

What We Heard

Building Housing Choices in Ogilvie Ridge



PHASE 2A DROP-IN INFORMATION SESSION

PROJECT BACKGROUND:

To help meet current and future housing needs, the undeveloped surplus school building site in Ogilvie Ridge at 915 Ogilvie Boulevard will be home to a future housing development under the City's Building Housing Choices program ([Policy C583](#)). The development will be a mix of market and affordable housing, with possible options ranging from townhouses to low-rise apartment buildings (up to 100 homes depending on the form of residential development chosen). The exact type of housing has not yet been finalized, and will be determined by the builder/operator in consultation with the community.

Name:	Phase 2A Community Preferences for Building Site Location
Date:	June 21, 2018
Location:	Earl Buxton School

Contact:	Email: buildinghousingchoices@edmonton.ca , Phone: 311
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Description:	The drop-in information sessions was the third in a series of Community Conversations.
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WHAT WAS DONE

The drop-in information session was the third in a series of community conversations for residents of Ogilvie Ridge to:

- Share their feedback and perspectives on the building site location for the Ogilvie Ridge Building Housing Choices development
- Learn about next steps in the process

There was a total of 112 attendees. In addition, 27 individuals participated in the online survey.

How Feedback Was Collected

On Building Site Location

- A set of questions were presented at the June 21, 2018 Community Conversation Event to gather perspectives on the alternative building site. Participants were provided with stars to indicate the extent to which they agree with a specific statement and sticky notes to write down the reason they say so.
- Those who weren't able to make it to the open house were invited to fill out the online survey posted on the edmonton.ca/OgilvieRidgeChoices web site. The survey was made available online from June 21 to June 30, 2018.



WHAT WE HEARD OVERALL

Overall, respondents strongly agree the alternative building site is the best location for the proposed development. Respondents value the large soccer field and uninterrupted green space in Ogilvie Ridge. The alternative location provides for better opportunities for sport events and recreational uses; is believed to reduce off-site issues such as traffic, parking and congestion; and provides better access to community playgrounds and soccer fields.

Feedback also indicated respondents would prefer a development serving seniors instead of the approved program use (general affordable housing)

WHAT WE HEARD SUMMARY - INFO SESSION AND SURVEY

The following is a summary of input received. Note that not every respondent completed every question and some comments received were separated into specific themes or topic areas for the purpose of this report. The number within the brackets indicates the number of respondents who provided similar comments.

Community's Preference for Relocating to Alternative Location

City staff developed a set of questions based on feedback and concerns from previous Community Conversations. Attendees of the drop-in info session and survey respondents were asked to what extent do they agree with the following six statements and why:

STATEMENT 1: The alternative building site provides for a better and more uninterrupted use of green space and recreational area.

A total of 123 responses were received. 98% of respondents indicated strongly agree or somewhat agree; 1% of respondents indicated strongly disagree; and 1% indicated neither agree or disagree.

STATEMENT 2: The alternative building site provides better access to the community center, playground and soccer fields.

A total of 120 responses were received. 98% of respondents indicated strongly agree or somewhat agree; and 2% of respondents indicated strongly disagree or somewhat disagree.

STATEMENT 3: The alternative building site provides better opportunities for sports events and recreational use.

A total of 126 responses were received. 99% of respondents indicated strongly agree or somewhat agree; and 1% of respondents responded strongly disagree.

STATEMENT 4: The alternative building site will be better for parking, traffic and access to the community centre, playground and soccer fields.

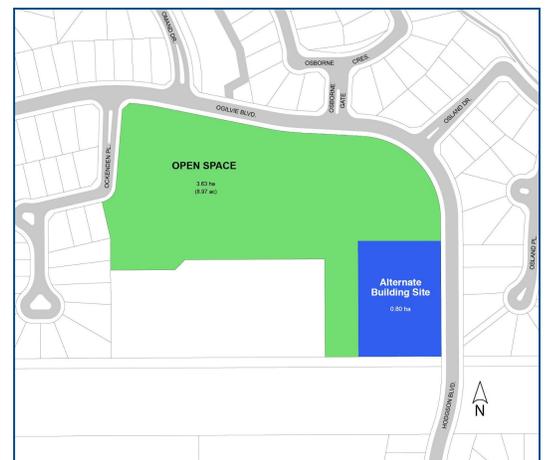
A total of 124 responses were received. 98% of respondents indicated strongly agree or somewhat agree; and 2% of respondents indicated strongly disagree or somewhat disagree.

STATEMENT 5: The alternative building site is better and more appropriate for the community than the initial building site.

A total of 129 responses were received. 98% of respondents indicated strongly agree or somewhat agree; and 2% of respondents indicated strongly disagree or somewhat disagree.

STATEMENT 6: 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.

A total of 125 responses were received. 98% of respondents indicated strongly agree or somewhat agree; and 2% of respondents indicated strongly disagree or somewhat disagree.



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Respondents provided comments to support their answers which include:

Themes	Sub-themes
No Development (10)	<p>Concerns related to:</p> <ul style="list-style-type: none"> ● Density (8) ● Loss of Green Space (10) ● Property Values (1) ● Safety (10)
Relocation to Alternative Site (9)	<p>Reduces off-site issues</p> <ul style="list-style-type: none"> ● Traffic Safety (1) <ul style="list-style-type: none"> ○ Less in/out traffic near the playground and community centre (8) ○ Access to housing development is safer at alternative location (4) ● Parking <ul style="list-style-type: none"> ○ Less parking congestion for playground, community centre, and sports activities users (5)
	<p>Provides for better use of green space</p> <ul style="list-style-type: none"> ● Continuous green space is important (12) <ul style="list-style-type: none"> ○ Allows for soccer and little tournaments to occur (11) ○ Creates less interference with the access of, use and enjoyment of playground and community centre (10)

ONE MESSAGE TO SHARE:

Respondents were asked what is the most important message they would like to share with the City about Building Housing Choices in Ogilvie Ridge. The comments were generally consistent with those received from the six statements on the alternative location. The following summarizes the most common feedback received and the number within the bracket indicates the number of respondents who provided similar comments.

- Build seniors' housing (32)
- Build at alternative location (14)
 - Keep the large soccer field (11)
 - Keep the green space continuous (7)
- No building / no development (7)

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AS A RESULT, WHAT HAS CHANGED?

The primary purpose of the drop-in info session was for the Ogilvie Ridge community to share their feedback and perspectives on the building site location for the Ogilvie Ridge Building Housing Choices development, and to learn about next steps in the process.

As a result of the feedback received from the information session and survey, City staff will offer the alternative location in the upcoming property offering. In the case that no acceptable bids are received through the initial property offering process, the City will repeat the process with the previously approved initial location, which has not yet been offered.

ADDITIONAL INFORMATION:

Regarding the feedback received for a Seniors designation on the site, Administration would require direction from City Council to change City's Council's previous decision to use the site for general affordable housing (not specific to seniors). At the August 21, 2018 meeting of City Council, Councillor Cartmell made the following motion:

That Administration, as part of the competitive development process for the Ogilvie Ridge surplus school site, include the following conditions:

1. That only development proposals focused on seniors housing will be considered;
2. That only development proposals for the alternative building location be considered;
3. That if a sufficient number of acceptable proposals are not received within 120 days, conditions 1 and 2 will be removed and the competitive process proposal deadline will be extended.

The motion did not pass. Therefore, Administration will proceed with offering the alternative site (a decision within its discretion) but will not designate the site as exclusive for seniors housing.

NEXT STEPS:

The next step in Building Housing Choices in Ogilvie Ridge will be: **selecting the developer / operator for the upcoming homes**. A land offering for the alternate site is being prepared and will be made public through the City [website](#) and through multiple listing services (MLS).

Future Opportunities for Input

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 at previous Community Conversation events. Feedback received will be used to refine the initial design ideas into a final design concept.

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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 decision. There will be opportunity for residents to share their views with Council when the proposed rezoning goes forward to Public Hearing.