

THE WAY AHEAD

BUILDING HOUSING CHOICES

KEHEEWIN COMMUNITY
BULLETIN

SEPTEMBER 2015

TRANSFORMING | **EDMONTON**

BRINGING OUR CITY VISION TO LIFE



THE CITY OF
Edmonton

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. Edmonton is growing and transforming as more and more people move here to live and raise families—a total of 60,000 between 2012-2014 alone! It's expected that our city's population will hit one million within the decade and double in 30 years.

City Council is developing strategies and initiatives to help meet current and future housing needs for all residents, at all income levels. They've approved an approach that will repurpose undeveloped building sites for housing development. These are locations that were previously earmarked for a

school, but where a school has never been built.

Decades ago, the City set aside parcels of land as sites for future schools under a Joint Use Agreement between local school boards and the City. When the school boards determined there wasn't a need for a school in certain areas, they declared the sites surplus. The City is now repurposing some of these undeveloped building sites

to create new housing choices while retaining planned sports fields and green spaces.

This repurposing allows the City to grow "in" with residential development on existing undeveloped building sites. This strategy helps keep the city compact, brings new families into existing communities and supports sustainable and vibrant communities.

Sustainability for Edmonton means growing:
 In - with more housing choices in existing neighbourhoods
 Up - with higher-density choices in the core
 Out - with developments in the suburbs

THE IMPORTANCE OF HOUSING OPTIONS

Edmonton has experienced significant population growth in recent years with many newcomers attracted to the city from other parts

of the province, the country and the world. However, Edmonton has a long-standing shortage of housing within financial reach of young people, families and seniors.

For many, our city offers greater job prospects and higher wages, while for others it has increased their inability to find housing due to higher rents and lower vacancy rates.

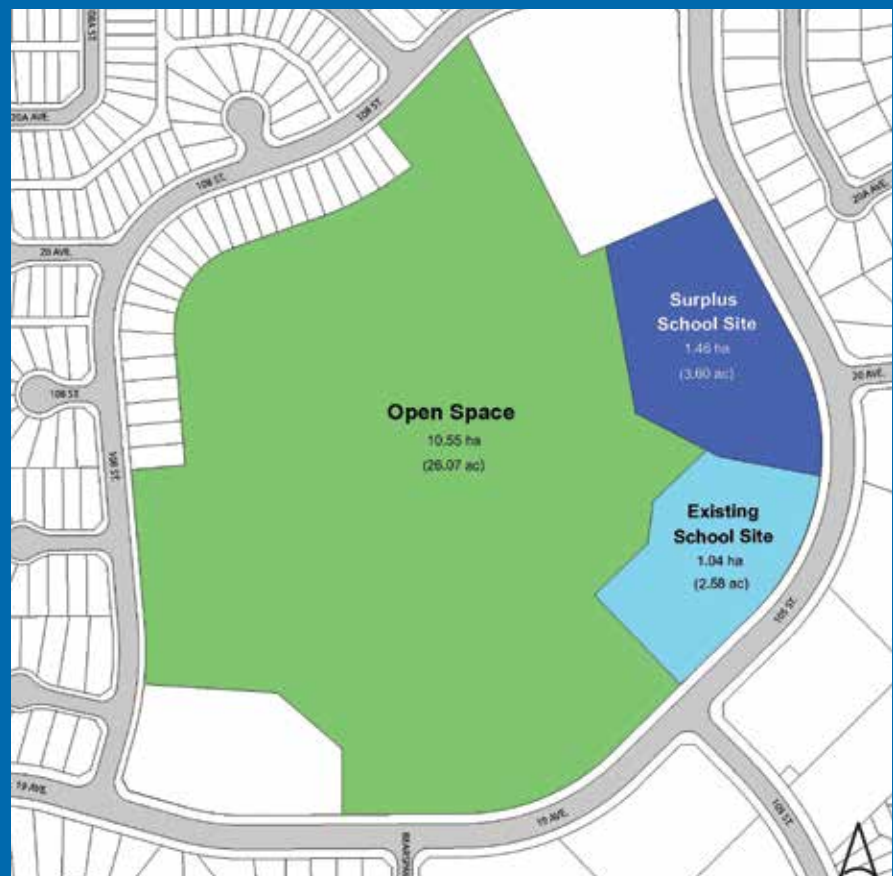
WHAT IS AFFORDABLE HOUSING?

Affordable housing refers to permanent housing, rented or owned, that receives a capital or operating subsidy to make it affordable to households earning less than median income.

Community Evolution: Existing communities continue to age over time as children grow and eventually leave the family home. This affects neighbourhood population numbers and school enrolment.

KEHEEWIN'S UNDEVELOPED BUILDING SITE

To meet City Council's direction and our city's need for housing options, the undeveloped building site located in Keheewin will be used for a new residential development. Within the development, indistinguishable from each other, will be both market and affordable housing, with a density goal of 58 (minimum) to 182 (maximum) units. 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.



CITY COUNCIL DIRECTION

City Council has provided the following direction for future housing initiatives:

- Encourage 25% of citywide housing growth to take place in existing neighbourhoods to create new life, new opportunities and more choices in these neighbourhoods.
- Use existing infrastructure (roads, utilities and drainage) when possible.
- Secure opportunities that enable a wider range of housing options.
- Include a mix of market and non-market housing to help Edmonton achieve its core strategy to attract and keep residents in an affordable and vibrant city.

POLICY TO GUIDE THE DEVELOPMENT OF UNDEVELOPED BUILDING SITES

On July 7, 2015, City Council approved a new policy to guide residential development of the undeveloped building sites (former schools sites) placed on the City's land inventory in 2009.

The purpose of the policy is to maximize economic viability, public benefits, and connections to the communities in which the new developments are located, while remaining flexible enough to respond to local conditions and community needs. The policy provides development parameters regarding density and mix of market and long-term affordable housing.

The policy provides a framework to guide discussion between the City and residents in the communities where future development will take place on the undeveloped building sites.

Communities with undeveloped building sites include Belmont, Dunluce, La Perle (West), Lymburn and Summerlea north of the river, and Keheewin, Henderson Estates, Kiniski Gardens (South) and Ogilvie Ridge in the south. For more details on the policy, visit edmonton.ca/city_government/documents/C583.pdf.

JOIN THE CONVERSATION IN KEHEEWIN

City staff will begin a conversation with Keheewin community residents this fall. The public engagement will include four public meetings spread over many months and will begin with City staff working to learn about concerns and opportunities, and what residents' value most about their community before any specific residential development options are presented for discussion.

Your input can influence the future development in Keheewin. The public engagement process will seek community input on the form of residential development to occur, the development density, the form of affordable housing included, as well as on additional features or secondary elements that could be incorporated into the development as a benefit to all community residents. Please plan to join the conversation.

Community Conversation BEGINS!

October 26, 2015 | Drop in 5:30 – 8:30 p.m.
Yellowbird Community Hall - 10710 19 Ave

For more information: edmonton.ca/buildinghousingchoices | Email: buildinghousingchoices@edmonton.ca

PUBLIC INVOLVEMENT OPPORTUNITIES IN KEHEEWIN

