

# **Keheewin Building Housing Development**

## **What We Heard: Phase 3 Public Engagement**

**January 2019**

# What We Heard: Phase 3 Public Engagement

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## About the Project

Capital Region Housing (CRH), the largest provider of affordable housing in the Edmonton area, was chosen by the City of Edmonton to be the developer and operator of the Keheewin Building Housing Choices Development on the surplus school site at 2008 – 105 Street, north of Keheewin School. The project is being led by CRH, in partnership with the City of Edmonton and Stantec.

The project team is also collaborating with the Keheewin Advisory Committee (KAC), a volunteer group of Keheewin residents who have teamed up with City staff and Ward Councillor Michael Walters to ensure viewpoints from the community are heard on this project.

CRH joined the Public Engagement process at Phase 3 of a four-phase process. The City of Edmonton previously conducted Phases 1 and 2 between 2015 and 2018.

## Public Engagement Phases 1 & 2

Phase 1 of Public Engagement took place in October 2015, and consisted of a Community Conversation at Yellowbird Community Hall to introduce the project. Discussions surrounded what elements residents like most about Keheewin, and the perceived impacts of the Building Housing Choices Development.

Phase 2 of Public Engagement, which occurred in May 2016, was a second Community Conversation at Keheewin School. Four scenarios were presented, depicting different styles of housing which may be built on the site. In June 2017, Phase 2B was added, with a Drop-in Information Session at Keheewin School. The intent of this phase was to provide a status update on the developer/operator selection process and continue conversations with community members about the project. In 2018, the City selected Capital Region Housing to be the developer/operator for the site.

More information on Phases 1 and 2, including What We Heard Reports, can be found at:

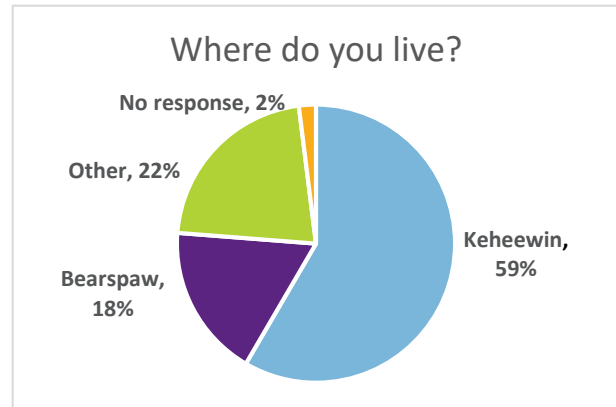
[www.edmonton.ca/city\\_government/urban\\_planning\\_and\\_design/keheewin-surplus-school-site.aspx](http://www.edmonton.ca/city_government/urban_planning_and_design/keheewin-surplus-school-site.aspx)

## Public Engagement Phase 3

During Phase 3 of Public Engagement the community met the project team from CRH and Stantec, and focused on two concept options which considered feedback that was provided in previous phases of engagement. A Community Engagement Event was held on January 16, 2019, from 6:00 to 8:00 PM in the basement of Southminster-Steinhauer United Church.

Advertising for the Community Engagement Event included distributing 2,900 postcards to Keheewin and Bearspaw residents, and two road signs (one at 111<sup>th</sup> Street and 23<sup>rd</sup> Avenue, and another at 105<sup>th</sup> Street and 23<sup>rd</sup> Avenue) The event was also advertised on the City of Edmonton Building Housing Choices project website.

51 people attended the event, with the majority being residents of Keheewin. Attendees were invited to read informative story boards and provide feedback by placing sticky notes on two Concept Options. Large conceptual maps of the two options were placed on a table, with a plan view and three-dimensional drawing of each provided. Precedent architectural images were also provided as discussion materials. Members of the CRH and Stantec team documented conversations and comments. Planners and members of the City of Edmonton's Housing Department were available to answer questions, along with staff from CRH and Stantec. Attendees were asked to complete a comment card, which asked for feedback about both the project and the engagement event. 30 comment cards were received.



The postcard, story boards, concept options, precedent architectural images, and comment card are attached to this What We Heard Report.

## What We Heard: Phase 3

### Feedback on the Redevelopment

The following themes emerged from the feedback collected through written notes, sticky notes, and comment cards.

#### 1. General Comments

There were several comments indicating support for a mix of family and seniors housing to promote staying in the neighbourhood, as well as some support for increasing the availability of affordable housing in Edmonton. Some attendees identified the loss of green space as a concern. Questions were raised on: the impacts of high density housing in proximity to the school; the effect of the project on property values; and, whether crime rates would increase or decrease.

#### 2. Traffic & Parking

A major point of conversation among attendees were the impacts the development may have on traffic and parking. This conversation included three themes:

- Safety of school children is a priority for the community. The intersection of 20<sup>th</sup> Avenue and 105<sup>th</sup> Street was identified as a major concern, due to its location on a curved road where children cross the street to get to school. There was strong support for the implementation of traffic controls such as lights or stop signs, as well as lower speeds to promote safe school crossings.



- Adequate parking within the development was important to Attendees. Attendees expressed concern about congestion during peak school drop-off and pick-up times due to overflow parking from the development. There was a preference for the two access points shown in Concept B, to ease the flow of traffic through the development site.
- Attendees expressed the desire for further detail regarding the extent and analysis of the Transportation Study.

### 3. School Drop-Off & Pick-Up

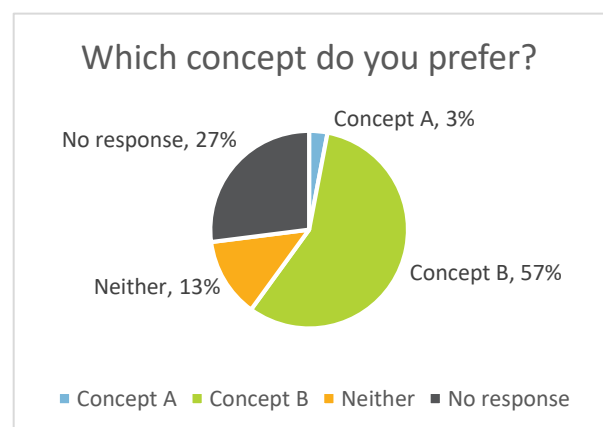
Attendees raised specific concerns about school drop-off/pick-up. Keheewin School does not have a designated student drop-off/pick-up zone, which has led to an existing backlog of cars waiting at peak hours to use on-street parking for student drop-off and pick-up. Parents attending the engagement event indicated that clear sightlines were important for them to watch children walk into the school. A preference for the development to provide good visibility from the point of drop off on the street to the school entrance was expressed. Attendees provided suggestions for the project team to consider for improving the existing drop-off/pick-up situation, including implementing a drop-off/pick-up area on the development site or adding a two-lane one-way road surrounding the development.

### 4. Project Location Change Suggestions

Several members of the community came forward to suggest alternative locations for the project, which would be farther from Keheewin School, closer to amenities and transit, and would preserve the park space on this side of the school. An area of land adjacent to the Southminster-Steinhauer United Church was identified by local residents as another surplus school site. Others suggested moving the project to Kaskitayo Park west of 109<sup>th</sup> Street.

### 5. Building Layout & Design

Of the 30 people who completed comment cards, 57% preferred Concept B. Attendees identified the townhomes and two roadway access points as key benefits of Concept B in comparison to Concept A. Several comments indicated a desire for more 2 storey townhomes on the site, reducing the unit count, while others were okay with apartments up to 6 storeys on the west side of the site if 2 storey townhomes were incorporated on the north and east sides. Many neighbours in Cimarron Chase, the condo to the north, expressed that 4 storey apartments directly south of their homes would impose on their privacy and natural light. Some suggested moving the northmost proposed building 20-30 feet south to create more separation space between the developments. Similar comments were shared by neighbours across 105<sup>th</sup> Street, whose backyards will be directly across from



the development. Some comments indicated that a variety of heights would be preferable, such as stepped designs.

Regarding building design and materials, attendees generally supported designs which would fit with the neighbourhood, such as traditional rather than modern designs. Vinyl siding was identified as a building material to avoid, while brick and other high quality materials were preferred. Other comments on design included a desire for a warm and welcoming feel. Three comments specified a desire for the incorporation of sustainable design, such as solar heating.

With respect to open space, some comments suggested that the outdoor amenity space designed on the site may be unnecessary or underutilized because of the ample green space in the adjacent park. One indicated that the southmost building could be angled into this outdoor amenity space (away from the school) to improve sightlines for parents dropping off children.

## **6. Building Uses**

Two comments indicated that commercial uses, such as cannabis, should not be allowed in the new development. Other comments suggested amenities that should be included, such as community gardens or indoor community spaces. Some comments emphasized that the site should be exclusively used for seniors housing. Two attendees provided strong feedback in support of including a 20-unit separate building for stable mentally ill clients requiring 24/7 supportive care, indicating that this type of affordable housing is rare in the south side of Edmonton and would be welcome on this site. A few comments supported the Habitat for Humanity model of community participation in building and ownership instead of rentals.

## **7. Public Realm & Connectivity**

There was general support for connections through the site to access the park and soccer fields, as well as specific comments related to the public walkway along the north side of the site. Suggestions for amenities along this walkway included benches, street lights, privacy-giving trees, and raised fences, as well as a desire for an increased width between the two developments (20-30 feet). Additionally, one comment raised the potential issue of bright lights shining on existing backyards in Cimarron Chase.

## **8. Maintenance & Operation**

Attendees emphasized the importance of continued maintenance after completion of construction.

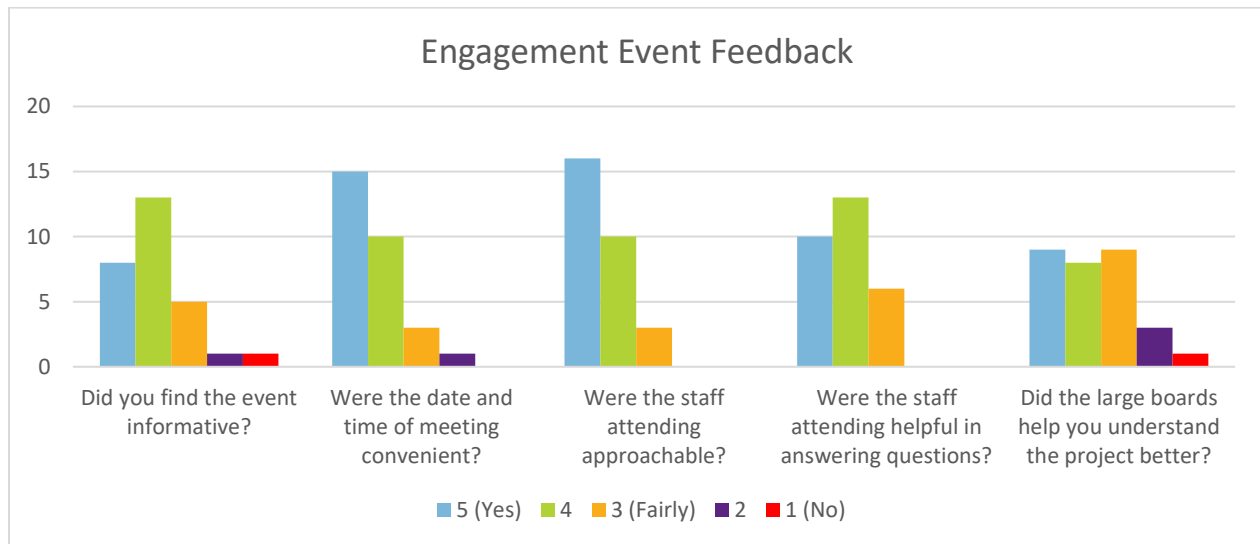
## **9. Questions**

Various questions arose surrounding the development. These included the following:

- Will the school be able to accommodate the increase in students from the development?
- Will there be ownership, or is it all rental?
- When will construction begin, and how long will it take until complete?

- Once the development is built, will the 30km/h school zone limit remain in place?
- Will there be garages?
- Will there be accommodation for seniors, so they can stay in the neighbourhood?
- Will there be barrier free units?
- Has there been a market analysis done to determine the type of units?
- How will the residents be chosen?

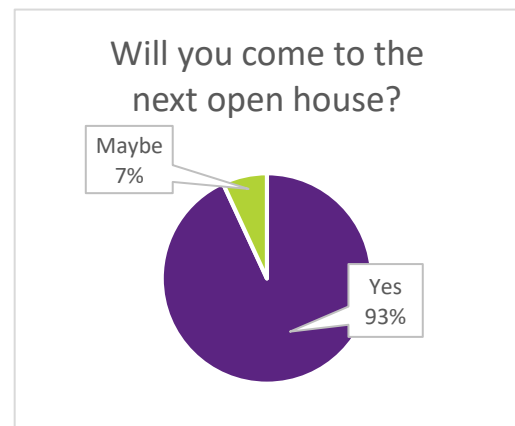
## Feedback on the Engagement Event



Generally, the engagement event was received well.

Recommendations for improvements included:

- A larger space
- More than one table with the drawings, due to crowding around the table
- Add introductions from the project team and an open form / town hall
- Ensure that all nearby residents received a postcard
- Extend the amount of time the road signs are up
- More clarity about what can be influenced
- Increased communication with the East Yellowbird Community League
- Ensure that bus route information is up to date with future changes



## Next Steps

Phase 4 of Public Engagement will take place following the submission of a rezoning application by CRH in mid-2019. The City will then hold a final Community Engagement Event, where community members

will be invited to provide feedback on the final proposed concept. A public hearing for the project will be held before final approval by City Council.

For updates on the Keheewin Building Housing Choices Development and more information about CRH, visit the project webpage:

[www.itstartswithhome.com/keheewin](http://www.itstartswithhome.com/keheewin)

# Welcome

We are here today to talk about the **Keheewin Building Housing Choices Development**.

## Questions and Comments



At tonight's event you will have the opportunity to meet the project team, provide your input on concept options, and learn about the next steps in this process.

Capital Region Housing is happy to answer your questions and gather your comments. For general information and tenant updates, visit [www.crhc.ca](http://www.crhc.ca) or call **780-420-6161**.

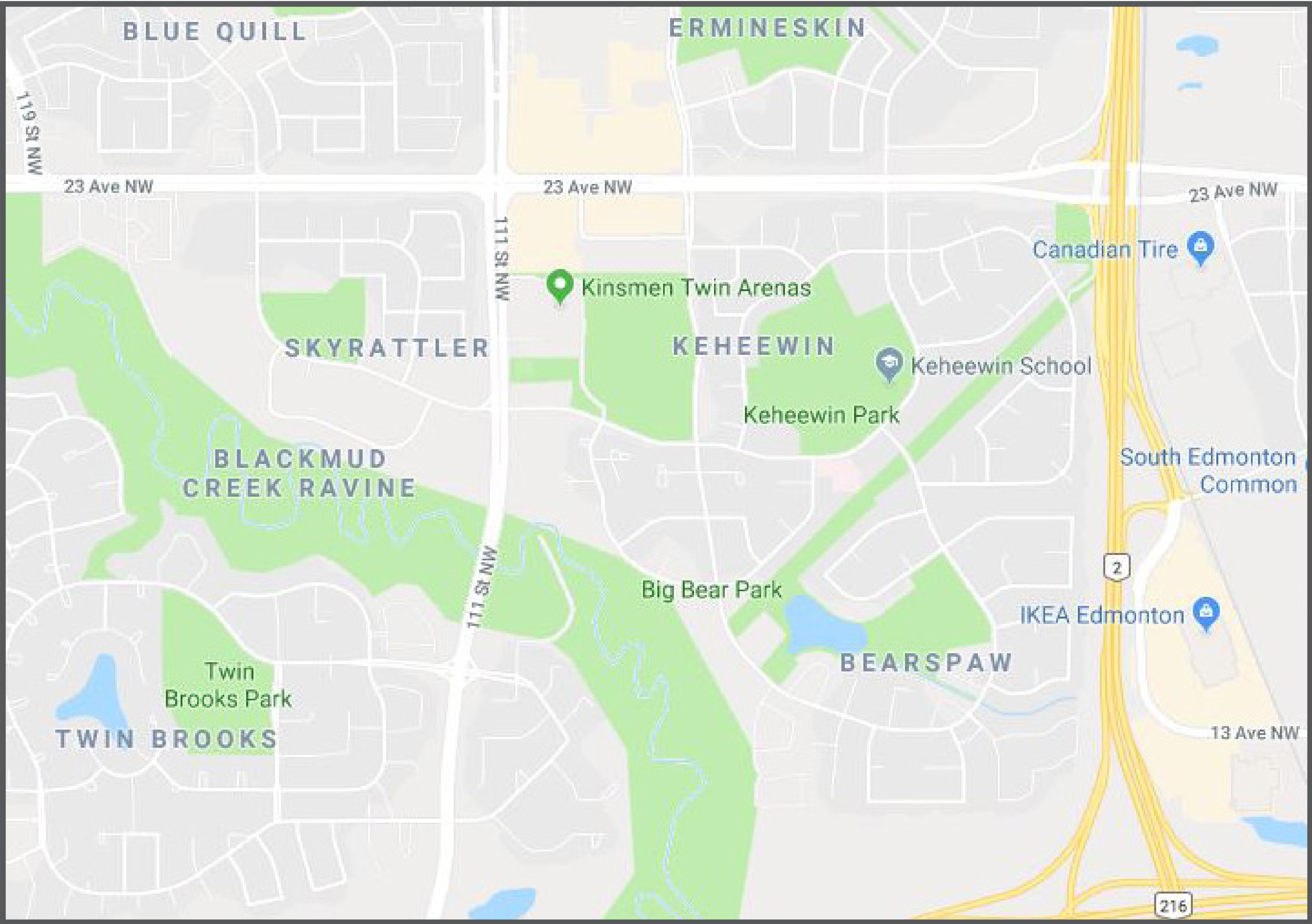
For project updates visit [www.itstartswithhome.com](http://www.itstartswithhome.com).

Capital Region Housing is partnering with the following organizations for the community consultation process:



# Where are you from?

Place a dot where you live!



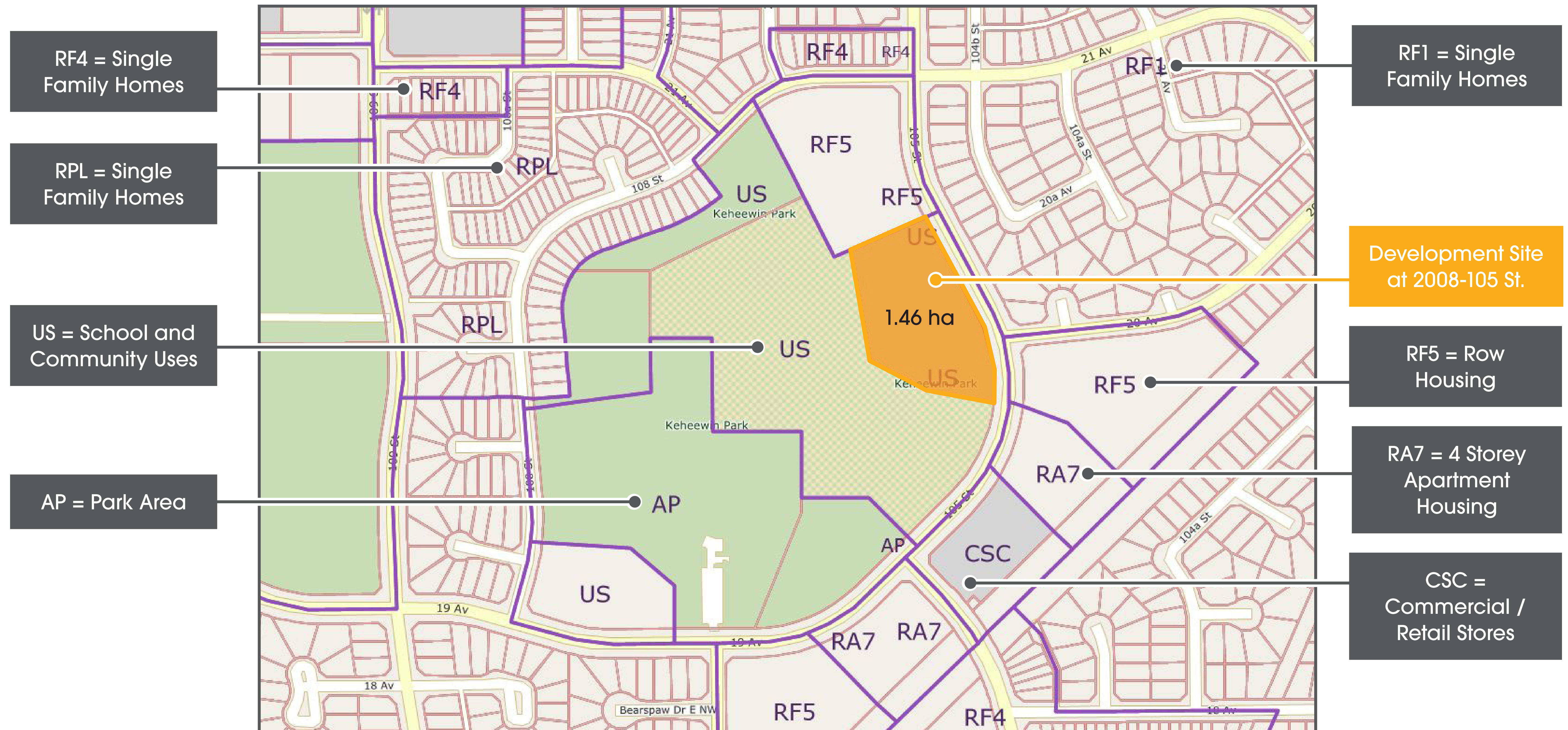
Elsewhere in Edmonton



Outside of Edmonton



# Development Site & Zoning Context



# Who is Capital Region Housing?

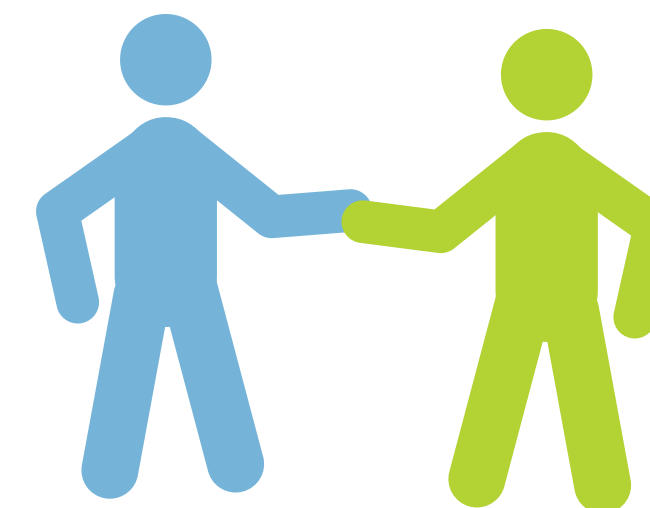
Capital Region Housing was chosen to be the developer/operator of the future homes on this site.

We are more than just a landlord.  
We are...



## Providers

We help more than 25,000 people in the Edmonton area live in a home they can afford.



## Partners

We work with like-minded organizations to do more together than we can do alone.



## Innovators

We create solutions for people who need help with their rent.



## Educators

We empower families to take their first steps towards home ownership.



## Advocates

We create awareness of housing needs and advocate for better, more inclusive communities.



# Who is the Keheewin Advisory Committee (KAC)?

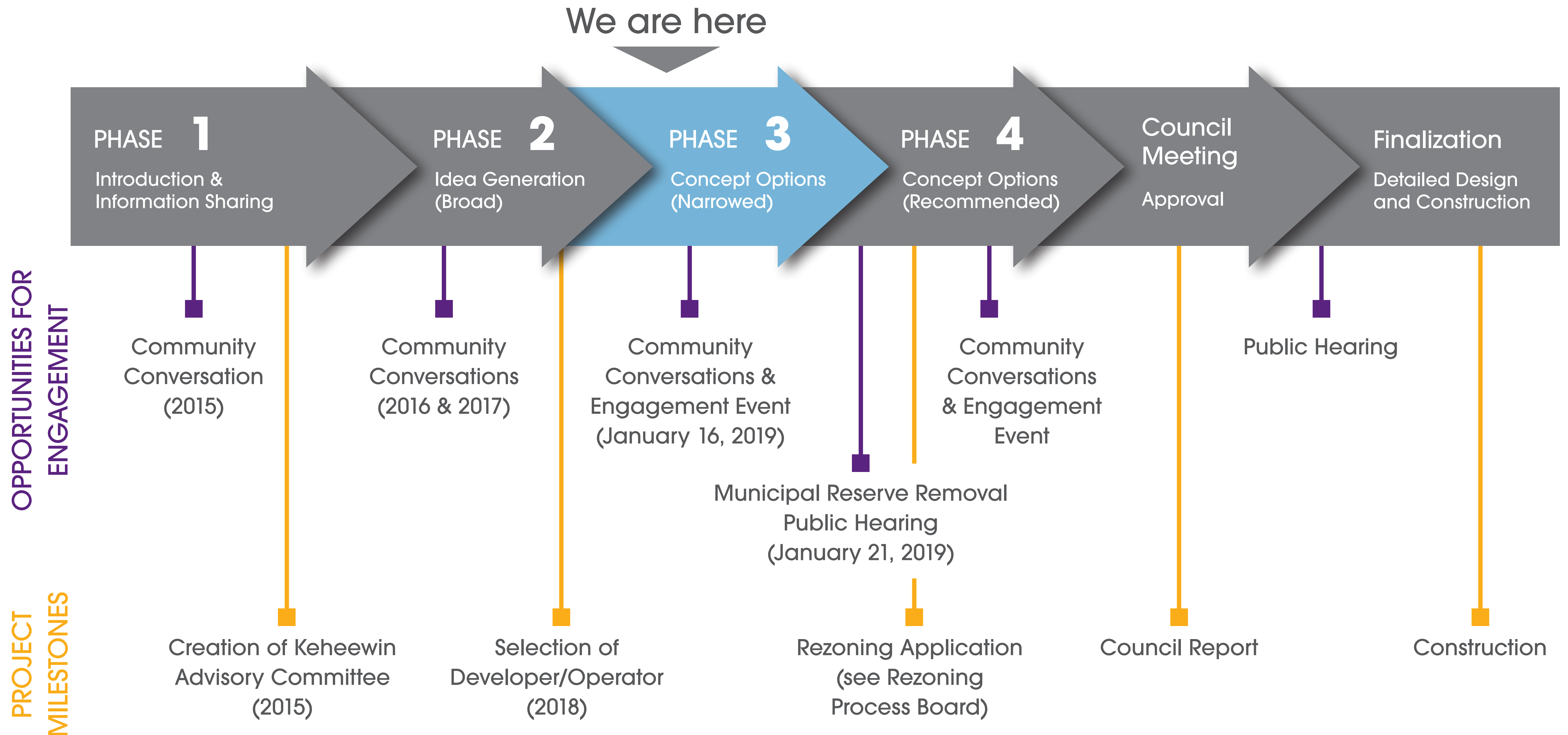
The Keheewin Advisory Committee (KAC) is a volunteer group of Keheewin residents who have teamed up with City staff and Ward Councillor Michael Walters to ensure viewpoints from the community are heard on this project.

The KAC is responsible for:

- Advising on appropriate methods to engage and communicate with the broader community
- Participating in the review of potential site developer/operators
- Working with the project team to ensure community voices are represented



# Project Timeline



# What We Heard in Phases 1-2

## Community Impact

How might the development affect the community?

- Increase affordable housing options and allow seniors to stay in the community
- Increase traffic congestion, crime, and pressure on infrastructure
- Decrease property values
- Increase population and density
- Loss of green space

## Built Form

What is the preferred built form:

- Row Housing
- Low density
- Family oriented
- Good fit with neighbourhood

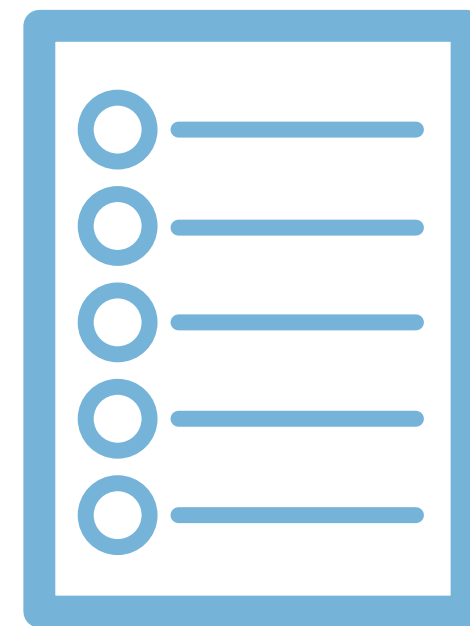
## Amenities

What secondary uses would benefit the community?

- Recreation facilities such as a spray park, playground, picnic sites, and paths
- Commercial uses such as child care and retail cafes
- Drop-off/pick-up zone for the school

# How was the Developer/Operator selected?

A Request for Proposals was released in 2017 to determine who will design, construct, operate, and maintain the new development.



Criteria:

- Completion of a site analysis
- Community engagement plan
- Financial viability plan
- Alignment with City Policy
- Construction and safety qualifications
- Descriptions of previous successful multi-housing projects
- Experience with the Crime Free Multi-housing Program



KAC participation:

- Provided input on criteria
- Reviewed proposals



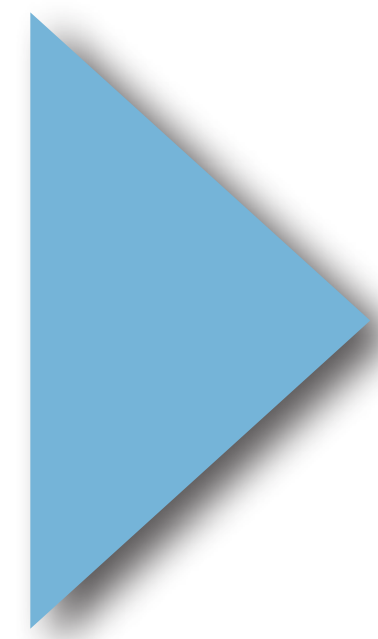
The City of Edmonton made the final selection.



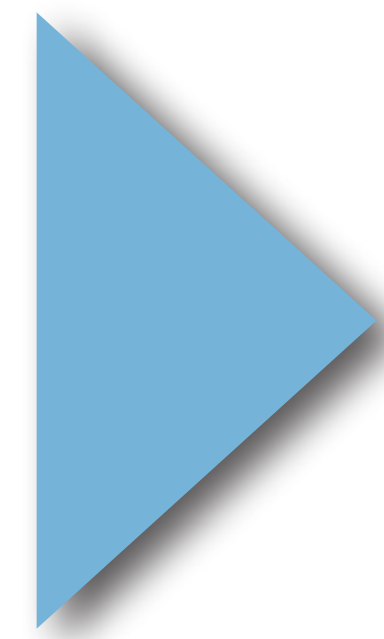
# What does surplus school site mean?

The site in Keheewin was declared surplus by local school boards in 2009

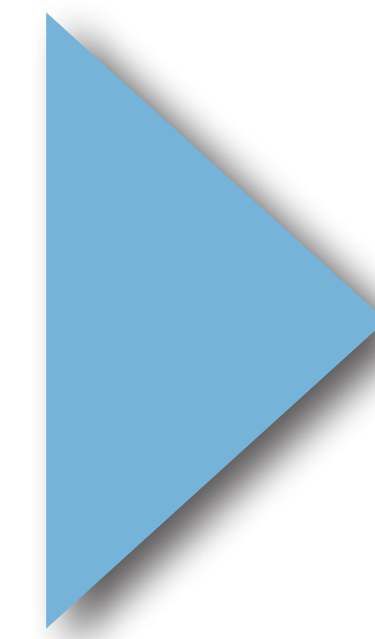
Initial  
neighbourhood  
plan includes  
space for schools  
and parks



Servicing for  
neighbourhood  
includes school  
site



School board  
may determine a  
school is no longer  
needed on the site



School board  
determines the school  
site "surplus" allowing  
the City to repurpose  
it for other uses



Under the Building House Choices initiative,  
City Council approved the site for  
affordable housing development in 2015.



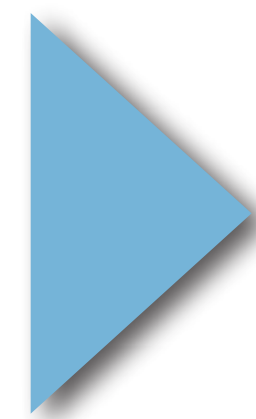
The site is serviced for development,  
provides safe access,  
and is located near transit.

# Municipal Reserve Removal Process

**Municipal Reserve (MR)** is land **designated for school and park uses** when a neighbourhood is originally developed.



If a school board determines a site “**surplus**”, the **MR designation** must be **removed before** the site can be **developed**.



As per the *Municipal Government Act (MGA)*, an MR **designation** is **removed by City Council** with a **public hearing**.



Following the removal of MR designation, the land may be used for a limited range of **community-related uses**, including **affordable housing**.



The **Keheewin neighbourhood** was originally planned in **1978**.

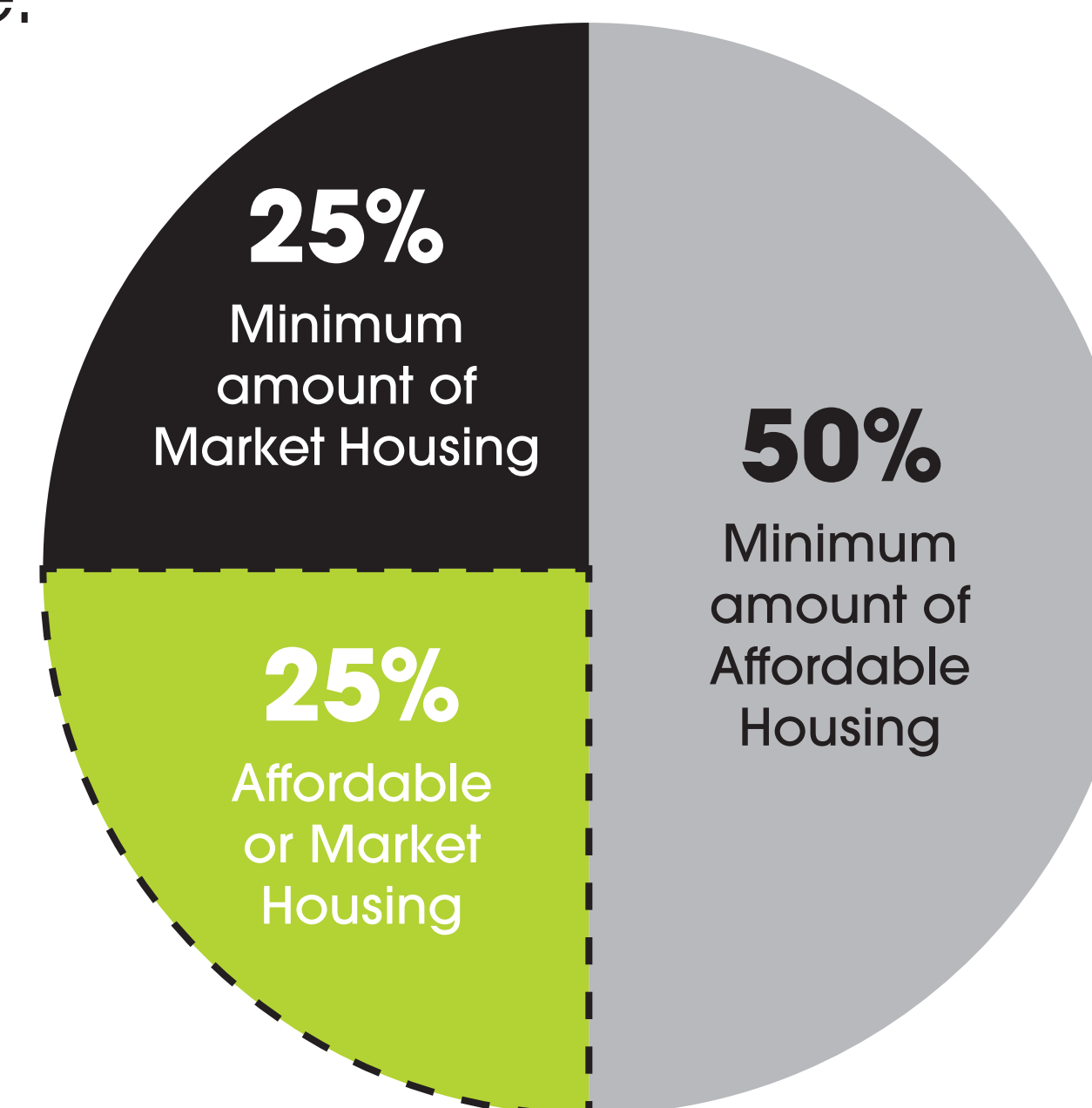


The **public hearing** for the removal of MR designation in **Keheewin** will take place on **January 21, 2019**.

# Building Housing Choices (Policy C583)





In 2015, Policy C583 identified 9 surplus school sites, including Keheewin, to be developed into a mix of market and affordable medium-density housing, according to the following guidelines:

- Located on the serviced site originally designated for a school, whenever possible
- Ensure long term affordability targeting 50 years
- Affordable units are indistinguishable from market units
- Medium density, which may include Apartments, Stacked Row Houses, and/or Row Houses
- May include a secondary use that complements the development
- Target the following break down of housing type:





# Affordable Housing Spectrum\*

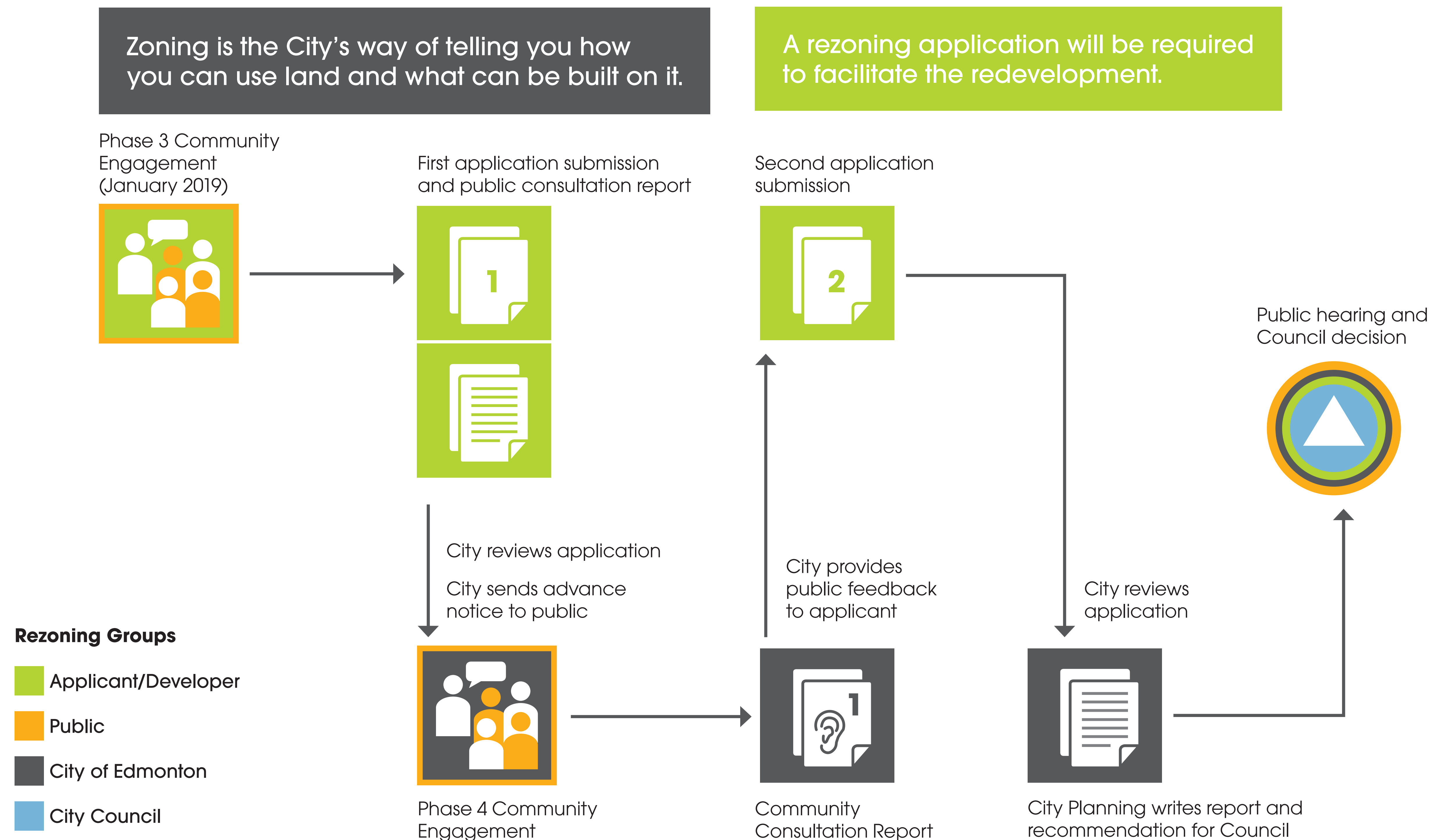
Non-Market Housing						Market Housing	
Short-Term Subsidized Accommodation		Affordable Housing					
							
<b>Shelter Spaces</b>	<b>Short-Term Accommodation</b>	<b>Supportive Housing</b>	<b>Supported Housing</b>	<b>Social Housing</b>	<b>Independent Living Affordable Housing</b>	<b>Market Affordable Housing</b>	<b>Market Housing</b>
Emergency/overnight shelter	Short-term accommodation for persons in transition	Seniors lodges, assisted living and enhanced living facilities.  Supports are generally provided on site	Seniors self-contained apartments with daily living supports, Housing First.  External or mobile supports are available	Community housing with rent geared to income	City Cornerstones, self-contained seniors units, Habitat for Humanity, Co-op housing	Housing that's modest in form and specification (first-time home buyers programs)	Rental and ownership housing provided by the private sector

\* As defined by the City of Edmonton

The  symbol shows the types of housing that CRH will incorporate in Keheewin.



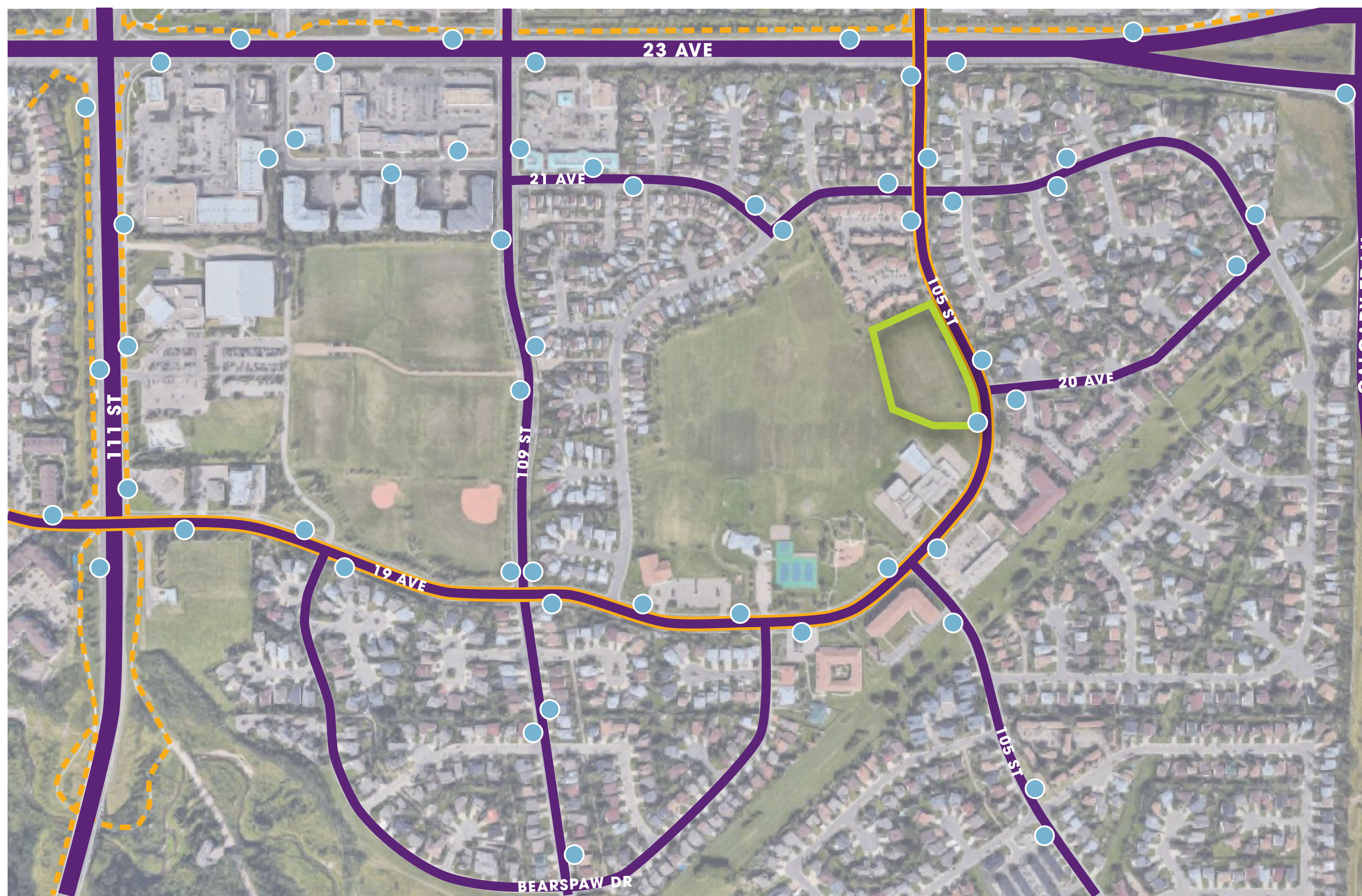
# Keheewin Rezoning Process





# Transportation Context

## Vehicle, transit, and cycling routes in the Keheewin neighbourhood



### LEGEND

- |               |                |                      |
|---------------|----------------|----------------------|
| Site Boundary | Arterial Road  | Shared Use Paths     |
| Bus Stop      | Collector Road | On-Street Bike Route |

- Traffic Impact Assessment has been completed
- Existing collector roads have capacity to accommodate increases in traffic generated by the development

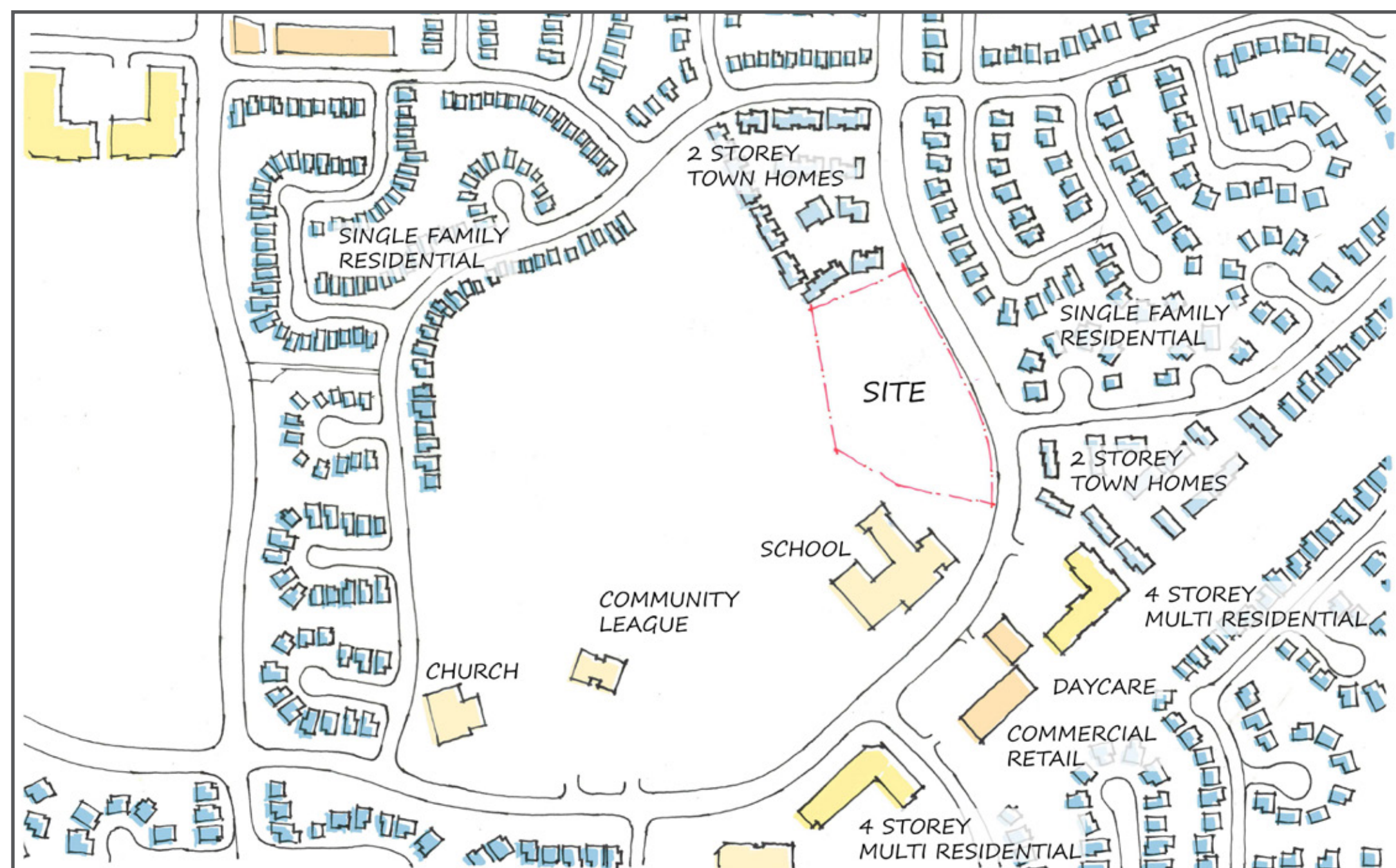


# Urban Design: Site Planning

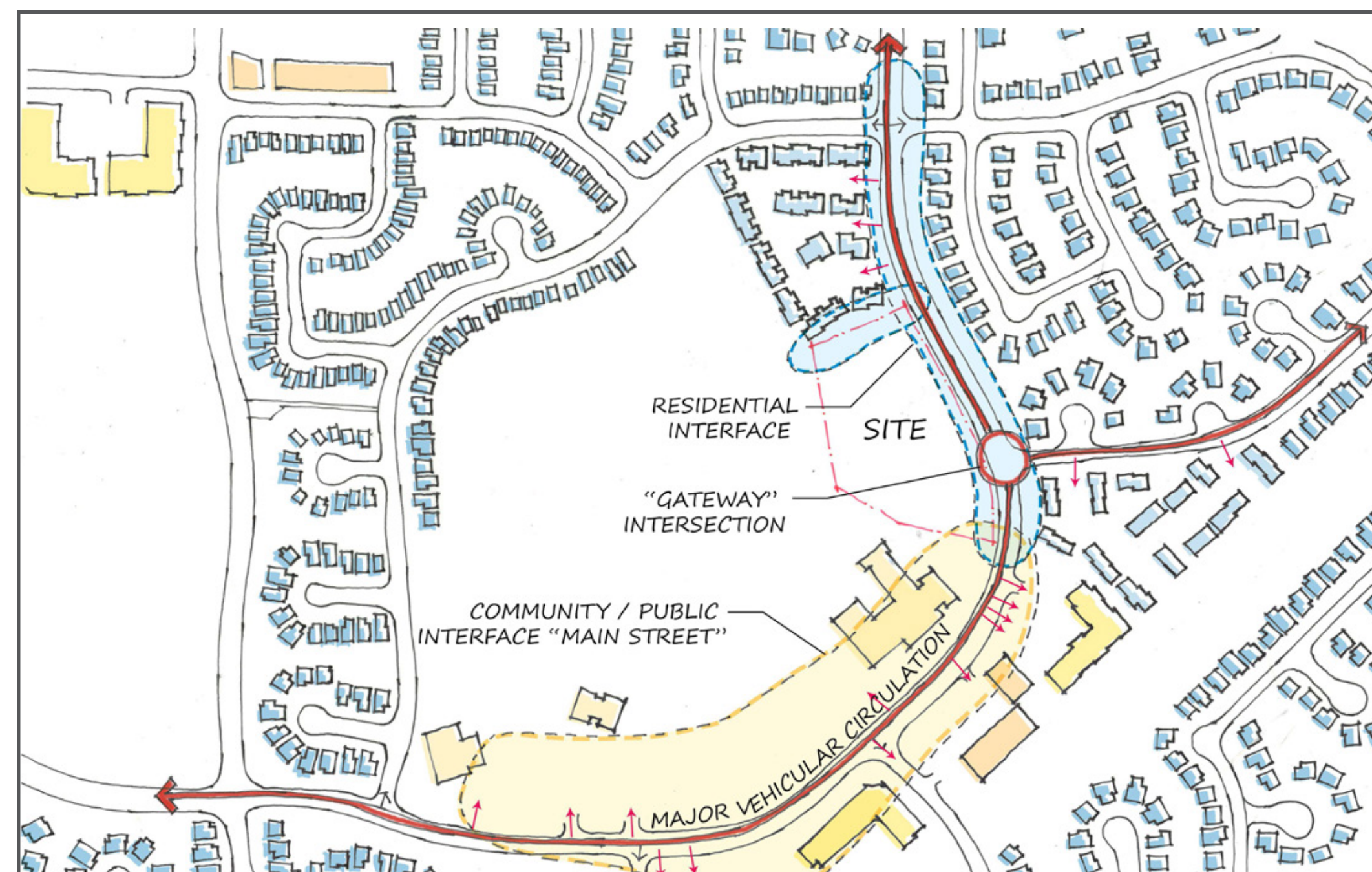
There are various elements of site context that were considered when creating the concepts.



Open Space Network



Existing Land Use



Streetscapes



# Urban Design: **Building & Landscape**

Examples of urban design to integrate the development into the community include:

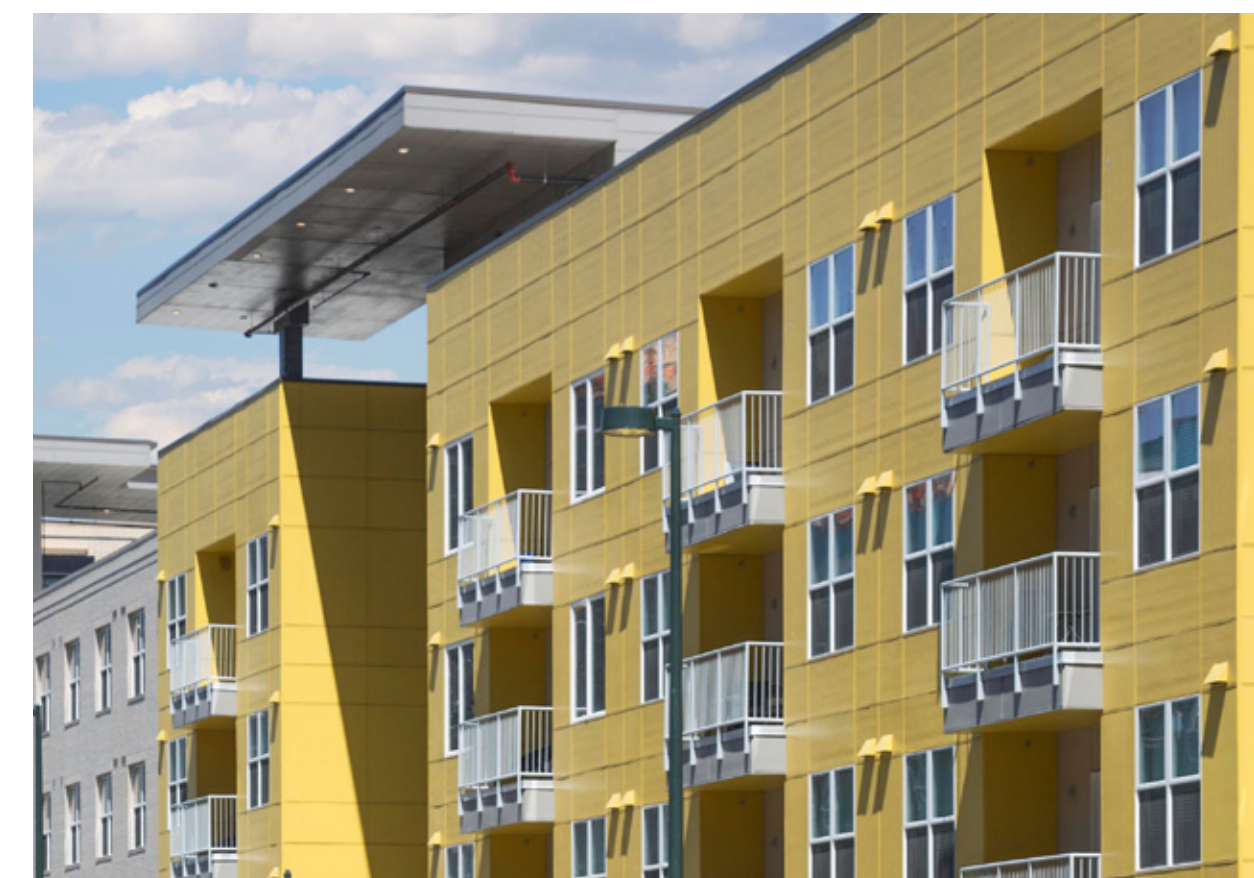
**Building Articulation and Interesting Facades**



**Individual Street-Facing Entrances**



**Colours and Lighting for Visual Interest**



**Landscaping and Screening**





# Urban Design: **Safety & Security**

Elements of **Crime Prevention Through Environmental Design** include natural surveillance, access control, and maintenance. This may look like:

Windows for Visibility



Outdoor and Indoor Lighting



Building Layout to Prevent Hiding Spots



“Eyes on the street”



All Capital Region Housing Properties are certified as **Crime Free Multi-Housing**, an Edmonton Police Service initiative which includes management training, police inspections, and tenant commitments to live crime free.



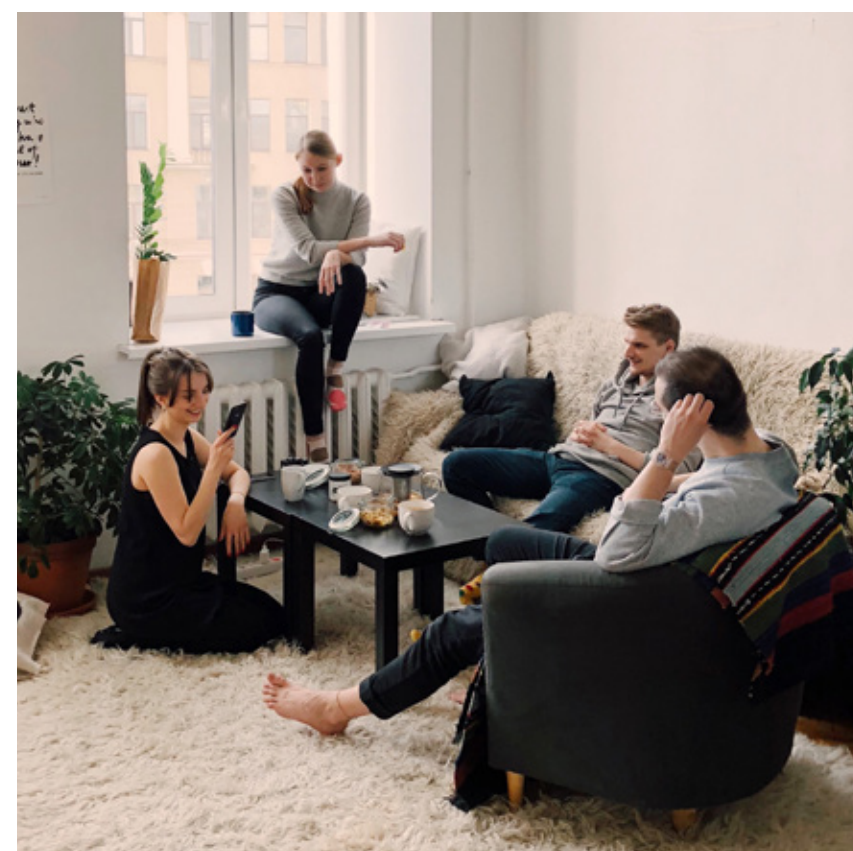
# Project Vision & Assumptions

## Vision

The Keheewin Development will provide high-quality, well designed homes for families, seniors, and individuals with various income levels. The development will complement the style and spirit of the community.

## Assumptions

- Height – maximum 4 storeys
- Density – 180 units (125 units per hectare)
- Bedroom mix – a variety of 1 through 4 bedroom units
- Form – a mix of row housing and apartment style housing
- Incorporate amenities and community space





# Community Benefits

## People

New families in your neighbourhood support the vitality of your local school, community league, transit routes, and businesses. People are the essence of a thriving community.



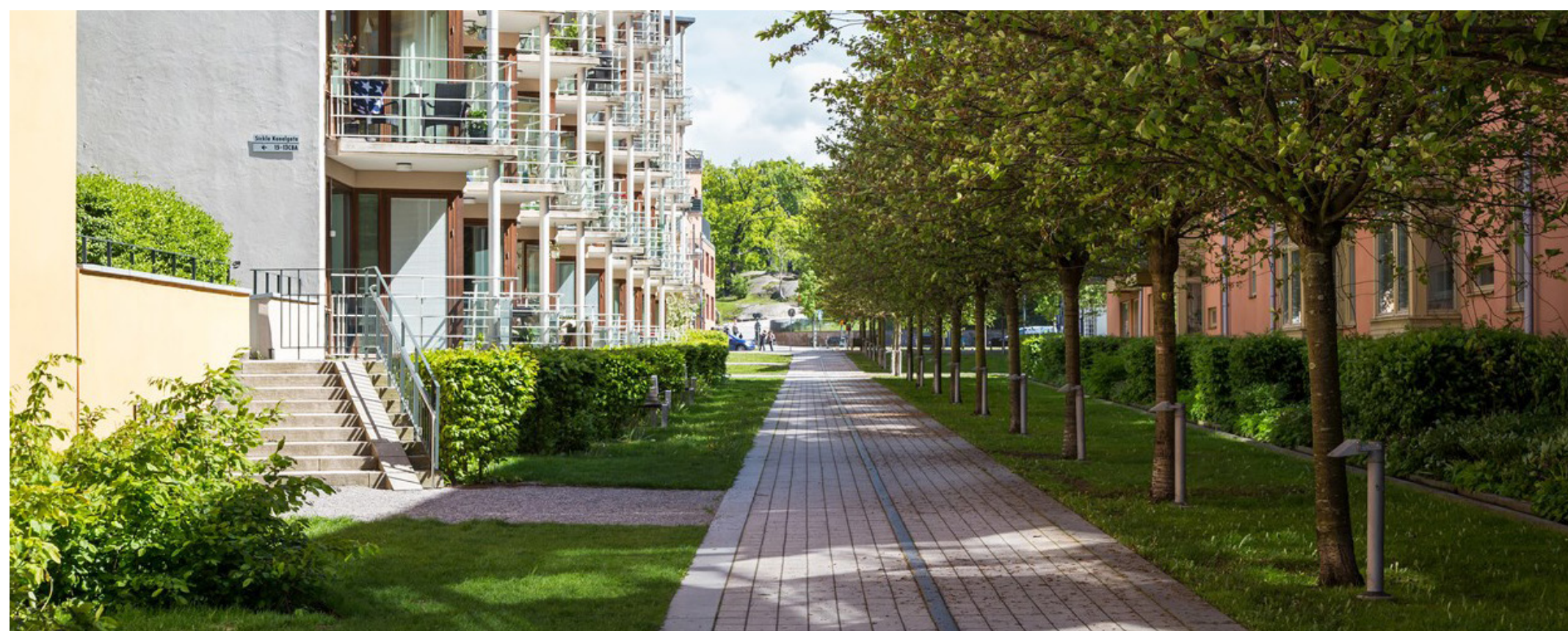
## Inclusion

Indoor and outdoor amenities on site can benefit both residents and the surrounding community.



## Activity

A community becomes safer when there is more activity at different times of day, especially surrounding open spaces, to increase the “eyes on the park”.



## Housing Choices

The development provides housing choices for a broad variety of household types, demographics, and income levels, to increase the opportunities for diverse people to live in your neighbourhood.





# Thank You!

Fill out the  
paper feedback  
form tonight



**Stay  
informed!**  
Provide your  
email  
address

More information  
is available at:

[www.itstartswithhome.com](http://www.itstartswithhome.com)