



What We Heard Report: Boyle Renaissance Phase III

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Edmonton

What We Heard Report: Boyle Renaissance Phase III

Project Background

Boyle Renaissance is a special planning area included in the Quarters Downtown Community Revitalization Levy Area Plan to help establish a community with a range of affordable and market housing opportunities. Phases I and II are complete along with the preliminary work for Phase III.

City staff have reached the goals set out in the 2010 final report of the Boyle Renaissance Advisory Committee (BRAC Report) including:

- + acquiring the remaining properties
- + completing the Phase I and II Environmental Site Assessments
- + completing abatement of the City-owned Iron Works Building
- + exploring the possibility of creating a green roof atop the LRT structure

Changes that have taken place since 2010 that affect the Master Plan include:

- + the bottle depot remains private property
- + new residents live in the area adjacent to Boyle Renaissance Phase III
- + the potential to relocate the Graphic Arts buildings from Jasper Avenue
- + the city has purchased and plans to retain the buildings north and south of the Iron Works building

Updating the Master Plan to reflect the work completed and changes since 2010 is the next step in implementing Phase III.

Project Timeline



In this stage, the City is engaging the community and stakeholders with two updated concepts based on the work completed and changes since the original BRAC II report in 2010.

Several open space elements need to be confirmed with the community:

- + The medicine wheel garden
- + Connections through and around the site
- + The size and location of the community garden
- + The relocation of the historic Graphic Arts building from Jasper Avenue to the southwest corner of the site
- + Private land use and integration
- + Treatment of the LRT wall and right-of-way to the North of the site

Completing this work is in accordance with the Quarters Downtown Community Revitalization Levy Area Plan – a bylaw that ends at the earliest of the following:

- + the end of 20 years
- + the date that all borrowings for the Community Revitalization Levy area are repaid or recovered from the revenues
- + or an earlier date specified by the Province.

Past public engagement has included forming the Boyle Renaissance Advisory Committee and in completing Phases I and II of the BRAC II Report. A summary of this engagement is included in the BRAC II Report.

The focus of Stage 2 is to confirm the size and location of Boyle Renaissance Phase III open space elements, while continuing to meet the needs of the community

What Was Done: Stage 2

In Stage 2 of the project, the City presented two concept designs at a series of stakeholder meetings, public open houses, and targeted conversations. Feedback was gathered via written comments and conversations.

The City held a total of five engagement events throughout Stage 1 and Stage 2 of the project:

ACTIVITY	TIMELINE
Concept Drafting (Stage 1)	
+ Internal Design Charrette	February 20, 2019
Public Engagement (Phase 2)	
+ External Stakeholder Workshop	May 8, 2019
+ Public Open House	May 9, 2019
+ Targeted Conversation – Melcor YMCA	May 15, 2019
+ Targeted Conversation – Metis Capital Housing	May 16, 2019

Through these sessions, the City engaged a variety of internal and external stakeholders and community members:

City of Edmonton

City Councillors

City Operations

- + Edmonton Transit Service

Communications and Engagement

Urban Form and Corporate Strategic Development

- + City Planning
- + Economic and Environmental Sustainability

Edmonton Police Service

Fire Services

External Stakeholders

Boyle Street Community League

Boyle Renaissance Advisory Committee

Community Stakeholders

- + YMCA
- + Metis Capital Housing
- + Melcor Welcome Village
- + Boyle Street Community Services

General Public

Boyle Street community and surrounding residents

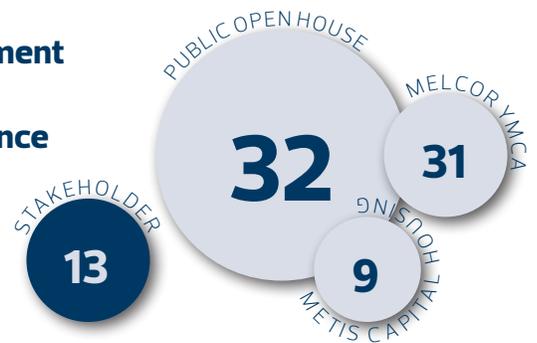
Engagement Summary

Four public engagement sessions were held to help the City confirm the size and location of open space elements in Boyle Renaissance Phase III.

Participants were shown a series of boards outlining the background of Boyle Renaissance, the changes that have occurred since the 2010 BRAC II Report, two concept designs, and how these concepts would potentially be implemented.

Invitations to the public open house were posted on various social media platforms, advertised in the Edmonton Journal, and mailed to community residents. Invitations to the stakeholder workshop were sent out personally via email, and participants to the targeted conversations were invited via postings in their buildings.

Engagement Session Attendance



I would love to see some future residential projects geared to families, to help with a longer life cycle of the community

- Community Member



Results and Findings

All of the stakeholder groups provided us with critical feedback, with many choosing to take the opportunity to write open-ended responses to the project team. We received over 120 comments about the size and location of open space elements in Boyle Renaissance Phase III. A summary of the responses is outlined below.

Green Space

+ **more green space is preferred**

We heard clearly that people preferred more space dedicated to green space as opposed to more development.

+ **food forest welcome**

The food forest pathway on the north end of both concepts was a welcome idea to stakeholders and residents.

Development

+ **active uses**

We heard that there is a need for development with active commercial uses; a coffee shop and grocery store are needed amenities.

+ **affordability**

Many of the groups expressed the need for more affordable housing options in the area that cater to both families and seniors.

+ **adaptable parking structure**

The adaptable parking structure was seen as a good transitional use. We heard that people liked the idea, but preferred it in Concept 1 where larger green space was preserved.

+ **public washrooms**

We heard from all parties that there is a strong need for public washrooms in the area.

Connections

+ **ensure accessibility**

The connections between open space elements in both concepts need to be universally accessible.

+ **woonerf**

We heard that people were intrigued about the woonerf concept – as long as the space is kept active and safe, with lots of green space and trees.

+ **crosswalks**

We heard that more crosswalks were needed on the north-east and south-west sides of the site to increase connectivity and safety.

Graphic Arts Building

+ **relocation a good idea**

All of the groups we engaged welcomed the relocation of the Graphic Arts Building onto the site.

+ **96th street**

We heard that the location of the Graphic Arts Building should be along 96th street, connected with the facades of the historic Iron Works building and Annexes, as shown in Concept 1.

Security

+ focus on safety

Many people let us know that they were worried about safety in the area, specifically around the green space and community gardens.

+ lighting

We heard that well designed lighting along the streets and pathways was needed to address safety considerations in the area.

Missing Elements

+ medicine wheel garden

Only a few people felt that a medicine wheel garden was still important – if designed as part of the green space, these people expressed that further community engagement should be done.

+ public washroom

Many people expressed the need for public washrooms in the area.



The woonerf is unique – as well as the plaza space. The parking structure is a good transition use, but leave more green space for lunch hours!

– External Stakeholder



Community Gardens

+ location

All parties agreed that the location of the community gardens, just north of 104 Avenue, was the best placement for them – the community was excited to have them back.

+ security issues

We heard that people were concerned about security and safety with the community gardens.

+ child-friendly spaces

We heard that there was a strong desire for more child and family friendly spaces in the area – a playground was mentioned as one idea.

Out of Scope

+ LRT roof

Some people were disappointed that the LRT roof and shared use pathway on the north side of the LRT were out of scope for this project.

As a Result, What Has Changed?

The level of interest exceeded expectations, and we heard clearly that the size and location of open space elements in Boyle Renaissance Phase III is important to the community and stakeholders. The master plan should strive for important community amenities and green space, while encouraging development that respects community values and needs.

All of the feedback received in Stage 2 was reviewed by the project team and will inform the final Boyle Renaissance Phase III Master Plan.

- + **Green space is important:** more green space is preferred as opposed to more developed area.
- + **Amenities:** the master plan should encourage amenity space that the community needs, such as a grocery store, coffee shop, and child/family friendly play space.
- + **Prioritize:** elements such as the community garden are important to the community, and should be implemented first.
- + **Safety and security:** the Master Plan needs to address the unique security and safety concerns of the community.
- + **Graphic Arts Building:** the Graphic Arts building should be moved to the location shown in Concept 2.
- + **Continued Engagement:** the City should continue to engage the community when designing and implementing phases of the Master Plan.



The more green space the better - preserves it into the future

- External Stakeholder



What about lighting (security for residents), as well as accessibility of pathways?

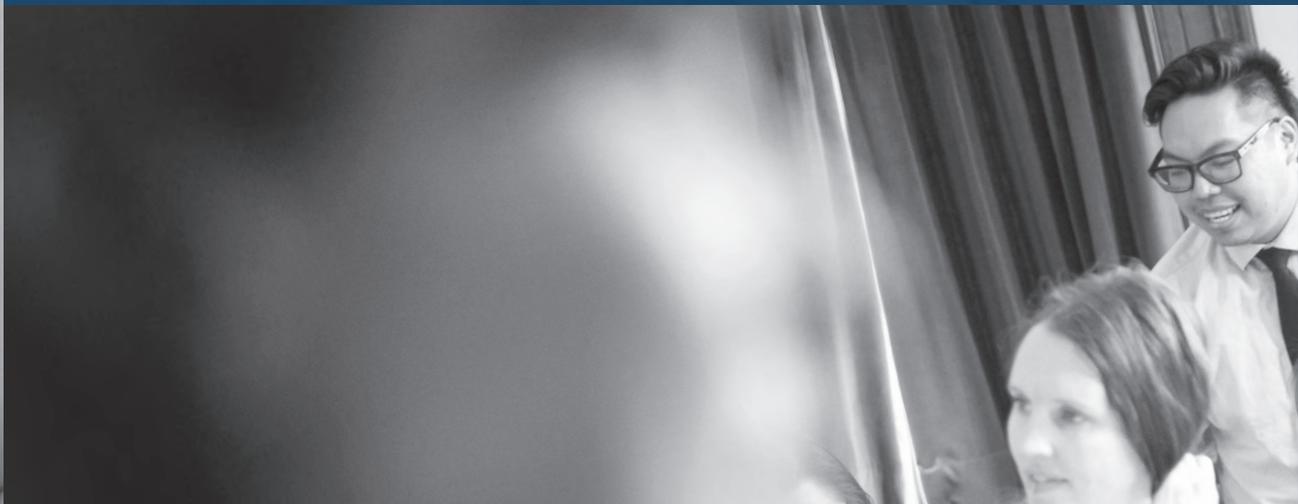
- Community Member



What's Next

The city will update the Boyle Renaissance Phase III Masterplan with all of the feedback and ideas gathered over the four engagement sessions held.

ACTIVITY	TIMELINE
Engagement (Stage 2)	
+ 4 Engagement Sessions	May 2019
+ Develop What We Heard Report	May - June 2019
Prepare Final Master Plan (Stage 3)	
+ Draft Final Master Plan	June - July 2019
+ Share Finalized Master Plan With Stakeholders	August 2019
Implement Phases (Stage 4)	
+ Phase 1	2020 - 2025
+ Phase 2	2025 - 2030
+ Phase 3	2030 - 2035



FOR MORE INFORMATION

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Please visit edmonton.ca/boylerenaissance

Appendix 1: Boyle Renaissance Phase III Concepts

CONCEPT 1

SHARED USE PATH

PLAZA

GRAPHIC ARTS BUILDING

FOOD FOREST

"WOONERF"

COMMUNITY GARDENS

* A "woonerf" is a living street, with room for pedestrians, cyclists, and cars.

Learn more by going to: edmonton.ca/boylerenaissance

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ADVISE

CONCEPT 2

SHARED USE PATH

PLAZA

GRAPHIC ARTS BUILDING

FOOD FOREST

"WOONERF"

COMMUNITY GARDENS

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ADVISE

Appendix 2: Boyle Renaissance Phase III Phasing

