

Appendix A:

Participant Handout



ONLINE PARTICIPANT BOOKLET

Please use this booklet to record your thoughts and impressions about housing in your neighbourhood. Please complete the form and submit it to the email or mailing address provided below.

Deadline for submitting booklets: October 31, 2014

Project Team Contacts

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Website: edmonton.ca/realizinghousing

Background

1. Do you live or work in one of the five Realizing Housing Potential neighbourhoods?

Alberta Avenue
Central McDougall
Eastwood
McCauley
Queen Mary Park
Other Neighbourhood

2. Did you attend a neighbourhood meeting for Realizing Housing Potential? If yes, please select the meeting:

Queen Mary Park – September 20, 2014
McCauley – September 22, 2014
Central McDougall – September 23, 2014
Alberta Avenue and Eastwood – September 24, 2014

Housing indicators: what do you care about?

3. Please review the information provided in the Housing Snapshot for your neighbourhood (available on the Realizing Housing Potential website).
What have we measured that is important to you? Why?

4. What information surprised you? What didn't surprise you?

Housing choice in the neighbourhood

QUESTIONS:

7. Do you feel there are adequate housing choices for residents in your neighbourhood or residents wanting to move into your neighbourhood?

8. What forms of housing are needed or important in your neighbourhood? Why? How would they benefit your community?

Housing Strengths and Ideas for the Future

QUESTIONS:

9. What do you like about the housing in your neighbourhood?

10. What ideas do you have to improve housing in the neighbourhood? Do you have ideas for programs or projects? If so, what are they and why are they important to you and the community?

Appendix B: Display Boards

The following display boards were created for all community meetings. For neighbourhood-specific presentations please refer to the project website (edmonton.ca/realizinghousing) or contact the project team.

How does this project relate to other City initiatives?

All five of the project neighbourhoods have benefitted from significant work and commitment by residents, stakeholders and City staff, all working towards vibrant, healthy communities.

Realizing Housing Potential complements this other revitalization and community building work. By taking a housing focus, this project will work towards the vision of the communities without duplicating efforts. By working together with existing groups and initiatives more can be achieved.



Other related City initiatives include:

- **Elevate** and the recommendation to foster healthy communities through offering a variety of housing choice.
- **Neighbourhood Revitalization** such as the Avenue Initiative and Revitalization Strategies.
- **Existing grant programs** such as Façade Improvement and the Development Incentive Program.
- **Business Revitalization Zones** and the strategic plans of the Business Associations.
- **Evolving Infill** and actions to improve communication, remove barriers and support the development of more infill.



What is the City doing in housing?



The City of Edmonton's Housing Section is responsible for housing policy development, planning, advocacy, research and program delivery. We work collaboratively with our partners to deliver affordable housing options throughout the city. We collaborate with other branches within the City Administration to set the regulatory environment which meets the housing needs of our increasingly diverse population.

Cornerstones: Edmonton's plan for affordable housing

The City provides funding for housing programs and developments through Cornerstones. Current funding priorities include:

GRANT PROGRAMS

- **Secondary Suite Grants:** Up to \$20,000 for homeowners to either upgrade existing or create new secondary, garage and garden suites.
- **Housing Opportunities Program for Edmonton (HOPE):** Up to \$20,000 for qualifying homeowners to complete necessary home repairs. Applicants will be considered for up to \$2,000 in additional funding for energy efficient upgrades.
- **Curb Appeal:** Up to \$1,000 for qualifying homeowners to improve the exterior of their home. Only available in six priority neighbourhoods: Alberta Avenue, Boyle Street, Central McDougall, Eastwood, McCauley and Queen Mary Park.

DEVELOPMENT PROJECTS

- Housing development on surplus school sites
- Pilot projects to increase the supply of affordable housing across Edmonton



edmonton.ca/realizinghousing

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What is this project?



Realizing Housing Potential is a City initiative that will allow residents, stakeholders and City administration to work together to identify housing policies, programs and pilot projects that have strong potential to improve local housing conditions in five inner city neighbourhoods.

Each neighbourhood is distinct in character and housing needs. Realizing Housing Potential will result in five neighbourhood housing roadmaps with recommendations specific to each community. Each roadmap will explore issues and options related to all types of housing. The roadmaps will outline long-term and short-term actions for each neighbourhood.

Where is this project happening?

This project is taking place in five inner city neighbourhoods: Alberta Avenue, Central McDougall, Eastwood, McCauley and Queen Mary Park.

How will it be done?

The key project components of Realizing Housing Potential are:

- Comprehensive analysis of housing indicators for each neighbourhood.
- Engagement of residents and stakeholders through a range of activities including neighbourhood meetings and workshops.
- Preparation of housing roadmaps for each neighbourhood.



Project Timeline



Public Engagement

The City is looking to local residents, community groups, organizations and other stakeholders to provide their input into this project. Public engagement for Realizing Housing Potential will involve a range of activities, including neighbourhood meetings, surveys, and small group interviews and workshops.

edmonton.ca/realizinghousing

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Appendix C:

Flip Chart Notes

Please note: there are some flip charts missing for certain topics, due to the nature of the individual meetings, some topics only had facilitator notes

Queen Mary Park: HOUSING INDICATORS (1)

Dwelling Type Indicators 1/a

- commit to protecting the remaining detached houses.
- An attraction of QMP is the amount of "space" that is available - ~~is~~ in comparison to new suburbs.
- Lots are \$400,000 - Infill can not be affordable, compared to existing houses.
- Age in place. Bungalows are more senior friendly than skinny houses (with stairs)
- QMP is Family Friendly
 - Yards for safe play
 - Low density = less traffic.
 - Smaller homes are easier to maintain.

QMP Indicators

Sales Activity 2/a

- Prices are going up.
- But more affordable than new neighbourhoods.
- Transportation costs are lower with services nearby.
- Location, affordability & good public transit.
- Environmental benefits: grass & trees help mitigate flooding.
 - ↳ Provides microclimate cooling

% Rented

- Not a surprise.
- Are apartments condoizing?
- There is a correlation between Family Size and rental.
- What is the family-size of residents of detached houses.

Why are they closing schools? Indicators round 2 3/a

Rental housing does not maintain the yards.

↳ People are buying to rent, not live there.

Gridlock - Traffic - Due to the intensity to the south.

- Apartments = people ↑ turnover
- lost public school = loose community.
- When kids get together, parents get together.
- being in an apartment - don't make the same connections.

Indicators round 2 4/a

- Single detached area is the community
- renters do not have a connection in the community.
- Council is trying to thrust redevelop into the community.
- Housing price is very reasonable in QMP
- Transit, transportation is good in QMP.
- like bricks, parks, diversity of housing.
- transit → reason to stay.
- access - downtown, river valley
- need stat on ownership tied to housing type

Queen Mary Park: HOUSING INDICATORS (2)

Indicators round 2

- ^{add.} Charge for parking = on-street parking 5/9
- Why are there so many conversion of apt. to condo.
- Surprised about how few houses (single detached) ~~it~~ there are in QMP
- Stick built apt. → not fire safe, masonry construction would make apts. just as safe as single detached

Indicators round 3

- rental by housing type 6/9
↳ ^{would be} good to know
 - how many single family homes
 - how many are owned/rented.
- number of houses, ~~&~~ housing types (% age of total) numbers & percentages.
- Affordability → higher than mat. neighbourhoods
∴ need more affordable housing.
- income & affordability.
↳ even owners in QMP spend more on housing (in comp. to mat. neish.)
- Residential Age
∴ - need more apt. ~~for~~ for seniors
- possible in QMP to have aff. housing

Indicators round 3

- QMP has always been a draw for newcomers 7/9
- lack of incentive to build new single detached dwelling.
- will new duplexes ~~to~~ sell in the future for 400,000 (what they are selling for now).
- Are there a lot of students living in QMP?
- Add the whole city back in - as well as mature neigh.
- will demonstrate more spread.
- How to provide renters a means to own in the neigh.
- Broader ~~&~~ scope than just owner-condos. ~~There~~ There are other forms of housing for ownership.

8/9

Best idea

- In order to diversify
 - not get rid of SOD, change options ~~at~~ for rental properties.
- Opp. - improve options ~~2~~ 3 storey walk-ups.
- Senior housing - all levels.
- age in place
- Homeless - do not want to see facilities (John Howard, Transitions)
- like moratorium - hope upon expiry it will be renewed. Time for Twelligars of the City to take on some responsibility
- QMP is open to all housing types - future - we have our fairshare of hard to house

Queen Mary Park: HOUSING INDICATORS (3)

- attract Families.

9/9
Best idea
con't.

- want to be a 'westmount'

- Some infill, ~~not~~

- diff. to do without a school

Queen Mary Park: HOUSING CONDITION (1)

Q1: Condition

1/9

- below average; tired looking
- needs ext. improvement
- majority are dilapidated
- parking + garbage issues w/ rental properties.
- lack of ongoing yard maintenance on rental properties
- roads; potholes
- derelict properties; what is City doing? → should be time limit
- vacant lots → should be time limit

1.

- need grants for exterior upgrades
- houses are "tear down"; don't attract young families
- residents of rental apartments.
→ vulnerable populations... what are their needs? what is condition of interior

Q2: Ideas?

- education programs? grants?
- \$ for exterior improvements
- some repairs more sub. than others...
issue for resale
- process for improving housing stock has to be easier

2.

Q3:

- QMP homes are unique
- strong sense of community
- more children are coming back which is nice... but no school... difficult.
- need other amenities... a school; drop in centre

3.

Q1: Condition

- owners take better care of prop than renters
- absentee landlords.
- cost of repairs are high
- weeping tile upgrades are common in neigh. due to age of housing
- "QMP has character"; close to amenities
- changing demographics... seniors can't afford cost of repairs
- "It wouldn't take a lot of money to make the rental prop. look better"

4/9

Queen Mary Park: HOUSING CONDITION (2)

5/9

- "QMP has large yards + trees and you can bike to work."

Q2:

- some areas don't feel as safe b/c of lack of lighting.
- "can't legislate required prop maintenance"
- loss of RRAP; income wex. for HOPE too restrictive
- ~~that~~ repairs to prop. mean paying higher taxes.
- 107th ave → "Looks like crap..." even while RRAP was around.
- landlords don't reinvest
- City should focus on homes/prop that need it most.

4/9

- Yards in Bloom... making diff in many ~~the~~ neighborhoods
- Looking Good In The Neigh. Program
- nice distance between ~~houses~~ homes
- Grant Program... could have higher standards for building materials.
- "Have to respect the eclectic nature of the neighborhood"
- Energy Efficiency ... windows, doors... Repairs → most \$ to repair
- QMP homes are easier to repair + for seniors to "age in place"... but they're not barrier free.. but easily could be

7/9

Q1:

- sewers... very smelly
- unkempt yards
- "How do we force slum landlords to take care of their properties"
- "Most houses are well maintained in QMP"
- Need new sidewalk... still from 50's
- Intimidating people live in the rental prop
- slum land lords... degrades the neighborhood
- lots of wemos on my street
- Yards In Bloom is working

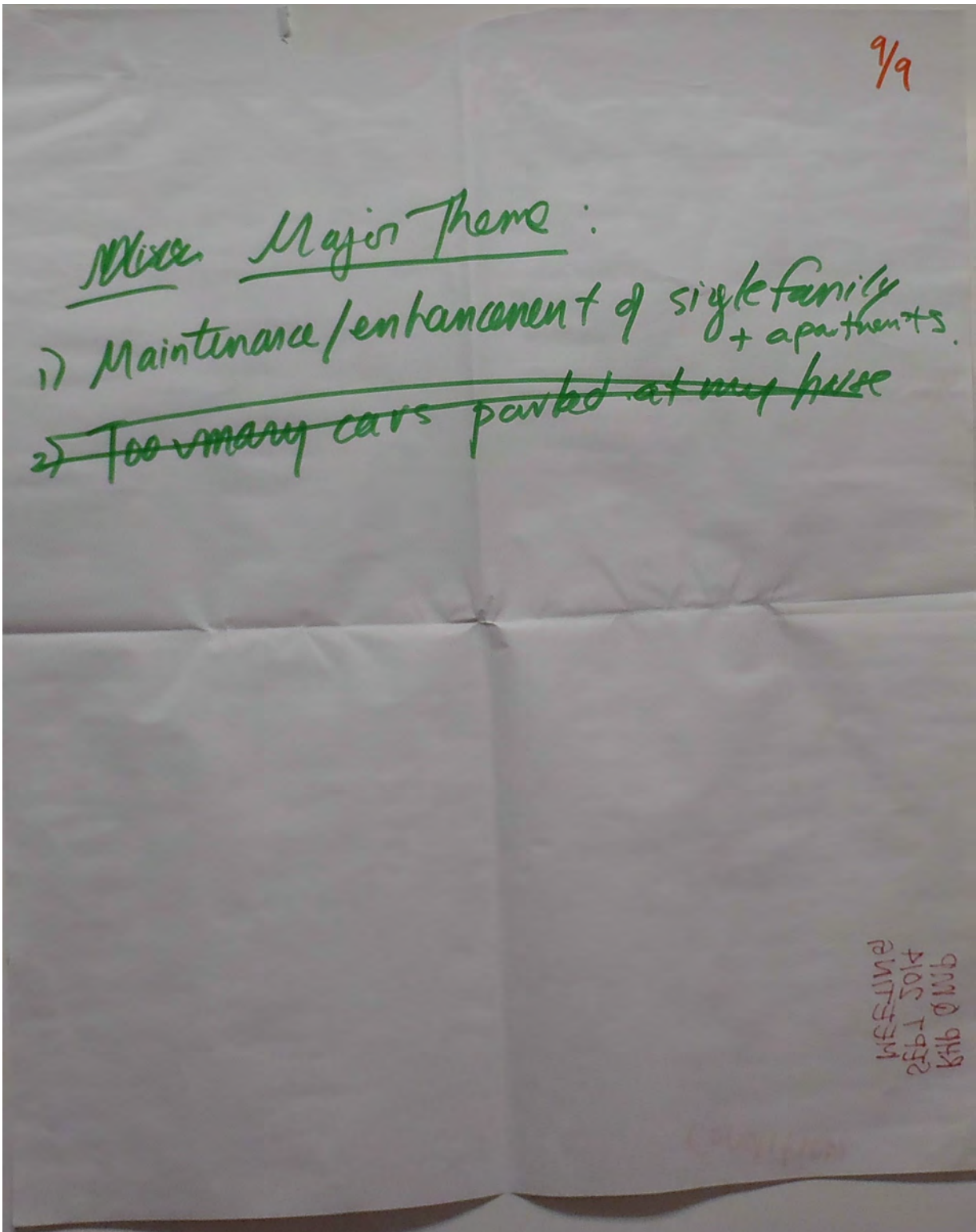
> good things in neigh.

8/9

Q2:

- Gremy Suites... a good thing in QMP to accommodate seniors + families "age in place." ... but parking requirements too stiff
- QMP is surprisingly quiet... ~~despite~~
- QMP is good for people looking for a certain lifestyle... close to amenities, downtown, park.
- diff. prop. managers have diff. standards
- "I can't handle the responsibility of such a large property" - senior citizen
- lots of gardens... makes ~~one~~ single family areas really nice

Queen Mary Park: HOUSING CONDITION (3)



Queen Mary Park: HOUSING CHOICE (1)

- SMP
- Infill can cause decline in affordability & challenges in infrastructure
 - parking an issue
 - more education on infill
 - what are examples (best practices)
 - lack of singles, higher end
 - run down 3-storeys
 - more balance
 - some restrictions from airport
 - affordability / rent controls?
 - co-op housing - row housing
 - poor condition
 - condos
 -
- CHOICE #3

- SMP
- lots of rental but not always affordable - limited options
 - lack of 3-bed units/home
 - good location may bring prices up
 - keep "fit" of neighbourhood
 - new homes may not meet needs of current residents
 - Some properties not as maintained as others - limits choice of safe/appealing homes
 - limited row house / starter homes for family
 - *keep singles (existing)
 - Access to employment important
 - Assisted living options limited - no choice for seniors
- CHOICE #4

- SMP
- Good choice
 - already have 'infill' / have increased density
 - leave singles - these are "affordable" options
 - support more for garage / second suites
 - does not increase height
 - affordable housing - "I don't have a choice"
- CHOICE #3

- SMP
- LISTEN TO COMMUNITY
 - KEEP MIX & NEIGHBOURHOOD DENSITY
 - No 2.5 Storeys
 - MORE CHOICE - Affordability
- CHOICE #4

Queen Mary Park: **HOUSING CHOICE** (2)

- Lots of pressure for redevelopment
- Tired of losing single & ~~dev~~ detached.
- Same
- don't redevelop school site
- lack of parkland.

Alberta Avenue: HOUSING INDICATORS (1)

- Indicators AA 1/5
- Attracted to buy house here: lg garden, had to have ~~the~~ secondary suite, needed in order to pay mortgage
 - Would like to access SS Program but income just a little too high as a single person
 - Renter: set of eyes, chores helper
 - SS a way to get higher density + allow singles to stay in SF home; they r unobtrusive
 - Issue w fourplexes in areas w small lots
 - Issue comes re: garage suites when they get tall. on small lots (parking on street) gets tight ^{basement}
 - Crime statistics? Nghd amenities/facilities
 - these factors determine draw to nghd
 - Influence Blatchford will have? Help 118 shopowners, more eyes + business
 - Small green patches are present but not lg facility existing near CL Hall's + near schools
 - Fortunate to have schools + playgrounds
 - Building duplexes/ fourplexes on 33 ft lot not a good idea → seems to be moving in that direction.
 - Dwellings in need of major repair is concerning
 - Curb Appeal + HOPE good BUT a lot of ppl just barely over income limit (e.g. Son's income counted but he doesn't contribute)

- AA: Sales Activity (double check) switched?
- younger families moving in. stability.
 - ↳ affordable, central location.
 - Sense of optimism about neighbourhood; w pause fewer developments to pressure neighbourhood.
 - like knowing what to expect in nghd.
 - there does seem like a lot of turnover in residents. — seem to be a lot of for sale signs (single families)
 - Attracted to availability of single family homes
 - Future: see ownership housing
 - Zoning a barrier to build single family homes
 - When zoned to RFS there was no consultation (2003?)
 - Requirement for consultation to build duplexes.
 - ↳ demand for duplex/townhouses, issues come when poorly managed.
 - ~~the~~ Value in city-wide comparison * Indicators AA 2/5

- think that 35% is high for rental → stability
- Enjoying single family homes in nghd. ^{concerns}
- Attracted by trees, character homes
- Being sensitive to existing housing stock
- Not aware of condos in area
- Potential to increase density through condo (ownership) options
- Currently have affordable mkt rentals
- Attracted by low home prices
- Not aware of many students in area
- like diversity of ages in nghd.
- "Ask a senior" what housing they want → infrastructure not necessarily good 4 seniors (curbs) BUT nghd renewal coming
- *capacity of infrastructure? Indicators 3/5

- Indicators AA 4/5
- "Historical", importance of preserving character nghds (AA dev. in early 1900s)
 - How to encourage diversity of incomes?
 - o spatial concentration of poverty is current
 - HOPE good but requirements a barrier.
 - o Need diversity of housing stock: multifamily, suites ^{Attract new residents}
 - o Like that single family homes range in size (sometimes by a lot!) = something to preserve & diverse choice within that category
 - o Surprised that % of renters not higher (bit of skepticism re: survey) more rented suites.
 - % of participation in 2011 NHS? extent of illegal suites
 - % renters paying more than 30% on rent an issue
 - Age profile: important to see a diversity, enough kids to go to school
 - Length of residence important = stability
 - Options for seniors? Afford to maintain old homes? Mobility challenges?
 - Feel that it's more transitional population

Alberta Avenue: HOUSING INDICATORS (2)

- options for residents throughout their lives (single - kids - seniors) ^{Indicators AA 5/5}
 - life expectancy in core ughds? - lack of seniors?
 - Would like bike paths, good walkability but needs to be safe + accessible.
 - Attracting residents ties into social issues.
 - Higher vacancy rates: poor quality stock might not attract (but not many apt buildings)
- ↳ more converted SF homes.

Alberta Avenue: HOUSING CONDITION

Mixed - new ^{condition #1} and run down ^{Historic 2016}

- Some need rehab
Some brand new
- Old houses in good shape
- Vacant and have been for awhile
abandoned - affect yard / windows (derelict)
- Some occupied by people who aren't valuing their property - messy / unkempt.
- physical holes - where basement have been dug but no other work done
- broken pipes flooding houses (infrastructure)
- high risk youth group home doesn't appear to have a lot of oversight / supervision

Condition #2

- Pre world war and post war
The ones built after (right after) were not built well
- The one built pre are larger and better built. (this is general)
 - Some are unnecessarily being torn down
 - Historic home are a draw for people to move here
 - they are affordable
 - they are beautiful
 - people move here for them (historic) they need to be preserved
 - once you lose them you can't get them back.
 - preserve Trees (some are being torn down to build new homes)

Question #2

- 1) limit 4 plexes & Duplexes
Property sizes are 2 small
- 2) Make sure there is adequate parking.
- 3) less power @ S&AB.
- 4) Cornerstone grant is too restrictive
- income ↑
↑ access
- 5) Ends up as a caveat and some mortgage lenders won't allow. Because it increases the debt load
- 6) More guidelines around demo of historical homes
- 7) new homes fit the character of the community.
- 8) Keep the mature over lay.

- ^{#4}
- Conclusions - Program for abandoned
- Time limit for abandoned houses, look to Calgary / Winnipeg & businesses City to take action at a certain times
 - City to act faster with enforcement of bylaws
 - Fine people for derelict
 - More proactive / solution orientated bylaw enforcement.
- Curb appeal to continue.

Eastwood: HOUSING CONDITION (1)

Eastwood Condition #1

- Not bad some are in bad condition
- Seeing improvement in apts.
- Street being used as a through ~~lane~~ lane. (121 + 79th)
cut through traffic
- potential for traffic calming
- Duplexes / rentals build up
lot already in area.
- Size of
- More single family homes
- housing should be about family in the area not cramming as many people in as current family houses are affordable ^{in the area}
- have good park land.
- increase density and also create good green space
- Community gardens
- Put some on empty lots

? #2 Condition Eastwood

- Remove restrictions to housing grants # of years is too long (20 yrs)
- Tax run down houses more
- Don't increase taxes if you do improvements - Don't punish for improving
- better signage of derelict houses
- Gardening / beauty beautification competitions.
- Not for profit development Corporation. to deal with developing places that aren't getting done for by corporate developers

Housing Condition #1 Decent and getting better Some need a little bit of help

- Seeing new development.
duplexes / triplexes /
- apartments are bleak looking
all look a like gray - & bleak, no flowers and bushes
- owners are from out of town & are not connected to the community
- need people who are connected or care
Structure is ok, but they don't contribute to community.
- Slum landlords are looking for profit only.

Eastwood #2. August 2

Don't more with landscaping
Car parks - ie paint lines, paint benches
beautification
decorate walls
window boxes.

Strict and assessment of unique houses

- historic houses - protect them.
new build to complement.

give a voice to historic society.
other cities do this

development guidelines to protect historic and unique old housing

Similar to Historic Trusts (England)

Collect stories from older / long term residents

Before permits are given consider infrastructure
emergency services
do a legitimate survey of the infrastructure
drainage, sewage

Eastwood: HOUSING CONDITION (2)

Condominium 2 Page 3

A density is bring more parking on
streets making it hard for
emergency vehicles

like the 311 App

By law needs to be less restrictive
process can be lengthy
mandate stronger change from
mandate bylaw to mandate

Foster a pride of ownership
encourage a home ownership

Greater incentive for landlords that
live in the area - Incentives
for people to who live in the area
to own the rentals

Alberta Avenue: HOUSING CHOICE (1)

HOUSING CHOICE A.A.1 Group 1

- barely know next door neighbour, hard to make that assumption without knowing demographics
- adequate variety of housing ✓
- need to look at demographics
- is the variety the right mix.
- People have created their own housing choice (eg multiple individuals living in a single family home).
- family homes - keep families in neighbourhood
size is a big factor - keep single-family & even need larger (bring people who make "suburban" choices here).
- families with a variety of incomes
- need more families back into neighbourhood
- used to have facilities for different things, sports teams, can design a neighbourhood by amenities, schools, safe community
- style/kind of housing - front porches/brings people on to street, houses that reflect the character of neighbourhood, sense of community
- have to take ownership of your community

HOUSING CHOICE A.A.2

- we like existing character
- houses don't all look the same
- * need architectural guidelines to preserve the character: diversity/variety of kinds of styles like we have now.
standards on quality.
- attracting a variety of developers
- number of duplexes on each block
- zoning should encourage variety / parking issues?

GROUP 2 - Pg 1

ONLY NEIGHBOURHOOD CLOSE TO DOWNTOWN W/ SINGLE FAMILY HOMES.

• ADEQUATE # OF SINGLE FAM. HOMES

• LIKE DENSIFICATION TO HAPPEN IN A SMARTER WAY TO KEEP CHARACTER.

• NOT LIKING DUPLEXES & 4 PLEXES.

• DIFFERING OPINIONS ABOUT MULTIPLE RESIDENTS IN SINGLE FAMILY HOMES.

• GREAT FOR YOUNG FAMILIES
- HISTORIC & AFFORDABLE

Group 2 - Page 2

• THERE ARE APTS & SECONDARY SUITES

• INFILL SHOULD BE IN CHARACTER OF THE NEIGHBOUR'S HERITAGE.

• LOOK IS MORE IMPORTANT THAN HOW MANY UNITS - FOR SOME - OTHERS WORRY ABOUT PARKING ISSUES

• LIKE EXISTING ZONING MAIN ST'S/CORNERS FOR MULTI-UNITS.

• NEED TO KEEP SPACE BETWEEN HOMES. NOT SURE IF THERE'S GOOD UNIVERSAL ACCESS CHOICES FOR PEOPLE CAN MOVE UP OR DOWN - GOOD AMENITIES.

Alberta Avenue: HOUSING CHOICE (2)

GROUP 2. Page 3

MORE SUITES ABOVE BUSINESSES
ON 118 AVE + 111 AVE WOULD BE GOOD
WOULD ATTRACT.

RANGE OF HOUSING AGES IS
IMPORTANT - SOME PEOPLE LIKE
NEW.

• MORE CONCERN W/ DESIGN.

• CURB APPEAL PROJECTS
WOULD BE USEFUL.

• 118 AVE IMPROVEMENTS WONDERFUL.

1 COMMENT ABOUT KEEPING
MORATORIUM

A.A. HOUSING CHOICES 1
GROUP 3.

• BIG RANGE OF CHOICES - APTS,
HERITAGE HOMES, DUPLEXES, BMT
SUITES + HOUSES W/ SUITES, GARDEN
SUITES, # OF SENIORS IN THEIR HOMES
- SR RESIDENCES IN NEIGHBOURHOOD.

• LIKE HAVING SR.'S IN THEIR HOMES.
WHOLE BLEND OF PEOPLE - NOT SURE
MANY STUDENTS?

• CONGREGATE LIVING - ILLEGAL SUITES?
IN HOMES (ie SHARED KITCHEN).

• MORE DIVERSE HOUSING STOCK THAN
MOST NEIGHBOURHOODS.

• PRICE-WISE GOOD FOR STUDENTS.

• NO ~~NO~~ 'QUALITY' CONDOS HERE FOR
DOWNSIZING - (eg CONCRETE CONST), FOR
OWNERSHIP.

STRENGTHS. A.A. 2.

• HISTORIC NATURE

• WRONG WAY TO DO IT: ALL THE HOUSES
NORWOOD VILLAGE - BUSINESSES TO EN
100%.

• 95% + 113 AVE - CONCESSIONS WERE
MADE - PROCESS WAS HORRIBLE, THE
TRAFFIC - 190 UNITS. ABIDE BY PLANS.

• COGNIZANT OF INFRASTRUCTURE -
NEED TO DEAL W/ OLD WATER + SEWER
MAINS - INCREASE/UPGRADE INFRASTRUCTURE
CHARACTER.

• INCENTIVES TO KEEP HISTORIC
HOMES - NOT GETTING KNOCKED DOWN

• NEW DEVELOPMENTS THAT BLEND
INTO EXISTING CHARACTER

• GUIDELINES FOR INFILL.

• STYLE AND QUALITY + SIZE OF
DUPLEXES OR SINGLE FAMILY
IMPORTANT.

3
DON'T WANT CONCESSIONS AROUND
"PARKING ON 1 SIDE ONLY - CAN'T
HAVE PARKING ON BOTH SIDES.

97 ST BLVD - DON'T WIDEN TRAFFIC
LANES
+ 111 - 118 AVE.
LEAVE THE TREES!

• INCREASE INCOME CUT-OFFS
FOR SECONDARY SUITES + CORNER-
STORES.

• OFFER GRANTS FOR RENTALS TO
KEEP THEM LOOKING GOOD.

Eastwood: HOUSING CHOICE (1)

HOUSING CHOICE EASTWOOD

- lack of larger single homes
 - Rather see singles as opposed to duplexes
- Range of Sizes
 - late 50s - triplex
 - too tall
- losing singles to infill
- need green space for kids/families
- Need diversity
- Need more low-income / range
- Need new to fit character of neighbourhood
- complimentary design
- Access to services - need to maintain
- Bike lanes - opportunity to attract new residents

- Row houses
- Develop Slowly - need to keep access services up to speed / infrastructure
- School - what is plan for Eastwood school?
 - need to keep small Community school
 - opportunity to use as community hub
- Absentee landlords are an issue
- Enforcement of municipal by-laws
- property - taxes need be looked out of balance
- design guidelines to help keep character & 'look' of neighbourhood

- Good range of forms
- more new singles - new is all multi-family
 - opportunity: empty commercial properties
- Singles get taken down & duplex (triplex) go up
- student housing beside Coliseum station (opportunity)
- Attract families - range of family types
- Mix of lower / higher end housing
- Encourage diversity
- Need to do something about abandoning commercial properties
- Need affordable ownership - starter homes
- Hotel Apartment - idea
 - need to attract good businesses + restaurants + school

- More seniors housing - Assisted living
- Too many duplexes replacing singles
 - parking an issue
 - becoming rental
- Need to maintain singles
- Can infrastructure keep up?
 - impact to taxes - too high
 - incentives for garden suites / second suites at criteria
- Neighbourhood 'look' changing
- Developers aren't concerned with design of neighborhood
- Design guidelines not being enforced
 - not following up
- lots of rental
 - bldgs not kept up in some areas
- better maintenance of rental stock
- need responsible landlords / landowners

Eastwood: HOUSING CHOICE (2)

- James Kidney Park - opportunity for dev't

- student housing

- families - need schools

- ~~A~~ Keep building up Alberta Ave.

need to attract new businesses

* abandoned commercial buildings are eyesore & deterrent to new development

- need to be fines, demolished

Ideas

More co-ops

- good for start-ups

- good for pride of ownership

- good for young professional

- Riverdale is an example

- Art co-op

- Could have higher density on the Avenue

- Limit/restrict singles getting demolished

Alberta Avenue & Eastwood: HOUSING IDEAS (1)

Eastwood Ideas!

Single Family houses

Green Blvds & Mature Trees.

Not all cookie cutter

A lot of history, maybe not
grandiose.

~~Affordable housing~~ Great location
Housing is affordable

Like the smaller houses.

Easy commute to anywhere.

Cultures, ^{Diversity} people.

Back alleys.

Eastwood Ideas

②

- Like "curb appeal."
- Halt on apartments
- Harder to sell homes w/no school.
- Duplexes become 4 unit apartments
- Incentive for owner-occupied or owner-resident of community.
- Penalties for police calls, to discourage slum landlords.
- Slum landlords is the single biggest barrier to investment/development
- Enforcement is not enough.
(Example of Secondary Suite in Duplex)
- More parking for multi-unit buildings (specifically Secondary Suites)

Eastwood Ideas

③

- Encourage co-ops to have ~~own~~ ownership.
- Architectural ~~overlay~~ overlay is not enforced.
- Developer drove a backhoe with chains to a work site @ 9:30 PM.
- Developer/Builder allowing illegal dumping on planned demolition sites.
- More Arts based home-based business
↳ incentives
- Better enforcement on drug-houses.

Ideas

4.

AA- Historic property is affordable.
(100 year old home!)

AA- Friendly - meet neighbours.
↳ lack of drive in garage helps with this

IDEAS.

AA- Cap. on how long a building can be derelict.

AA- Safety. Increased police support.
↳ Being accessible in a specific location.

EW & AA- Condoms & Needles.
↳ Followup with City contact #.

AA- Improve street lighting

Alberta Avenue & Eastwood: HOUSING IDEAS (2)

Ideas

5

- EW- Variety of houses (in detached).
- AA- Housing character
- AA- Duplex is too large for lots.
- CD- RF3 not working - don't fit on 33' lots
- AA- Parking issue on single-loaded streets & duplexes and denser.
- AA- Nearby transit is used to justify parking relaxation.
- AA- Harder to get to know your neighbour in an apartment.
- AA- 118 revitalization is working expand to 111 Ave
 - ↳ City partnering w/Arts org.

Ideas

6

- EW- Apartment hotel → Build new
 - ↳ Bring travellers to the area.
- AA- Expand ^{ALL} Cornerstones programs
 - ↳ to allow more people to qualify (income)
 - ↳ curb Appeal in more areas
- AA- Unified feel for 118. More mixed-use.
 - sensibly scaled.
 - possibly on 111 Ave.
- EW- Incentive to use vacant businesses.
- AA- How can the BRZ incentivize the vacant spaces.
- CD- City to take better care of public property. Transit yards, BLVD, LRT yards, Noxious weeds on City property
 - ↑ NOT MOWING

Ideas

7.

- AA- SDAB is stacked with developers.
 - More residents.

Central McDougall: HOUSING INDICATORS (1)

What Matters?

Indicators 1/5

- # of Single family dwellings being demolished.
- Transient nature of CM: ppl come in and do NOT stay for long
- Maintain what we have. (what mix does exist)
- Community time spent on STAB appeals

What's missing?

- Def of sust. community: variety of housing choice, variety of demographics (income/culture), community of choice. (desirability)*

Indicators 2/5

- Prevent developers from having free reign (3 illegal imports)

- Bring back to a balanced community.
- Community amenities for families (i.e. fewer liquor stores)
- Few seniors living in CM. but (site across Royal Alex) hospital right there
- Reduce crime, disorder, poverty important to attract residents / businesses ^{good but}
- Façade program: matching funding is a barrier

Data Questions: compare city wide.*

- lack of community care in neighd. Indicators 3/5
- Interested in trends over time.
- Poverty is a major factor to consider re: desirability of neighbourhood
- Grant programs for apartments r needed
- Hope mission dw replaced single families.
- Want apartments removed (rezone st)
- Lg #'s of young ppl may be students who might not stay post-studies
↳ attracted by low rents
- Concern over lack of investment (\$) in neighbourhood.
- "Dumping city's problems in our communities"
- Monopoly of owners re: Apartments (e.g. Mainstreet / Boardwalk)

Indicators 4/5

- Moved to CM specifically for apartment offerings (highrises)

- High rises might attract students
- Ownership opportunities: condos, more than 1 bedroom.
- New builds re: condos desirable
- A lot of condo owners are absentee; renting @ rates that are less affordable
- Still affordable options CM
- 109st / 109 Ave good place for row houses
- Amenities: close to hospital + downtown
↳ nurses/doctors would buy if there were options e.g. duplex / fourplex
*ownership options
- LRT access to neighd for employment
- Need amenities to support new residents (restaurants)

Central McDougall: HOUSING INDICATORS (2)

- Perception of fear is changing for CM
- Mixed awareness of grauphones in CM
- Perception of CM in other areas of the city still negative.
- Aena has ~~red~~ put redevelopment pressures on nghd. (worried about ~~#~~ displacement of non-mkt residents into CM)
- Want to attract new families.
- Better balance of housing types.
- Concern over displacement of existing residents on fixed income.
- Significant # of students in area.
- Needs to look better (w/ capital investment)
 > aesthetics.

Indicators 5/5

Central McDougall: HOUSING CONDITION (1)

1. Building is good.

- Housing is improving
 - Main Street is investing
 - May cause rents to increase
 - Attracting new residents
 - 107 St/108 - terrible condition
 - property condition (curb appeal)
 - Electrical needs upgrading
 - Heating - heats apt. with stove
 - Individuals sleeping on street
- Like: Urban adventurers moving to CM

- Better condition in the past
- Depends on property owners
 - Ripple effect
 - "Looking good in the nght"
 - Painting
 - Didn't happen 5 yrs ago
- Some suites don't meet standards

-
- City cut down trees to increase visibility
 - insufficient lighting - improve
 - Trim trees
 - street cleaning helps
 - Need higher quality housing
 - especially ownership
 - More housing - around schools
 - affordable for students
 - More affordable
 - could use way finding

② Enforcement for everything

- fire, public drinking, dogs
- Too many parking lots, empty lots
- FAR Ratio/Zoning is too restrictive
- HOPE for renters and apartments
 - or for owners w/ higher income threshold
- Maintenance costs = \$\$\$
 - \$20,000 is not enough
- Need more green space
 - Community gardens
- Green incentives/grants
- Need beautification - flowers
 - will attract people

1. Appalling

Old
dirty

Hudson Bay caveat limits what you can do

Run down, needles

Garbage on street and alleys

New sidewalks needed + sewers

Trees are great

- but green spaces not kept up
- Some Buildings are well taken care of
 - Some are well lit
- Need better lighting to feel safe

Central McDougall: HOUSING CONDITION (2)

- Down zoning?
- Some dumps but LTAB, etc have been working w/ derelict/absentee owners
 - ↳ huge improvement
- Main Street → Need to communicate/ about condition collaborate
 - ↳ Major property owners
 - ↳ No on-site stakeholder/ manager
- People who lack choice, won't take care of apt.
 - ↳ Educate owners and possibly tenants
- RAPP for renters → rules that applicant must do certain things
 - Buildings on 107 st - slum landlords - no incentive to upgrade

- Grant program for renters
 - For renovations
- Keep schools open
- Need more coffee shops + small shops

1. Look good on outside
 - inside in bad shape
 - people aren't investing or upgrading
 - City pause
 - Higher quality housing is needed
2. Bring back RAPP
 - up to \$30,000 for median income households
 - with "Neighbourhoods Alike" top up
 - RAPP for rental apts
 - City-wide funding guidelines for affordable hsg
 - Ripple effect w/ investment → leads to more investment

- Need green street promenade
- Building permit process is too long
- Some houses are in disrepair
- Apts don't allow tenants w/ dogs - would attract good tenants

Central McDougall: HOUSING CHOICE

- Opportunity - McEwan - Student housing ^{Choice 1/4}
- No homes for families ^{cannot grow into larger homes}
 - Town, single,
- Need 2-3 bed units/homes
- No balance/integration
- Multi-cultural community
- Need homes for recent immigrants
 - need larger homes 2/3+ bed
- mix commercial/residential
- opportunity - residential above retail
- * Zoning restrictions - floor/area ratios
- No home ownership - SAFE
- Need new infill for family

- Absentee land lords - poor mgmt, poor condition ^{Choice 2/4}
 - poor enforcement
 - concerns over calling city by-law
- What do we want:
- Integration, attracting mix
 - Safe
 - Single family housing
 - Create opportunities for families to stay
 - encourage investment ie McDougall Landing
 - Attract people who want to be here
 - Amenities * need these

- limited options for families ^{Choice 3/4}
- plenty of 1-bed ^{2, 3, & 4 bedrooms}
- good mix - families ^{mixed income bldgs.}
 - balance - Seniors
 - scale - Students - McEwan
- more options in other neighbourhoods (ie. other areas non-market)
- people should have choice to live in any neighbourhood
- rents are going up, poor condition
- opportunity - LRT - Habitat for Humanity FORTRESS/PA
- opportunity - mixed
- opportunity - Co-ops, mixed income
- I was here! = Community Land Trust good example (went to)
- ????

- Have opportunities - hospital ^{Choice 4/4} | need to keep
- grants for renovations * Schools
- need mix * People need to feel safe
- keep/maintain singles - upkeep services
- opportunity - build up, build new
- use architecture as opportunity ^{lack of accessibility}
- need student housing - have LRT
- need opportunities for people to stay
- have lots of students in one home (town homes) - condos -
- People
 - how do we keep people here
 - Could be more seniors options - close to hospitals
 - Parks, safe
 - groceries far
 - need vibrancy, building kept-up | help with investment

Central McDougall: HOUSING IDEAS (1)

Like.

- New multi-use path.

Ideas 1/5

IDEAS.

- C.L. hall.
- Need mixed-use (commercial/res)
- Too many parking lots.
- RA8 is not working
FAR & Height isn't financially viable
- Conversion of 106 & 108 Ave to one-way is going to bring more traffic, less walkability
- More bylaw enforcement - yard condition.
- Need a "shopping centre" with a grocery store.

- School is a centrepiece. Ideas 2/5

- Market housing for families.

- 10 yr pause.

- "Professional" housing - condos.
(2 - Bed).

- Develop the North Edge.

- Address the poverty issue
- currently over 50%

- More student housing.

- Preserve existing family housing.

- Rezone to family housing.

LRT coming

Ideas 1/5

Location - close to downtown.

Some good front porches.
(single family & some Apt.)

Remove HBC caveat.

• Make zoning consistent.

↳ make Blocks consistent

• Policy consistency - North Edge Plan

• More Family-Friendly housing including in Apartments (too many 1-bedroom)

- Like that there is some mix. Ideas 4/5

- Large lots.

- Some long term residents.

- Avenue of Nations.
- Not promoted enough

- Lack of City support & implementation of North Edge Plan

- Like that C.M. accommodates the homeless population.
... but is saturated

- 108 Ave

Central McDougall: HOUSING IDEAS (2)

- Bed bugs common in Apts. ^{5/5}
 - Program?
- Apt standard improvement.
 - Better enforcement of housing standards.
- • Perception of oil field workers in the rentals, frequently away.
- • HBC caveat protects detached homes.
- Idea: We want people to "want" to live here. To choose to live here.
- Need options for families.
 - Ground-related
 - Not ~~in~~ 2-3 bed rooms in Apt

McCauley: HOUSING CONDITION (1)

- Condition #3
- Diverse
 - Some are pretty great
 - Some are old and tired
 - Unloved/broken
 - Most blocks are mixed
 - both good and bad
 - Some rentals are taken care of
 - Some are in disrepair
 - same for owners
 - Income range for HOPE is too restrictive
 - Pro-rated
 - Lead pipes - sewer lines

- B) - Condemned houses ✓
- Bylaw enforcement?
 - issue for health and security
 - People squat
 - Sidewalks
 - Are difficult to navigate
 - Poor condition
 - Lighting in residential areas
- what do you like?
- Improve walkability
 - Riverdale - row houses
 - housing choice
 - Co-ops
 - Need LRT station
 - Need better transit access

- Community space needed.
 - Need a hall
 - Give apartment owners grants
 - Renters

↓

for renovations
 - Older houses that are affordable but cost a lot to upgrade or build - resale of house doesn't cover the cost of renovations
- ↳ So we're losing people to the suburbs

McCauley: HOUSING CONDITION (2)

Housing Condition #1

- Odd one needs repair
 - Most is pretty good
 - new fences
 - minor upgrades that improves the look of the property
- Some brand new houses are poor quality
- Old houses may be better
 - "Character" = old houses
- garage collapsing
 - new houses look nice
- Hub of renovation
 - Flowers/landscaping
- super charming block
 - Not necessarily expensive but nice
- Clean
- Lighting could be improved
- multi-family is good
- apartments could use exterior upgrades
- flooding issues - 95 st / 96 Ave

b.) Help renters #1

ideas

- to upgrade rental
- or to help own
- increase HOPE minimum income
- First time home buyers down payment
- Seniors' grants for renovations
 - Community-based help for Seniors or low-income households
- ~~Conservation of sidewalks~~
- help to clear sidewalks
 - Community program
- Drainage issues on sidewalks
- Lower 20 year agreement
 - Pro-rated

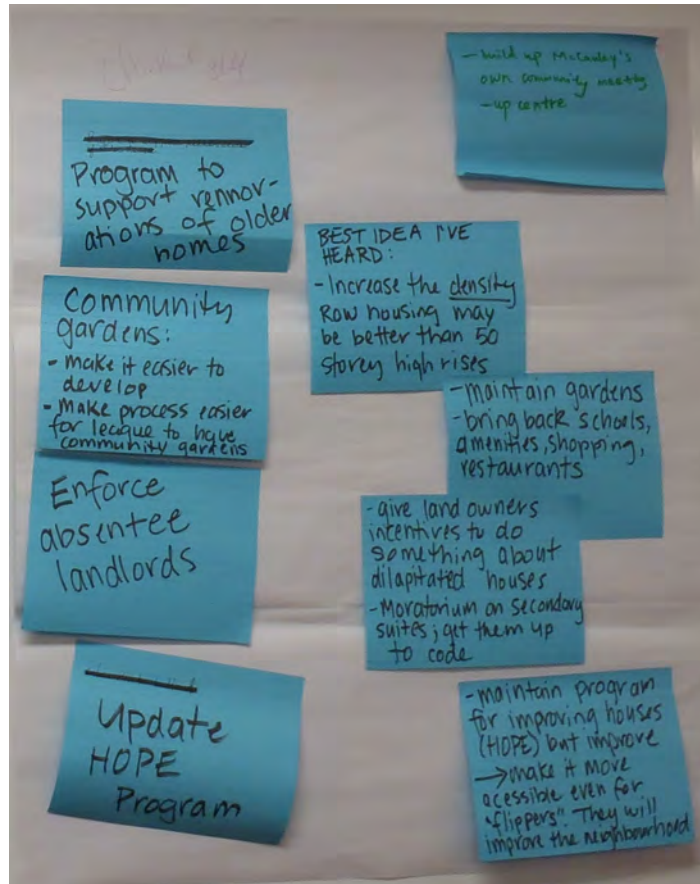
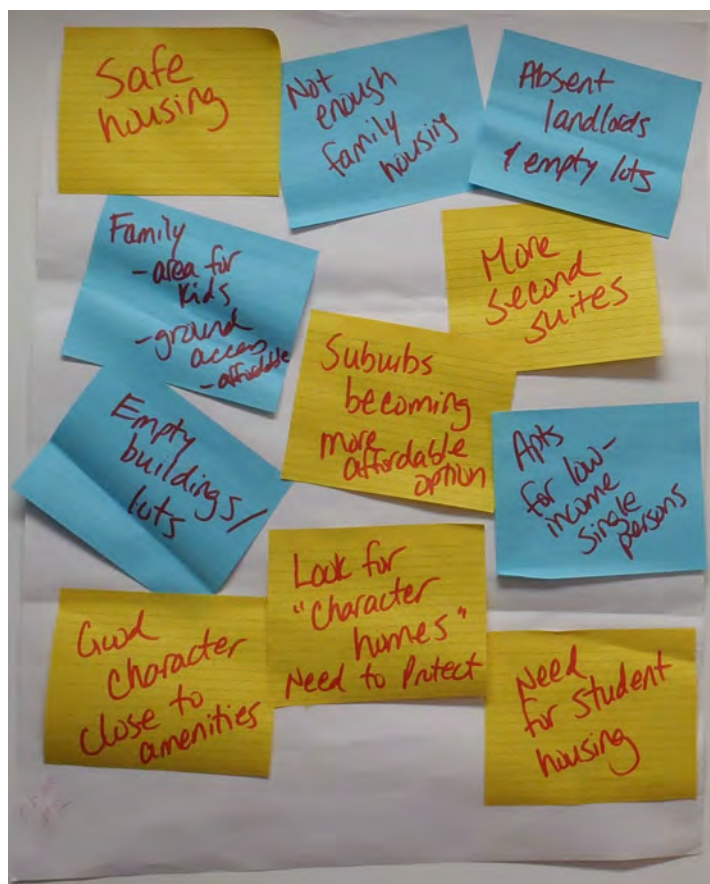
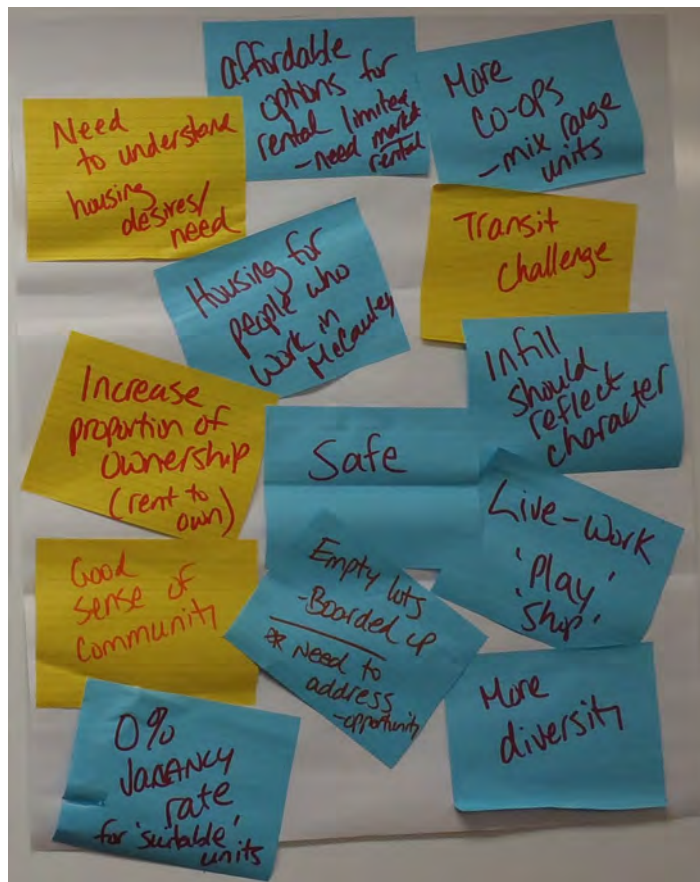
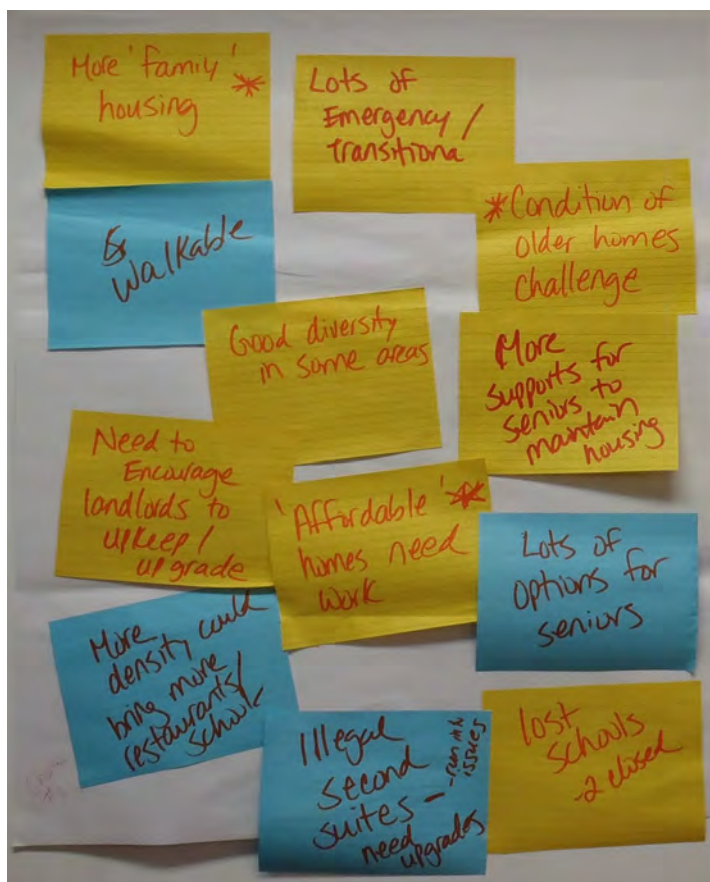
Housing Condition #2

- Varies hugely
 - immaculate vs. slum
 - influenced by neighbours
 - Garbage ~~from~~ from vacant lot
- Theft of exterior features is issue
- Older houses are not insulated
- Perception of block
 - Garbage detracts
- North vs South vs West
 - Parking in South
- Need for upgrade is in every area
- Income limits renovations
- Owner-occupied are mostly OK
 - renter-occupied are in poor condition
- Number of vacant houses
- Some blocks are terrific
- flower beds

the good: flower beds + landscaping #2

- few fences or low fences adds to character
- Tolerance for difference
- ~~the~~ A lot are well-maintained
 - both renters and owners
- Trees
 - Back alleys add to diversity
- in ideas
- (2) - Grant programs
 - Review agreement terms
 - Renter grant program
 - Different way to identify financial needs.
 - Rent to own

McCauley: HOUSING CONDITION (3)



McCauley: HOUSING IDEAS (1)

Old w/ Big Trees.

Beautiful Architecture.

Different eras.

Character houses
close to downtown.

Amenities.

Some of the seniors housing
- well looked after.

Affordable.

Books:

Vacant lots → Towns/Rows. ^{2.2}
→ Ground-related.

New housing needs to
respect existing character.

Incentivize market housing
- repair & maintenance.

Incentivize new detached
housing. (single detached)
or ground related
"Family Oriented"

Protect housing stock.

Green buildings.

Supports for aging in place. ^{1.3}

Quirkiness (not boring) ^{2.1}

Historical roots

Wide streets (vs. Avenues)

Front yard gardens

↳ Adds Beauty
& "Green space" ^{2.2.}

DC1 is 2 units w/ 2 parking.

Grandfather existing 2nd Suites.

Derelict Housing program.

More transit - LRT in McCauley. ^{2.2.}

Community amenities
in Apartment devts.

Diverse population. ^{3.1}

Activities/Festivals.
- Good promotions.

Social Enterprise for
low income - business opportunities ^{3.2}

Community League Hall.

↳ Empty lot beside Rink.

Rent to Own (see: Vancouver.)

McCauley: HOUSING IDEAS (2)

Innovative housing forms ^{3.2}
maybe co-housing.

Highlights

- Better lighting
- # of shelter spaces unlike other neighbourhoods. Reduce ^{Disparity}
- Family Sizes
- Missing the whole spectrum of amenities
- No doctor for seniors
- Appreciation of history
- Incent market housing
 - current programs too limited.

Highlights

- House the Homeless
- Unpack the Stats.
 - Speculators sitting on vacant ^{lots}
 - Greater range of housing.
- More ~~density~~ people.

PREPARED BY:



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