

THE WAY AHEAD

BUILDING HOUSING CHOICES

KEHEEWIN COMMUNITY
BULLETIN

MAY 2016

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BUILDING HOUSING CHOICES KEHEEWIN COMMUNITY BULLETIN



Ensuring there are housing choices to meet the needs of everyone is a priority for the City of Edmonton. Using undeveloped building sites for future housing development is one strategy to meet the housing need.



The undeveloped building site in Keheewin at 1910 - 105 Street will be used for a new residential development that will include a mix of both market and affordable housing, indistinguishable from each other. It may include more than one type of affordable housing, and both rental and ownership homes. A residential development concept that reflects the voice of the community will be presented to City Council in late 2016 for approval. There is currently no timeline or budget in place for construction.

We are working with you to determine what the development will look like, the mix of affordable and market homes and what, if any, element or feature can be included to benefit your community as a whole. We are now in Phase 2 of our design and engagement process.

THE CONVERSATION IN KEHEEWIN

Your input will influence the future development in Keheewin. We want to hear what type of residential development should be built (the building form), the development density, the type of affordable housing to be included, as well as what additional features or secondary elements could be incorporated into the development as a benefit to the community. Two additional meetings are planned with Keheewin in 2016.



WHAT YOU TOLD US

In October, we asked for your thoughts about your community and the future Keheewin Building Housing Choices Development. Here is what you told us.

You love your community! You live in a great location nearby a variety of amenities and services including transit and key roadways. You like the sense of community, your relationships with your neighbours and that Keheewin is walkable, quiet and friendly. You enjoy the amount of green and open space, as

well as the feeling of safety and the low crime rate. You don't want to lose this.

Although many of you don't know how you feel about the Building Housing Choices development, the majority of you feel it will negatively impact the community. You are concerned it will increase traffic, adding to the overall congestion in the area and impact the already limited on-street parking, especially near the green space. You are also concerned about how the development will affect your property values, anticipating they will decline as a result. There are also fears about safety, increased density and the loss of green space and sports fields.

A small number of you see a positive impact to the community as the new development will increase affordable housing options, and bring the potential for you or your neighbours to age in place if seniors' housing is developed.

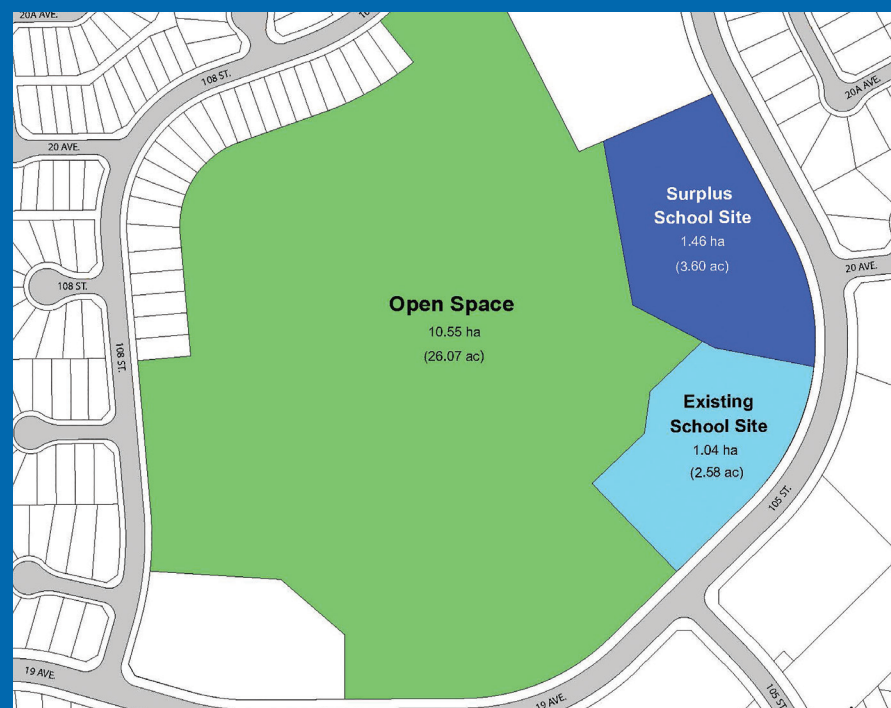
Although only 26 residents answered the question about the type of housing currently lacking in Keheewin, just over half of those who responded feel it is seniors' housing.

The complete What We Heard report is available online at edmonton.ca/keheewinchoices.ca.

The new Building Housing Choices Development in Keheewin will be a mix of market-rate housing and affordable housing, indistinguishable from each other. It may include more than one type of affordable housing, and both rental and ownership homes.

HERE TO ASSIST

You shared with us your concerns and fears about what happens next and how the development will affect you. We are doing our best to answer your questions and inform you about the future development so you will have a better understanding of the changes to your community and will be as informed as possible.



DEFINITIONS

Market housing – Properties that are rented or sold at current market rates. There is no subsidy or assistance associated with this type of housing.

Affordable housing – Rental or ownership housing that requires government funding to build or operate. Affordable housing has rents or payments below average market cost, and is targeted for long-term occupancy by people who earn less than the median income for their household size.

WE'VE BEEN BUSY

Since we met with you at the October 2015 Community Conversation, our team has been moving forward with planning the future housing development for your community. We considered what you told us, together with the specific details about the Keheewin neighbourhood, along with City policy and guidelines, and developed four potential residential development Scenarios for the future housing development for your thoughts and comments.

We've also worked with consultants to conduct technical studies including an Environmental Site Assessment (ESA), Geotechnical Report, Drainage Servicing Assessment and Traffic Impact Assessment (TIA) to ensure we have a complete and comprehensive understanding of the area to provide the best recommendations for the development.

WHAT HAPPENS NOW

We are now sharing four residential development scenarios with you. The building form and other qualities are unique to each. Your input will help us get a clearer sense of the options that have stronger community support. These refined scenarios will be presented to you at the Phase 3 meeting in Fall 2016.

FOUR HOUSING DEVELOPMENT SCENARIOS

The four housing development scenarios for Keheewin are: Apartment Housing, Stacked Row Housing, Row Housing and a Combination Apartment/Row housing.

While each type of housing will work within the building site and meet the criteria established by Council, including density and market mix, each has some unique characteristics such as number of homes, building height and form, type of affordable housing included and who it best serves. We encourage you to learn about the details of each and let us know your preference for the future development in your community.

If you have an idea for the development beyond the four scenarios, tell us about it. Visit edmonton.ca/keheewinchoices to submit your suggestion via the online input form (deadline for submission is May 31, 2016).

KEHEEWIN ADVISORY COMMITTEE

The Keheewin Advisory Committee has been formed with volunteer members of the community to provide advice on the Building Housing Choices pilot community engagement process for the undeveloped building site in Keheewin. It will also help to ensure all viewpoints are heard and represented in a respectful and effective way through the process. Thank you to the community members who have volunteered their time to be a part of this important committee.

As a resident of Keheewin, you are invited and encouraged to be a part of the discussion and process of determining the form of new residential development in your neighbourhood.

FOR MORE INFORMATION:

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