the final report.
- A report was made about the potential parking requirements for the Boyle Renaissance initiative. Both underground and on street parking is being considered.

- A discussion took place about the future of the community gardens. The BRAC committee was told that the City will try to ensure the community gardens receives as much space after the development is finished as it now occupies. A committee was formed to look further at the issue. Representatives of the neighbourhood's current community gardeners will be invited to sit on the committee.
- John Helder, Principle of Horticulture for the City of Edmonton, discussed the tree inventory in the area and explained how the City determines the cash value of each tree. Developers that remove trees must pay the equivalent value of each tree.
- It was announced that Edmonton City Council will be asked to provide \$1.66 million to the Canadian Native Friendship Centre Board of Trustees to help with the development of the proposed Aboriginal Housing and Transitional Services facility in phase II.
- A representative of Alberta Health Services announced at the meeting that Alberta Health Services will not be able to participate in the development of a facility in Boyle Renaissance.

October 29, 2009: Public Information Meeting

A public information meeting was held on October 29th at the Boyle Street Community Hall. In accordance with City's notification requirements, meeting notices were mailed to residents of the McCauley and Boyle Street neighbourhoods (approximately 2800 individual notices were sent out). In addition, meeting notices were posted in local newspapers and a community newsletter was circulated by the Boyle Street Community League advising residents of the meeting. The proposed Master Plan, DC1 Provisions and ARP Amendment were presented at the information meeting to obtain additional feedback from the broader community. Twenty (20) people attended the meeting. Through the discussion that followed the presentation, those in attendance indicated their general support for the Plan.

November 25, 2009: BRAC II meeting 8

- Edmonton historian Ken Tingley presented his Boyle Street Historical Report which looked at the area from the time of the Hudson's Bay Company settlement to today. The committee asked Mr. Tingley to update the report to more accurately reflect the contribution of Aboriginal people on the development of the areas.
- Linda Huffman of Artists Urban Village gave a presentation on her group's interest in creating an artist's village as part of the Boyle Renaissance development.
- Reports were provided by the Rooftop/Community Gardens Working Group, and the progress of the Parking Master Plan.
- A draft Public Involvement Timeline document was submitted to the committee
- A draft table of contents for the BRAC II final report was presented by Harry.

January 27, 2010: BRAC II meeting 9

- Committee members received an update on the relocation of residents in the Boyle Renaissance area. Only two tenants remain in The Butte apartments while 50% of the residents of the 40-unit York Hotel are long-term residents.
- An update on the urban design master plan was presented which incorporated changes suggested at previous BRAC meetings.
- Updates were provided by Walter on developments both north and south of 104th.
- The rezoning application is expected to be presented to City Council in late March.
- The committee looked at and discussed the draft Conclusions and Recommendations portion of the BRAC II final report. Sections on rezoning, map showing city-owned properties in the area, public involvement going forward and ongoing operations and security will be added to the report.

February 24, 2010: BRAC II meeting 10

- Update on Residential Relocation: Butte Apartments – anticipate that block will be totally vacated by April 30th with demolition to take place shortly thereafter. York Hotel – has about 40 units, with about 22 tenants who likely will need relocation assistance.
- Public hearing on the rezoning application is scheduled to be held at City Hall on March 23rd.
- Community garden: gardeners will be provided with a notice to vacate the site by September 14th, 2010. City exploring ways in which the gardens can be relocated ASAP to the site near the LRT (per the Master Plan). A fall-back position may be an expanded site at Alex Taylor School.
- Mark Huberman presented an overview of the draft report Parking Plan. It was noted that the approach taken to the study was consistent with BRAC's desire for a "sustainable" community and that particular attention was paid to promoting a pedestrian and transit-friendly area. Mark explained that in projecting parking requirements for the area (per the proposed development program as evolved to date) he took into account "best practices" in other cities, the downtown zoning by-law, and the approach being adopted for The Quarters.
- Phase 1 update: Paul Ross noted that it is still anticipated that a ground-breaking event will be able to take place this fall.
- Land acquisition: City currently in active negotiations to acquire the York Hotel and the Salvage Yards.
- It was agreed that on March 25th, BRAC should meet from 5:00 p.m. to 6:00 p.m. to go over their draft report one last time before the public meeting which should take place that same evening beginning at 7:00 p.m. (the Inner City High School being the preferred location for both meetings).
- The tentative date for presentation of BRAC's report to the City of Edmonton/ Council is April 23, 2010.

March 23, 2010: City Council Public Hearing

March 25, 2010: BRAC II meeting

March 25, 2010: Public Information Meeting

A public Information is to be held to present the Draft Final BRAC Report to the General Public. The report outlines the planning process followed over the past year and presents BRAC's findings, conclusions and recommendations to the City of Edmonton.

5.11 Survey Form With Feedback from BRAC Members on the Process Followed

FEEDBACK ON THE PROCESS FOLLOWED TO DATE, BY
THE BOYLE RENAISSANCE ADVISORY COMMITTEE (BRAC) MEMBERS

The following provides the results of responses received from members of BRAC II. It was sent to 42 BRAC participants. 9 questionnaires were submitted.

1. Of the 10 BRAC meetings, how many did you attend?

	1-2	3-4	5-6	7-10
# responses		1	3	5

2. On a scale of 1 to 7, where “1” means “Not at All Met” and “7” means “Fully Met”, please indicate (by circling the appropriate number) the extent to which you feel BRAC met its seven main objectives:

	Not at All Met						Fully Met
A. To acknowledge the roles and responsibilities of all stakeholder parties, including the City, community associations, and residents, and service providers and to promote ongoing communication and awareness between them.	1	2	3	4	5	6	7
# responses	1		1	1	1	4	1
B. To review individual components of Boyle Renaissance from the perspective of meeting the needs of current area residents.	1	2	3	4	5	6	7
# responses			1		3	5	
C. To review and provide advice on action required to implement BRAC's recommendations (e.g. encouraging market housing, etc....)	1	2	3	4	5	6	7
# responses			2	2	1	3	1
D. To assist in the planning and development of Phase 1 of Boyle Renaissance (i.e. YMCA Welcome Village, Inner City High School and Community Centre).	1	2	3	4	5	6	7
# responses			1	1	2	4	1

E. To confirm development components for Phase 2 of Boyle Renaissance (north of 104 Avenue) and encourage efficiencies and collaborations between them.	1	2	3	4	5	6	7
# responses				1	5	2	1

F. To assist in ensuring that Boyle Renaissance is coordinated with other City of Edmonton planning and development initiatives (e.g. Downtown Plan, Transit-Oriented Development, etc.)	1	2	3	4	5	6	7
# responses			1	1	1	4	2

G. To review and provide advice regarding any aspect of Boyle Renaissance.	1	2	3	4	5	6	7
# responses		1		1	1	5	1

3. On a scale of 1 to 7 where “1” means “Strongly Disagree” and “7” means “Strongly Agree”, indicate your level of agreement (by circling the appropriate number) regarding the following statements relating to the BRAC process.

	Strongly Disagree			Strongly Agree			
A. I was given the opportunity to make my views known	1	2	3	4	5	6	7
# responses		1		1	1	2	4

B. Information provided was sufficient for BRAC to make informed decisions	1	2	3	4	5	6	7
# responses		1		1	2	3	2

C. Overall the process followed by BRAC was open, transparent and respectful	1	2	3	4	5	6	7
# responses		1		1	2	3	2

D. The make-up of BRAC provided diverse viewpoints about Boyle Renaissance	1	2	3	4	5	6	7
# responses	1		1		2	1	4

4. What did you like about the BRAC process?

- ☐ Process was inclusive
- ☐ Good meeting coordination
- ☐ Comprehensive information provided
- ☐ Dialogue, ability to change the course of the project
- ☐ Good level of honesty
- ☐ Wide variety of people listening to each other
- ☐ Relatively transparent
- ☐ Information and efforts on behalf of City of Edmonton ensured everyone had a voice and that information was presented effectively and efficiently.
- ☐ Planning sessions specifically to Phase II at times were difficult, however the professionalism of the City kept the interest and motivation strong for forward movement. Job Well Done!
- ☐ Attempted to get viewpoints of the Aboriginal community and other stakeholders
- ☐ Overall is good, but some partners are not on even ground. We need honesty and integrity to build a strong community. Whatever differences in meetings shouldn't be taken out of the meetings. Leave it there.
- ☐ The process used by BRAC ensured that all parties involved were able to voice their opinion.
- ☐ Open discussion, diverse view points, very well facilitated, sense of cooperation, respect for everyone was always present.
- ☐ The Boyle Renaissance plans actually changed during the process in response to things that were learned. That was great!
- ☐ Composition of BRAC inspired confidence in the process.
- ☐ As process went on, I developed a stronger sense that the members of BRAC, including Harry and Walter and all the City resource people, were approaching the work with sincere and good hearts.
- ☐ Information was always disseminated prior to the meeting. Meeting minutes done quickly and accurately.

5. What did you dislike about the BRAC process?

- ☐ Recommendations could be made but it wasn't clear how binding they would be – i.e. dealing with historic buildings
- ☐ Was not sure group would have final input into the project
- ☐ Parking/ transportation survey did not have direct input from all shareholders because it was mediated through a consulting company
- ☐ Parking/transportation could have been addressed through additional subcommittee meetings
- ☐ BRAC process dominated by City staff and project partners – perhaps unavoidable as local BRZ and McCauley Community League withdrew from the process
- ☐ Question on how representative the process was of residents and businesses without the BRZ and McCauley Community League participation
- ☐ Council should not make a decision on rezoning in the absence of the final recommendations of BRAC II
- ☐ Very long meetings and even longer timelines – many occasions did not allow for full participation with scheduled meetings.
- ☐ However follow up documents was complete and thorough there we were well informed and have continual opportunity to comment on information.
- ☐ They missed a whole segment of the Aboriginal population, mainly those most affected or impacted, i.e. Aboriginal peoples with disabilities and Aboriginal Seniors/ Elders.
- ☐ While some work with and for the interests of Aboriginal people, they cannot and will not pretend to represent them in this process.
- ☐ Too much of a power play. We should treat all partners the same. Input is very important to acknowledge. Good decision is just as important for open discussion.
- ☐ Committee too large and a few of the individuals at the table though only of negative aspects of project and dwelled on negative.
- ☐ Didn't see lots of willingness to work toward making this the greatest project in the downtown area – Maybe that's the danger of being inclusive?
- ☐ Each meeting seems to have different people attending and required re-visiting issues discussed and decided on previously.
- ☐ Initially seemed too difficult to get sense of what was going on. It appeared major decisions were being made apart from the BRAC table, that the dynamics at the table and in the project as a whole were not completely transparent. This seemed to improve over time.
- ☐ Hours of the meeting made for a long day.

6. What changes would you suggest for the future?

- ☐ I think it went quite well
- ☐ Perhaps each major issue could have a subcommittee meeting like the garden committee which was very effective
- ☐ Need to make sure there are opportunities for future input beyond a one way flow of information from City and proponents to community residents
- ☐ Important for some accountability mechanism to ensure City takes seriously its responsibility to ensure Recommendation 4.1 becomes a reality for Phase Three.
- ☐ Keep the group small and specific
- ☐ Shorten time of scheduled meetings
- ☐ Schedule meetings during work day
- ☐ Some things are pre-determined and should only be covered as an introduction.
- ☐ Grassroots consultation with those most impacted by this or another issue – in this case Aboriginal people with disabilities and seniors.
- ☐ This is another example of a skewed process where you get us to designate a “speaker” who has no authority to speak on behalf of the issue. You needed those people to provide feedback,. This was missing and the process omitted their perspective.
- ☐ Change the way you consult with Aboriginal peoples.
- ☐ We should make the commitment for the society and mankind. The hidden agenda is all over the meeting and whether or whenever it is exposed, please accept it and entertain the issue and compromise. That will bring good discussion for better future in any project.
- ☐ Argument is always healthy in any board to keep us on our toes.
- ☐ Limit the number of participants to those who are actually developing the project
- ☐ Those developing members could be the steering/development committee and have larger meetings in the greater community every two or three months
- ☐ Suggest different location for meeting – room too large, noisy, hard to hear each other
- ☐ Hope future meetings get away from complaining and negativity to focus on positive aspects of project while developing community and business relationships.
- ☐ Felt the process was well run and enjoyed participation. Recommend Harry continue as facilitator as he was very good.
- ☐ At a certain point, the group requested Harry Finnegan start every meeting with a report about what had transpired between meetings and this became a practice. I think the reports could have been fuller and cleaner.

- Acoustics were a big problem at the meetings. If existing hall is used for future meetings, suggest arranging tables more tightly or doing something to improve ability to hear what is being discussed. Struggling to hear shouldn't be the factor that takes up most of the energy of participants at meetings.