



BUILDING HOUSING CHOICES: KEHEEWIN

Phase 2 Public Involvement What We Heard

COMMUNITY CONVERSATION

The second Community Conversation for Building Housing Choices in Keheewin was held on May 17, 2016 at Keheewin School from 4:30 – 9:00 p.m. There was a total of 105 attendees.

The purpose of the event was to:

- Share information about Building Housing Choices Keheewin
- Present four residential development scenarios for the undeveloped building site in the neighbourhood
- Receive input to determine what scenario residents feel would best fit in Keheewin
- Answer questions about the project. The City has taken action to provide responses to common themes heard - review [Attachment 1](#).



Keheewin Second Community Conversation, May 17, 2016

The residential development scenarios were developed based on input received during Phase 1 public engagement, as well as technical feasibility, marketability, cost analysis, City policy and meetings

with the Keheewin Advisory Committee. In Phase 1, 26 residents answered the question about the type of housing currently lacking in Keheewin and just over half of those who responded felt it is seniors’ housing which should be taken into consideration when developing the recommended scenarios. The scenarios proposed include: Apartment Housing, Stacked Row Housing, Row Housing and a Combination Apartment/Row housing. Participants were also invited to suggest an alternative built form for City and resident consideration.

Each of the four development scenarios meets the criteria established by Council for the site, including density and market mix, and each has its own unique characteristics such as number of homes, building height and form, type of affordable housing that can be accommodated, as well as the demographic of the residents it would best serve.

HOW INFORMATION WAS COLLECTED

Respondents were given the option to provide their feedback in the following ways:

- Feedback Form: Distributed in hard copy at the Community Conversation on May 17, 2016 and hosted on the City of Edmonton website from May 17 to 31, 2016
- Dotmocracy Wall Exercise at Community Conversation Event
- Table Conversations at Community Conversation event

WHAT WE HEARD OVERALL

Feedback received indicates some concerns about the future Building Housing Choices residential development in Keheewin. For example, some respondents feel the proposed development will cause greater traffic congestion, create safety concerns and negatively impact already limited on-street parking. Other respondents are uneasy about the development’s proximity to the school and the safety of students. Assurance is wanted that the

buildings will be attractive, as low in height as possible, and fit with the look and feel of the neighbourhood. Although Council has approved the site to be a mix of market and affordable housing, some respondents continue to voice their desire that the site be retained as green space and no development be considered. See [Attachment 1](#) for City’s response to common themes.

Of the four development scenarios proposed, Row Housing was preferred as the most popular first and second choice by respondents of the Feedback Form /Online Survey. Supporters like the low density this scenario provides as less homes equates to less people and congestion in their neighbourhood. Respondents also like that Row Housing has potential to offer affordable housing for families, is visually attractive and a good fit for Keheewin.

While housing for seniors was indicated during Phase 1 public engagement as lacking in Keheewin and many comments during Phase 2 indicated a preference for seniors’ housing, the housing type best suited for seniors (apartment-style) was not indicated as a scenario preferred by respondents. This may be attributed to a simple dislike for the housing type and a view that it does not offer the best fit for the neighbourhood. It should also be noted that the majority (71%) of Phase 2 respondents did not participate in the Phase 1 engagement process and may bring different opinions than those expressed in Phase 1.

When asked for ideas for other development scenarios or additional features (ancillary uses) that could be incorporated into the project, many respondents did not offer ideas as they indicated that their preference is for no development. Others offered suggestions such as a childcare facility, a school drop off zone and recreation facilities as additional features.

FEEDBACK SUMMARY

A total of 153 feedback forms were received: 14 at the event and 139 online. The following is a summary of input received. Note that each respondent did not complete every question and some comments received were separated into specific themes or topic areas for the purpose of this report. Responses under 5 per cent are not included in this report.

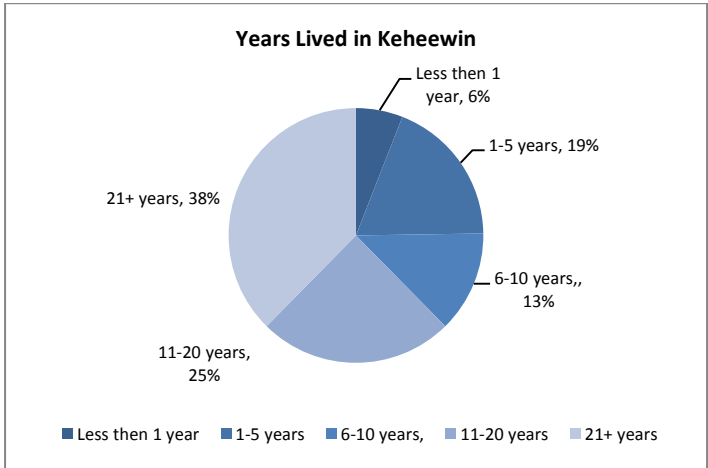
Demographics

Where Respondents Reside

The majority of respondents (83%) are residents of Keheewin. The other 17 per cent live in communities in all parts of the city from Westmount to Pleasantview and Cromdale to Sweetgrass. Two respondents were from Bearspaw, the neighbourhood located directly south of Keheewin. There are 2851 residents in Keheewin according to the 2014 Municipal Census.

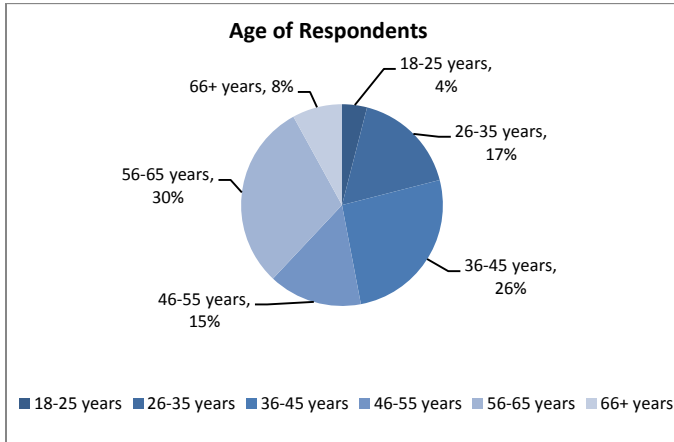
Years Lived in Keheewin

The majority of respondents have lived in Keheewin for over 11 years (63%), with the remainder living in the neighbourhood less than 10 years.



Age of Respondents

The largest group of respondents is 36 years old and over and only 21 per cent of respondents are between the ages of 18 and 35.



Previous Engagement

A total of 71 per cent of respondents indicate they did not attend the Phase 1 Community Conversation in Keheewin in October 2015.

Building Scenarios: What Respondents Like, Dislike and Would Improve

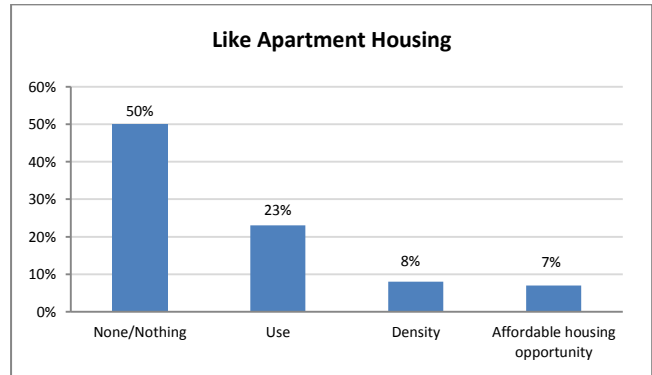
Respondents were asked to review the four potential development scenarios for the Keheewin undeveloped building site and to share what they like, dislike and suggestions to change/improve each. The following summarizes the feedback received.

Scenario 1 - Apartment Housing



Example of Apartment Housing

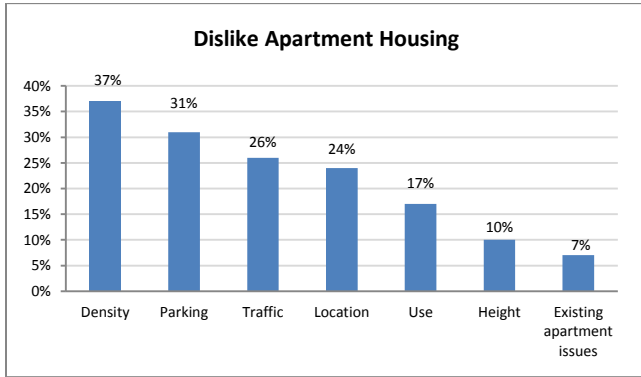
What do you like? 117 Respondents*



*Multiple mentions allowed. Responses below 5% not shown.

Half of respondents (50%) indicate there is “nothing” they like about the Apartment Housing scenario, citing density, size, parking issues and a dislike of the Building Housing Choices initiative in general as their reasons. Some respondents (23%) like the uses the Apartment Housing scenario offers, especially that seniors could be accommodated in this type of housing. A few comments suggest a small number of respondents like the Apartment Housing scenario for the density (8%) and the affordable housing (7%) it could provide.

What don't you like? 134 Respondents*



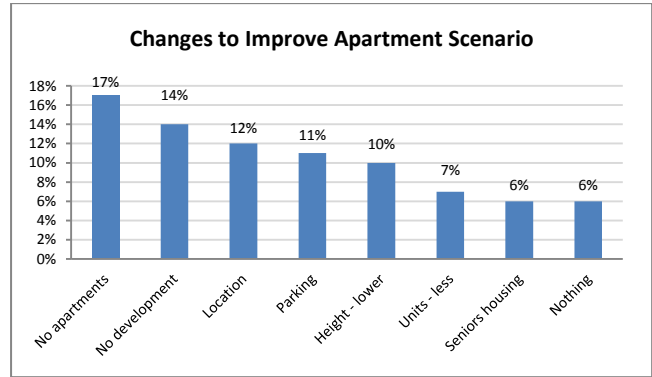
*Multiple mentions allowed. Responses below 5% not shown.

The increased density of the Apartment Housing scenario was noted by 37 per cent of respondents as a key issue, citing the general impact on the community, as well as school capacity. There is also concern with the necessary parking requirements (31%) and perceived traffic congestion (26%) that the increased density would bring to a community that respondents feel already has parking and traffic issues. Others are concerned with the site location (24%) specifically, the development's proximity to the school, the perceived impact on student safety and that it is located on green space presently being used by the community. Use (17%), Height (10%) and issues with the existing apartments in Keheewin (7%) were also mentioned as issues.

"Parking is a worry, as well as proximity to existing school."

Respondent

What would you change? 114 Respondents*



*Multiple mentions allowed. Responses below 5% not shown.

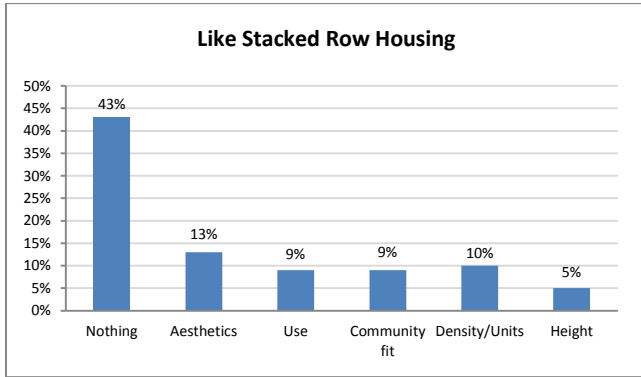
When asked what respondents would change or improve about the Apartment Housing scenario, 31 per cent of respondents do not feel any improvements would help the Apartment Housing scenario as they either do not want apartments (17%) or do not want any development at all (14%). Other themes from comments provided include: moving the location to a site further from the school (12%), ensuring efficient parking is included (11%), making the building generally smaller by lowering the height (10%), including less units (7%) and ensuring the apartment scenario would be developed as seniors' housing (6%).

Scenario 2 - Stacked Row Housing



Example of Stacked Row Housing

What do you like? 101 Respondents*



*Multiple mentions allowed. Responses below 5% not shown.

Just under half (43%) of respondents indicate they like “nothing” about the Stacked Row Housing scenario. Aesthetics were identified by 13 per cent of respondents as an element they like about the Stacked Row Housing scenario with another nine per cent suggesting stacked row housing would fit better in the community than the Apartment Housing scenario. Another ten per cent like the lower density, nine per cent like that the units could house families, and five per cent like the height restriction.

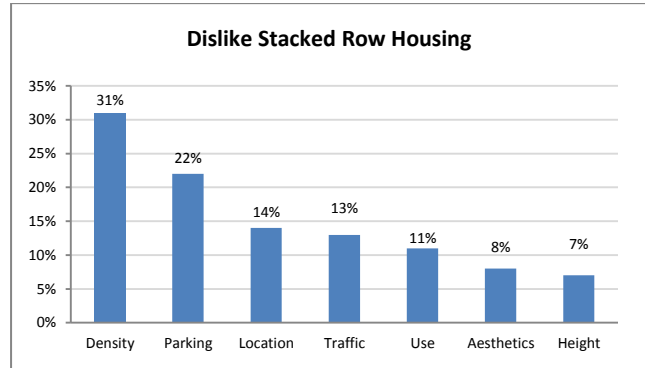
“Better than the apartments but again... cars will park on the road and the streets will become congested... our family neighborhood will soon be overrun with traffic.”

Respondent

“Decent density, could be higher.”

Respondent

What don't you like? 125 Respondents*



*Multiple mentions allowed. Responses below 5% not shown.

High density is a key reason respondents dislike the Stacked Row Housing scenario, as noted by 31 per cent of respondents. Other respondents feel this scenario would not accommodate the increased need for parking (22%) and will contribute to more traffic congestion (13%) in the area and near the school. The location was disliked by 14 per cent of respondents suggesting they do not like the development being located on community green space near a school and others feel this type of development is not suited to either seniors or families with children.

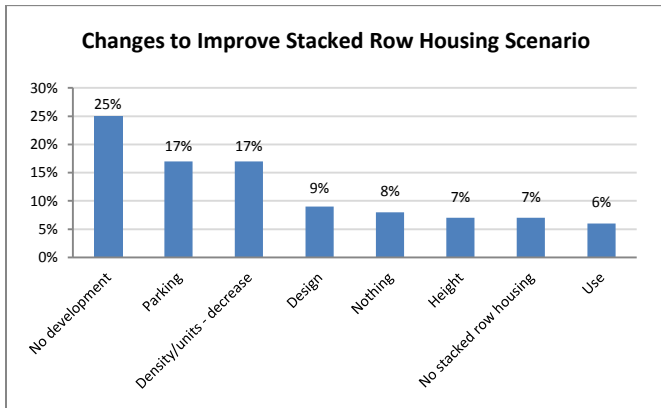
“These would not be suitable for seniors or those with mobility issues as they would have stairs.”

Respondent

“Safety issue for elementary students because like all housing development like this people will 100% park all over the street causing serious safety issue for the young kid at the school.”

Respondent

What would you change? 96 Respondents*



*Multiple mentions allowed. Responses below 5% not shown.

When asked what respondents would change or improve about the Stacked Row Housing scenario, 32 per cent of respondents do not feel any improvements would help the scenario as they either do not want stacked row housing (7%) or do not want any development at all (25%). Improvement suggestions include a reduction in density and number of units (17%) and the inclusion of enough parking to accommodate both residents and their visitors (17%). A further seven per cent feel the height would need to be reduced and that seniors' use be considered (6%).

“Parking is still an issue—1 parking spot per bedroom isn't adequate as many households have 2 adults and both have a car. This causes the additional car to park on the street, which has safety concerns, overcrowds the street and causes parking issues for visitors of other residents.”

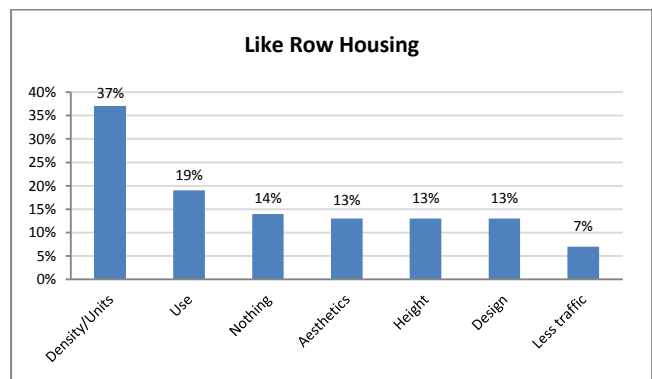
Respondent

Scenario 3 - Row Housing



Example of Row Housing

What do you like? 112 Respondents*



*Multiple mentions allowed. Responses below 5% not shown.

Respondents (37%) like that Row Housing is a lower density option than other scenarios, noting fewer homes would bring less people and congestion into the neighbourhood. Some respondents (19%) like the potential uses for row housing such as affordable family housing and others (13%) think this type of development is attractive and a good fit for Keheewin, the lower height is appealing (13%) and the design works for the area (13%). Less traffic impact was mentioned as a positive by seven per cent of respondents. Another 14 per cent suggest they like “nothing” about the Row Housing scenario.

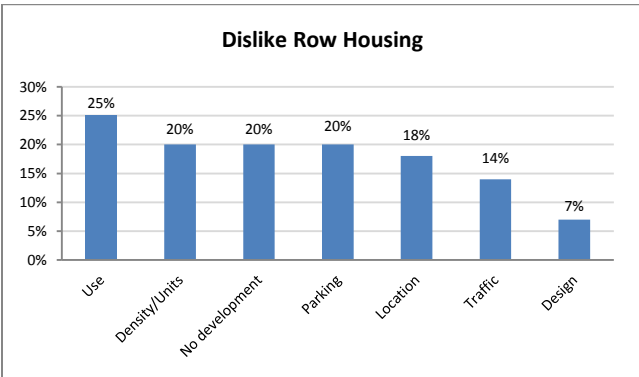
“Lower density and lends itself to Habitat for Humanity ownership style housing.”

Respondent

"I like the height of the row housing and the number of units. There will be less traffic and could be a more tasteful addition to the neighbourhood."

Respondent

What don't you like? 103 Respondents*



*Multiple mentions allowed. Responses below 5% not shown.

When asked what they do not like about the Row Housing scenario, 25 per cent of respondents indicate it is not suitable for seniors and/or that rental units will attract criminal activity. Another 20 per cent feel that density is an issue suggesting it is either too high or incorporates too many units. The lack of parking accommodation was also noted by 20 per cent of respondents. Another 20 per cent suggest they don't want any development, while 18 per cent do not want a loss of green space or to have the development built near their school.

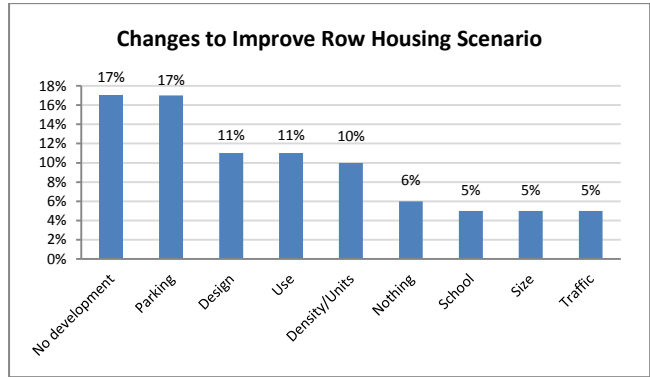
"Possibility of too many rental units. Does not lend itself to seniors' housing unless they are bungalow style."

Respondent

"This area is in demand for seniors living and this does not address that concern There is not enough parking being addressed and there should be at least 2 stalls for every 2-bedroom unit."

Respondent

What would you change? 87 Respondents*



*Multiple mentions allowed. Responses below 5% not shown.

When asked what respondents would change or improve about the Row Housing scenario, 17 per cent of respondents do not feel any improvements would help the scenario, as they do not want any development on the site. Other respondents suggest including enough parking to accommodate both residents and their guests (17%), considering a design (11%) that would blend the row housing with existing housing, adding multiple exits and entries, and ensuring high quality materials. Another 11 per cent had ideas for their use, which included ownership over rental, involving Habitat for Humanity or turning the row housing into single-family dwellings. Lowering the density was a suggestion by ten per cent and five per cent each. Other suggestions proposed by a few respondents include a parking/drop off zone at the school, a reduction in the size of the development footprint and a plan to slow traffic.

"It is the best option for the Keheewin neighbourhood."

Respondent

"Smaller and reduced height."

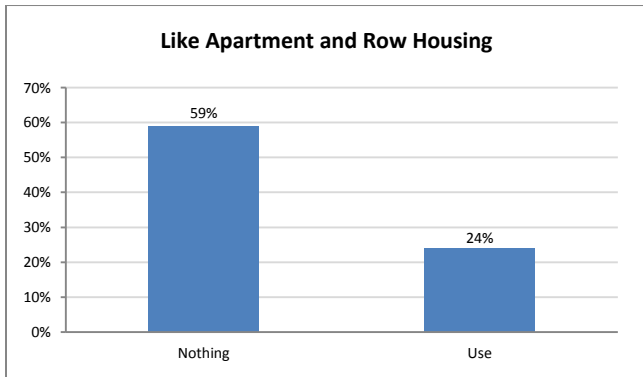
Respondent

Scenario 4 - Apartment and Row Housing



Example of a Combination of Apartment and Row Housing

What do you like? 93 Respondents*



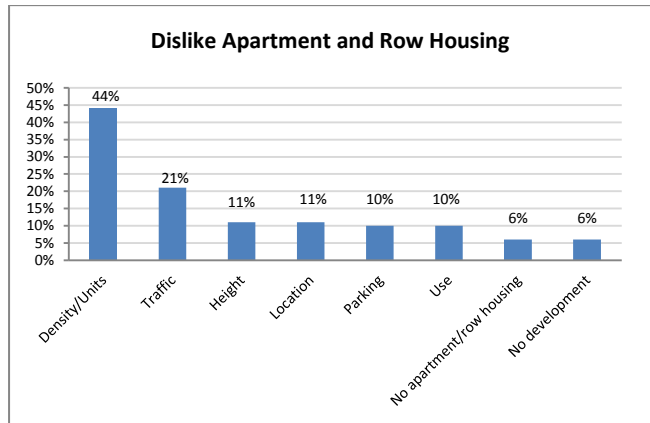
*Multiple mentions allowed. Responses below 5% not shown.

When asked what they like about the blended Apartment and Row Housing scenario over half (59%) suggest there is “nothing” about it that they like, while 24 per cent like the potential opportunities of this scenario including the range of affordable accommodations it would provide to a mix of users, including both families and seniors.

“Wow this is crazy!! This community will become so crowded and busy not leaving it a peaceful community as it is.”

Respondent

What don't you like? 111 Respondents*



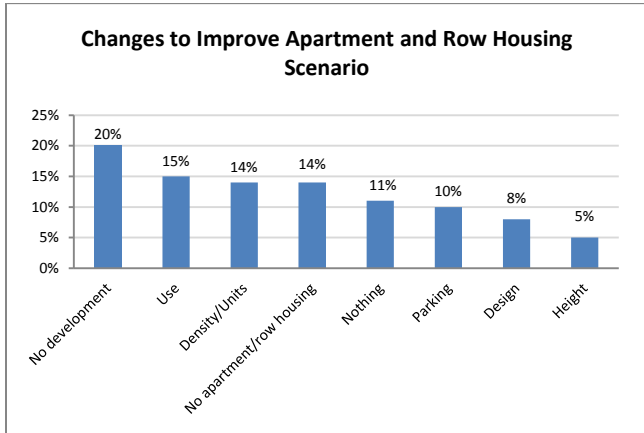
*Multiple mentions allowed. Responses below 5% not shown.

High density and too many units were suggested by 44 per cent of respondents as a reason to dislike the Apartment and Row Housing scenario. Comments note that this type of development will bring too many additional people into the neighbourhood and contribute to traffic congestion (21%) and parking issues (10%). Others do not like the height (11%), the location (11%) or the potential uses (10%) of this development. Another 12 per cent want no apartments or row housing (6%) or no development at all (6%).

“I don't like the mixed housing. Site is not big enough for this design.”

Respondent

What would you change? 84 Respondents*



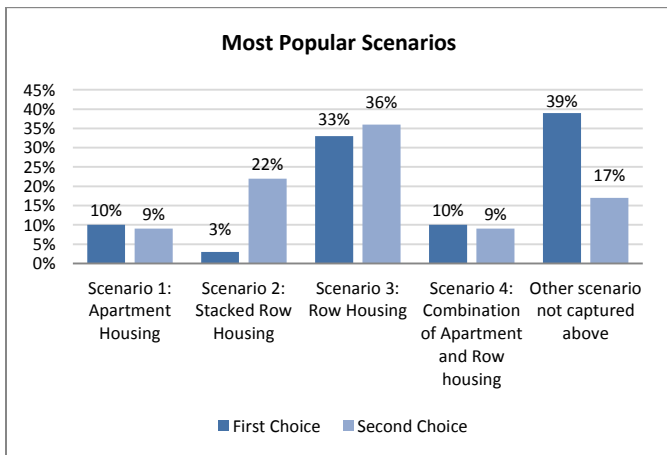
*Multiple mentions allowed. Responses below 5% not shown.

When asked what respondents would change or improve about the Apartment and Row Housing scenario they suggest that only “no development at all” (20%) or “not building this scenario at all” (14%) would be an improvement. Others suggest lowering the density (14%), providing additional parking (10%), design changes (8%) and a lower height (5%) may improve the scenario.

“Restrict the number of apartment style buildings.”
 Respondent

Building Scenarios: Popular Choices

159 Respondents



Respondents were asked to review the four potential development scenarios for the Keheewin undeveloped site and indicate both their first and second choices for future development.

The most popular first (33%) and second (36%) choice was Scenario 3: Row Housing. More than half of respondents (56%) chose “Other Scenario” for their first or second choice and the majority of comments indicate a preference to have no development at all on the site.

Other Development Scenarios

When asked to suggest other residential building scenarios that may work on the Keheewin site, several suggested seniors’ housing, in addition to single family housing, commercial uses, a school drop off area or parking lot, a school and co-op housing. A quarter of the respondents (25%) suggested no development be built on the site.

“I do not like the high density options.”
 Respondent

Ancillary Features

When asked for ideas for additional features (ancillary uses) that could be incorporated into the project that would benefit the residential development and the broader Keheewin community, a broad range of responses were received with no major themes. Respondents suggested various types of recreation facilities such as spray parks, playgrounds, picnic sites and walking paths. Others would like to see a childcare center, commercial retail/café’s or a drop-off/pick-up zone at the school.

DOTMOCRACY AND WALL EXERCISE

Participants at the May 17, 2016 Community Conversation were invited to post dots adjacent to images of the four proposed development scenarios to indicate their first and second choices. This exercise was designed as a visual representation of



the views of those in the room and not meant as a statistical decision-making tool.

Two dots were allocated per participant, allowing them to indicate their first and second preference from the four housing choices presented. There were 49 first choice dots and 45 second choice dots placed on the wall. The results illustrate popular scenario choices as Row Housing with 29 first choice dots and nine second choice dots followed by Apartment Housing with 13 first choice dots and 15 second choice dots. This is consistent with other feedback received. Respondents also had opportunity to leave comments on sticky notes; there were less than five comments left in each scenario and not enough of a sample size to develop common themes, although comments left did support common themes heard in the Feedback Form analysis.

NEXT STEPS

Feedback received from residents is being used to narrow down the development scenario options along with other criteria imported such as technical and financial considerations. Two options will be more fully developed and presented to the Keheewin community in October 2016 for further feedback (Phase 3 Public Engagement), and a final recommended development scenario will follow.