

# About **Building Housing Choices**

- + Repurposing undeveloped land and infrastructure no longer needed for schools is one way to provide more affordable housing choices for Edmontonians.
- + To help current and future housing needs, the 0.8 ha undeveloped building site in Ogilvie Ridge will be home to a future housing development.
- + Community input will be one of several considerations that will contribute to the recommended housing concept. The recommended housing concept has not yet been finalized.
- + Ensuring there are housing choices to meet the needs of everyone is an important part of building our city.

## **Ogilvie Ridge** project

- + The purpose of the project is to develop a preferred concept for a housing development that follows City Council's direction (Policy C583) to address Edmonton's current and future housing needs.
- + The preferred concept must:
  - + include a range of market and affordable homes
  - + be medium density (provide up to 100 homes)
  - + consider community input
- + The recommended concept will then be brought forward to City Council for consideration.

Find out more by going to:  
[edmonton.ca/buildinghousingchoices](https://edmonton.ca/buildinghousingchoices)

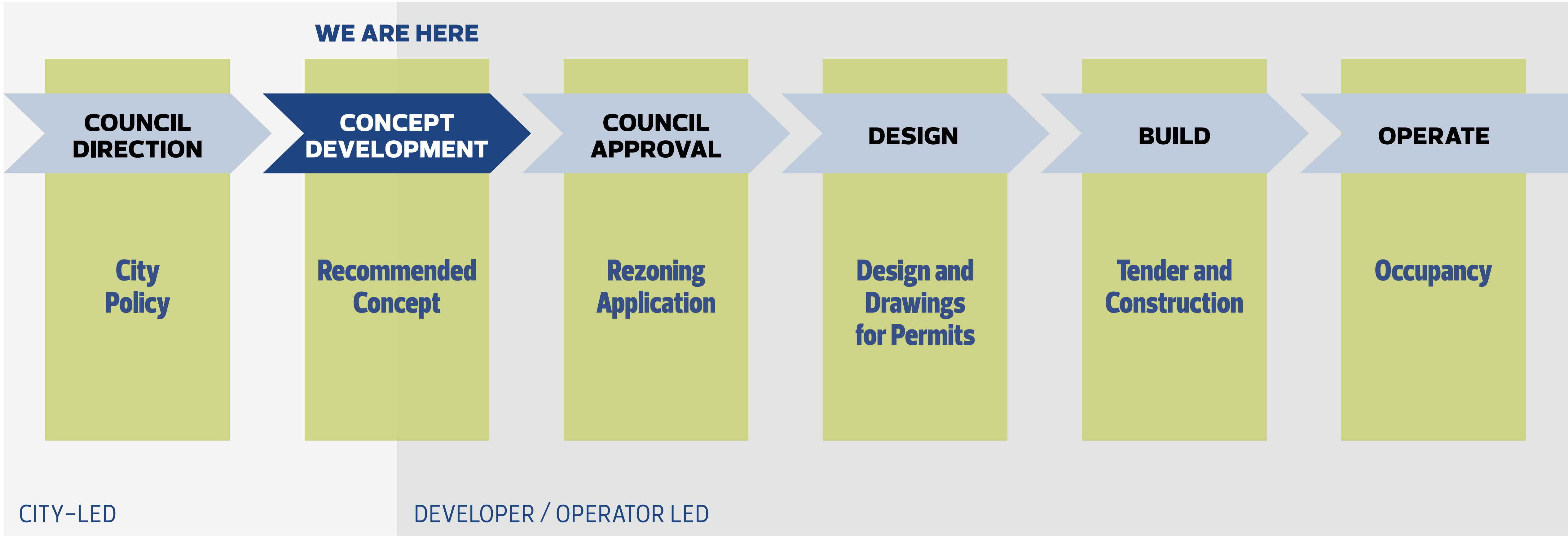
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# Where we are in the project



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# Where we are in the project

## What we know:

- + Based on feedback from previous community conversations, survey responses and discussions with Whitemud Creek Homeowners Association (HOA), the community has indicated a preference to relocate the building site to an alternative location.
- + There are constraints that affect the ability to relocate the building site and these include: cost, marketability and technical feasibility.
- + A developer/operator will be required to confirm the marketability and feasibility of the community preferred building site through a property offering.
- + We are committed to involving you and the successful developer/operator to come up with a preferred housing concept to be recommended to City Council.

## What we did:

- + Over the past few months, City staff have analyzed the community feedback regarding the location of the approved building site and have created an alternative configuration, which we will share with you today.
- + City staff have revised the public engagement process to gather feedback on two site alternatives. This input will inform a future property offering for the Ogilvie Ridge project.

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# Where we are in the concept development stage

## Community Conversations



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# Tonight's **purpose** and **opportunity**

## **Learn about:**

- + next steps in the process

and

## **Advise on:**

- + community's preference for potential building site location

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# How will a decision be made (building site location)?

**A building site location will be selected based on the following:**

## **Feedback**

- + The feedback from today's community conversation and survey results will inform the site to be offered in the upcoming property offering.

## **Property Offering**

- + The property offering will test the technical feasibility and marketability of the property. In the case that no acceptable bids are received through the initial property offering process, the City will repeat the process with the other location that has not yet been offered.

## **Rezoning Application**

- + The recommended development concept including building site location will inform the rezoning application. Decisions on rezoning are made by Council.

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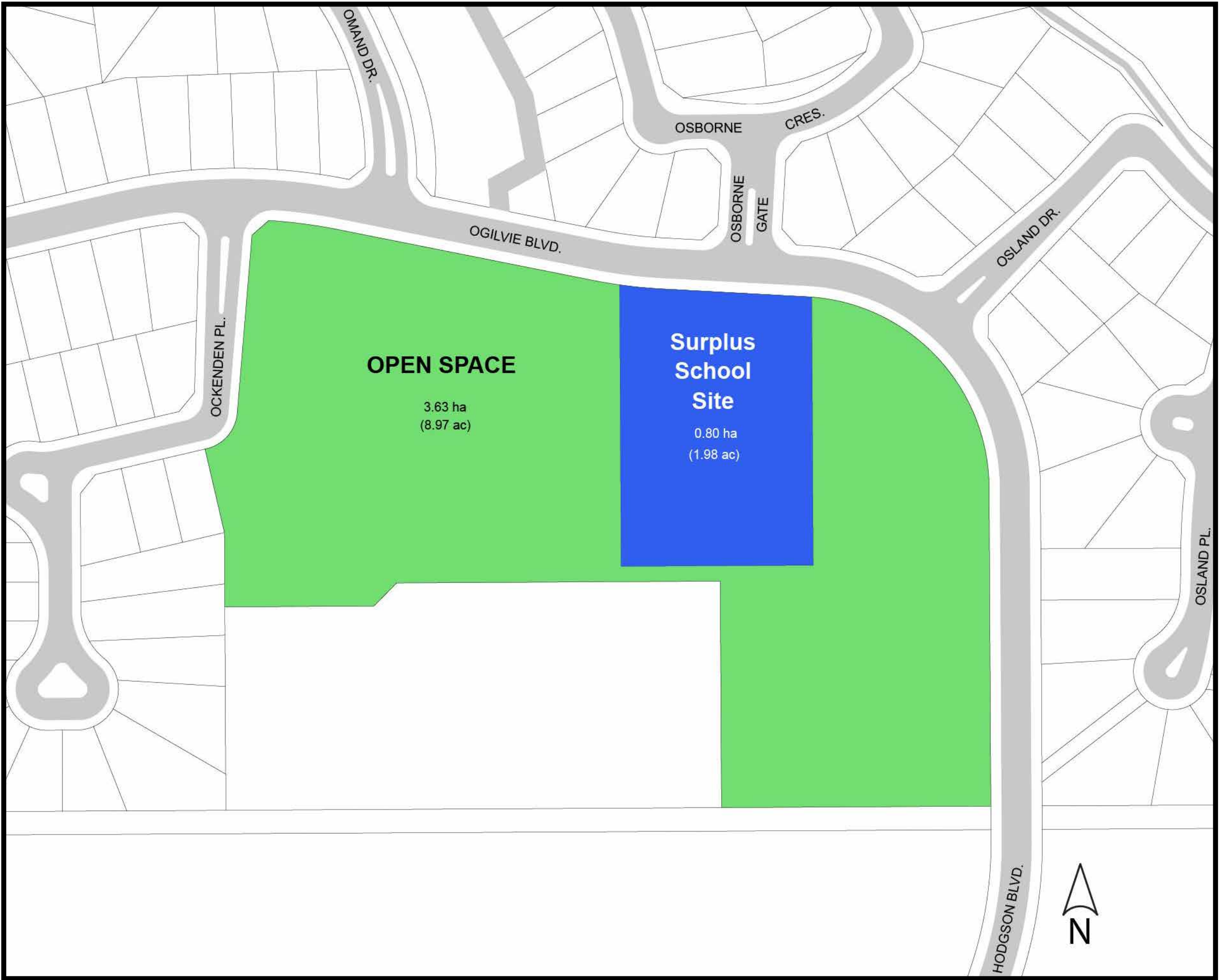
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# Initial-approved building site



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# Initial-approved building site

## Opportunities and drawbacks

### Opportunities:

- + One permanent baseball diamond will remain at the current location
- + Site is ready for development
  - + Servicing is available
  - + Will not require noise mitigation measures due to Epcor power substation
- + Due to site readiness and cost effectiveness, more homes can be placed on this location achieving greater housing outcomes

### Drawbacks:

- + Usability of the green space
  - + Proposed building site boundaries severs the western portion of the green space (community centre & playground) from the southern portion of the green space (sport fields)
  - + Two temporary soccer fields will be removed as a result of the proposed site boundaries

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# Initial-approved building site

## Opportunities and drawbacks

### Mitigation measures:

- + Development concept will need to consider careful planning including building placement, on-site vehicular circulation, publicly accessible green space to connect with existing green space, design for safe physical environment
- + Performing a sport field program & usage analysis to help ensure future park programming maximizes recreational opportunities

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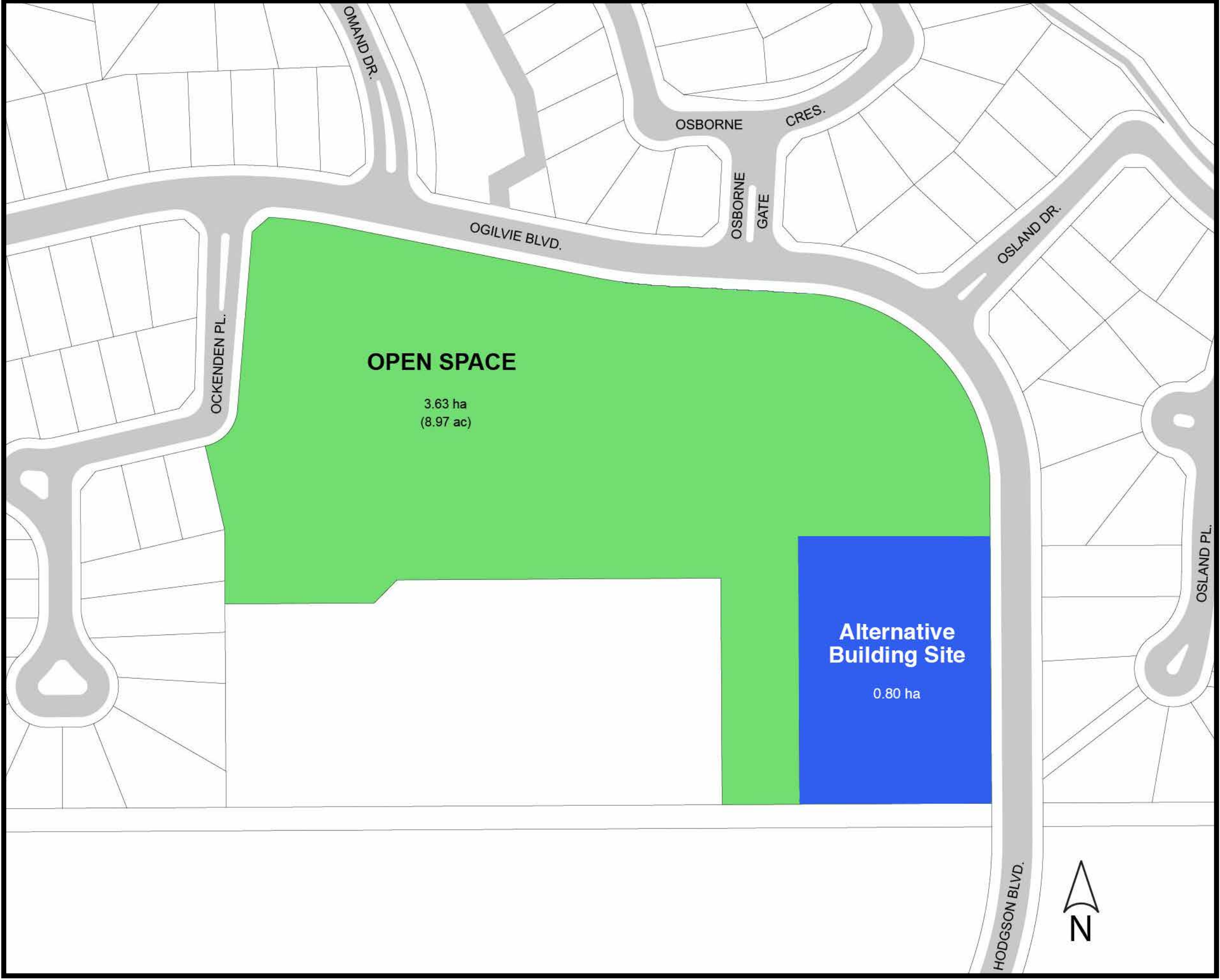
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# Alternative building site



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# Alternative building site

## Opportunities and drawbacks

### Opportunities:

- + Usability of the green space
  - + Continuity of the green space will allow access throughout the park as well as the pathway south of the green space.
  - + Possibility for soccer fields to be realigned/redeveloped

### Drawbacks:

- + Development considerations
  - + Proximity to powerline may impact marketability of the housing development
  - + Noise reduction wall is needed to minimize noise impacts from the Epcor power substation
  - + The height of the housing development may be limited even with mitigation measures in place
  - + Portion of the site is on a plateau, grading will be needed to make the site leveled
  - + Infrastructure (sanitary) line is not readily available next to the alternative building site location
  - + One permanent baseball diamond will be removed

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# Alternative building site

## Opportunities and drawbacks

### Mitigation measures:

- + Development concept will need to consider careful planning on height, building placement, effect on adjacent north-south linkage from green space to pathway south of the property, design for safe physical environment
- + Performing a sport field program & usage analysis to help ensure future park programming maximizes recreational opportunities
- + A developer/operator will be required to confirm the marketability and feasibility of the community preferred building site through a property offering.

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# Alternative building site

To what extent do you agree or disagree with the following statement:

**The alternative building site provides for a better and more uninterrupted use of green space and recreational area.**

Place a dot to indicate your answer

Strongly Agree	Somewhat Agree	Neither Agree or Disagree	Somewhat Disagree	Strongly Disagree

**Why Do You Say So?** Please fill out a sticky note with your feedback

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# Alternative building site

To what extent do you agree or disagree with the following statement:

**The alternative building site provides better access to the community center, playground and soccer fields.**

Place a dot to indicate your answer

Strongly Agree	Somewhat Agree	Neither Agree or Disagree	Somewhat Disagree	Strongly Disagree

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# Alternative **building site**

To what extent do you agree or disagree with the following statement:

**The alternative building site provides better opportunities for sports events and recreational use.**

Place a dot to indicate your answer

Strongly Agree	Somewhat Agree	Neither Agree or Disagree	Somewhat Disagree	Strongly Disagree

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# Alternative **building site**

To what extent do you agree or disagree with the following statement:

**The alternative building site will be better for parking, traffic and access to the community centre, playground and soccer fields.**

Place a dot to indicate your answer

Strongly Agree	Somewhat Agree	Neither Agree or Disagree	Somewhat Disagree	Strongly Disagree

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# Alternative **building site**

To what extent do you agree or disagree with the following statement:

**The alternative building site is better and more appropriate for the community than the initial building site.**

Place a dot to indicate your answer

Strongly Agree	Somewhat Agree	Neither Agree or Disagree	Somewhat Disagree	Strongly Disagree

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# Alternative building site

To what extent do you agree or disagree with the following statement:

**The alternative building site is the best location for the community as it will make the best use of green space, and minimize parking, traffic and access issues.**

Place a dot to indicate your answer

Strongly Agree	Somewhat Agree	Neither Agree or Disagree	Somewhat Disagree	Strongly Disagree

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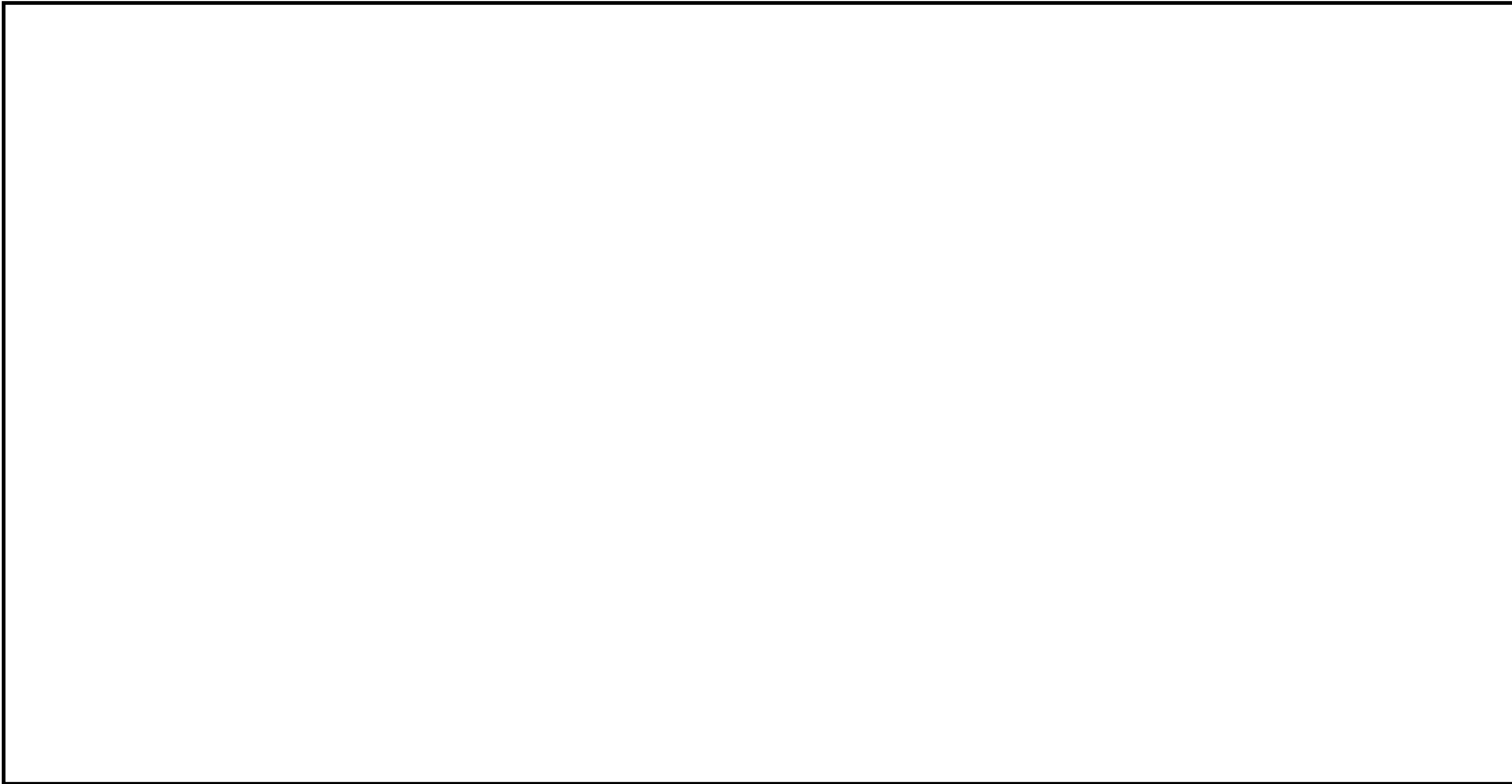
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# Final thoughts

**What is one message that you would like to share with the City about Building Housing Choices in Ogilvie Ridge?**

Please fill out a sticky note with your feedback



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# Next steps

## Fall 2018

### Developer/Operator Selection

The City will use guidelines developed with the Whitemud Creek Homeowners Association to solicit proposals (property offering) and select the company responsible for building, operating and maintaining the new homes .

## 2019 – Phase 3

### Community Conversations

(led by selected builder/operator)

Once a builder/operator has been selected, the chosen builder/operator will develop and share some initial design concepts with the neighbourhood. The concept presented will take into account input received on the development scenarios presented at previous Community Conversation events. Feedback received will be used to refine the initial design ideas into a final design concept.

## 2019 – Phase 4

### Community Conversations

(led by selected builder/operator)

A final development concept will be shared with the community for feedback. A proposal to rezone the site based on the final design concept will then go before Council for a decision. There will be opportunity for residents to share their views with Council when the proposed rezoning goes forward to Public Hearing.

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# Thank you for attending today!

Visit the website to stay informed  
and to access the online survey:  
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