

# Ogilvie Ridge Building Housing Choices

What We Heard  
Report



Edmonton

August 2021

## TABLE OF CONTENTS

<b>Introduction.....</b>	<b>PG 3</b>
<b>Engagement Approach.....</b>	<b>PG 4</b>
<b>Demographic Information.....</b>	<b>PG 5</b>
<b>What We Heard: Question 1.....</b>	<b>PG 7</b>
<b>What We Heard: Question 2.....</b>	<b>PG 13</b>
<b>What We Heard: Question 3.....</b>	<b>PG 15</b>
<b>What We Heard: Question 4.....</b>	<b>PG 18</b>
<b>What We Heard: Question 5.....</b>	<b>PG 21</b>
<b>What We Did.....</b>	<b>PG 23</b>
<b>Next Steps.....</b>	<b>PG 26</b>
<b>Appendix 1.....</b>	<b>PG 27</b>
<b>Appendix 2.....</b>	<b>PG 29</b>

## INTRODUCTION

In 2015, a 0.8 ha surplus school site at 915 Ogilvie Boulevard was approved by City Council for mixed-market residential development under the Building Housing Choices policy (C583). The policy supports the City’s commitment to increase the supply of affordable housing by repurposing vacant surplus school sites into new mixed-market residential developments. Market units support the more affordable below-market units, making developments more financially sustainable long term.

Community engagement on the Ogilvie Ridge site began shortly after City Council approval. The City hosted 3 open houses between 2015 and 2018. At a drop-in session on June 21, 2018, community members expressed a strong preference for the development to be moved to an alternate building location within the surplus school site. In response, the City explored the technical and economic feasibility of moving the development from the approved north-central portion to an alternate portion on the southeast side. Executive Committee approved the proposal to relocate the building site on November 30, 2020.

Following a pause due to COVID-19, engagement with the Ogilvie Ridge community resumed in spring / summer 2021 to gather input on criteria that will be used by the City to develop a property listing and select a developer/operator for the site. This report summarizes what was heard during this engagement phase.



## ENGAGEMENT APPROACH

### Methods

Due to health concerns related to the COVID-19 pandemic, the City used digital engagement methods to gather community input on draft developer / operator criteria in spring / summer 2021:

- Virtual meetings were held with representatives from the Ogilvie Ridge Community League and Whitemud Creek Homeowners Association.
- An Engaged Edmonton page and survey was available to all residents from April 1 - June 6, 2021. The page was extended as a result of a request from the Whitemud Creek Homeowners Association.

The Whitemud Creek Homeowners Association also conducted its own community survey through door-to-door conversations. See Appendix 1 for more information.

### Focus

Participants were asked to provide feedback on draft criteria for the prospective developer / operator of the Ogilvie Ridge development. The following questions were asked:

- **Question 1:** From your perspective, what qualities should the City of Edmonton look for in a developer for the Ogilvie Ridge housing site?
- **Question 2:** In addition to a developer, there will be an operator who is responsible for day to day operations of the Ogilvie Ridge housing site. From your perspective, what qualities should the City of Edmonton look for in an operator?
- **Question 3:** From your perspective, are there any additional criteria that you would like to see added to the City of Edmonton's operator / developer criteria summary?
- **Question 4:** Once a developer / operator has been selected, what suggestions do you have for your community to get to know and build positive relationships with the developer / operator?
- **Question 5:** Any other comments?

## Communications

The City used a variety of methods to inform Ogilvie Ridge residents about the engagement process:

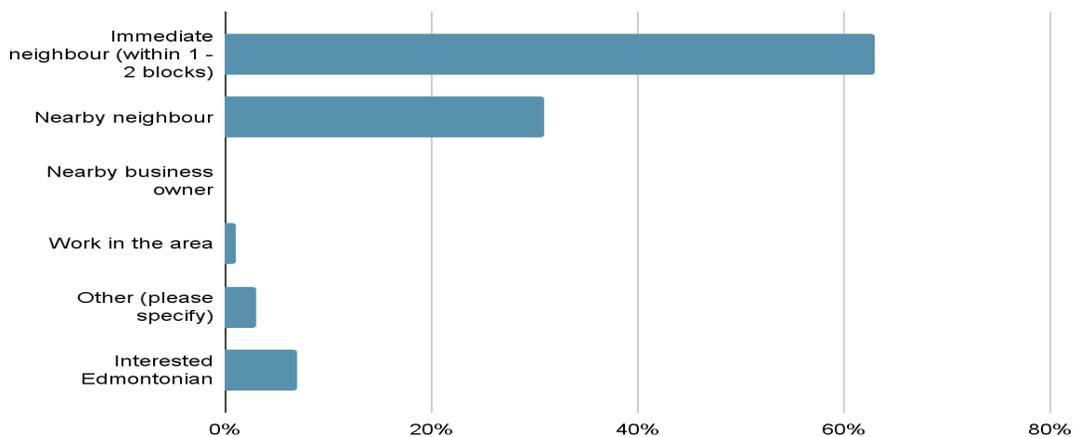
- Letter to Ogilvie Ridge residents (mailed March 25, 2021)
- On-site signage
- Email update to mailing list
- Targeted ads via Facebook and Instagram
- Ad in the [Riverbend Ragg-Times](#) community newsletter (April 2021)
- Public Engagement calendar and advisory
- Dedicated webpage: [edmonton.ca/ogilvieridgechoices](http://edmonton.ca/ogilvieridgechoices)



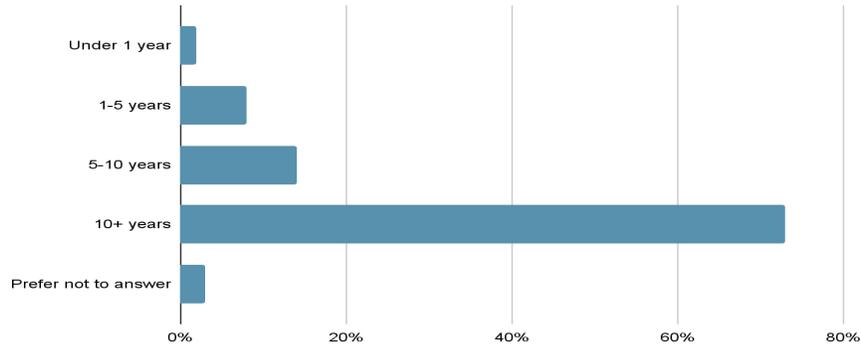
## DEMOGRAPHIC INFORMATION

During the engagement process, the City received 152 survey responses, including 3 duplicates and 9 no responses. The following is a summary of key demographic information of respondents.

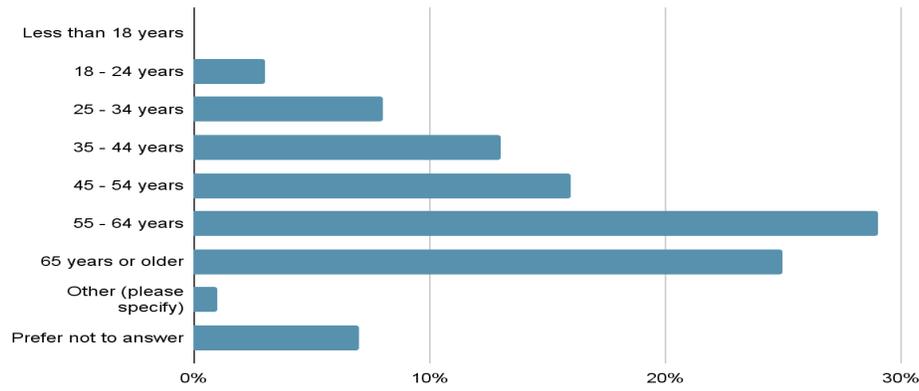
### 1. Relationship to development



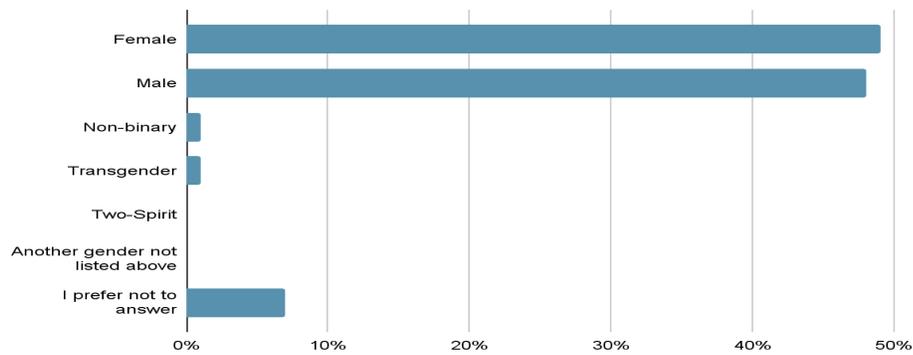
## 2. Length of time living or working in the community



## 3. Age



## 4. Gender



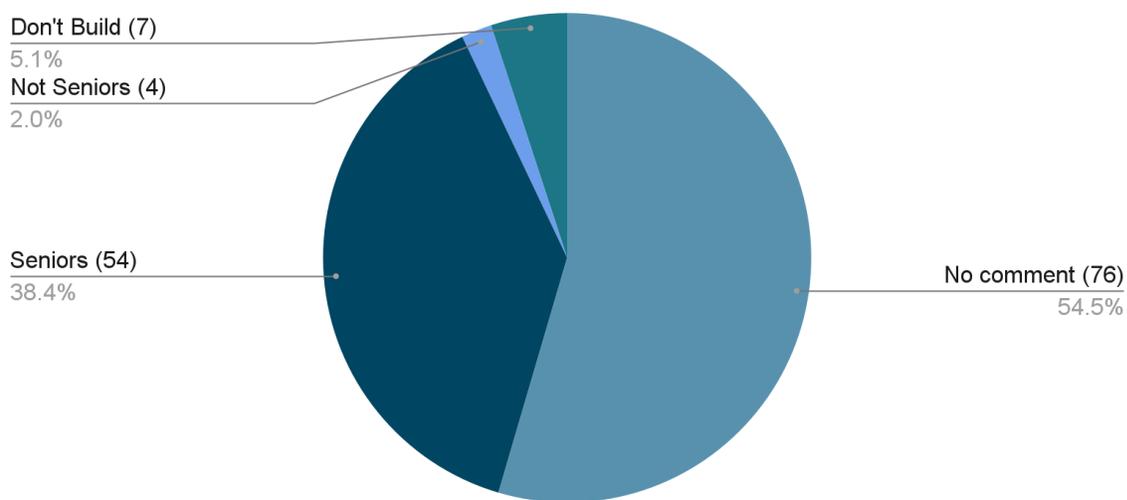
## WHAT WE HEARD

The majority of responses to each question fell into five themes: seniors housing, reputation and experience, community relations and community integration, design, and financial sustainability. Responses by question are broken down further by subthemes.

### Question 1: From your perspective, what qualities should the City of Edmonton look for in a developer for the Ogilvie Ridge housing site?

- 133 comments
- 5 form responses
- 14 no responses
- 2 duplicate responses from the same individual.

#### Theme 1: Seniors Housing



<p><b>No preferred housing developer</b></p>	<p><b>76 comments</b> did not reference a preferred type of housing developer.</p>
<p><b>Seniors housing developer</b></p>	<p><b>54 comments</b> identified a strong preference for a seniors housing developer, with 4 comments expressing a desire for 50% of the units to be offered at market rates and 1 comment preferring a market-only development with no affordable housing. Most respondents emphasized that seniors housing is most accepted by the community and is needed for those who want to age in place.</p>

<p><b>Should not be exclusive to seniors</b></p>	<p><b>4 comments</b> indicate that Ogilvie Ridge does not need additional seniors housing options and instead wants to see housing for people with disabilities living on low income (1), all ages / families (1), cooperative housing (1) or first time home buyers (1).</p>
<p><b>No development</b></p>	<p><b>7 comments</b> indicated that they do not want any development on the site.</p>

Multiple respondents submitted the following response, or a slight variation of this response, to share their perspective on seniors housing. This response was submitted:

- Five (5) times to Question 1
- One (1) time Question 3; and
- Five (5) times to Question 5.

**1. We live in a community that has one of the oldest demographic of residents in the City, yet we have very limited options for seniors housing. Simply put, we need more seniors housing options.**

**2. Our community members have expressed a keen interest in purchasing units in a new seniors project. With up to 50% of the units being sold at full market rates, this is an opportunity for our residents to purchase units for themselves and their loved ones to allow us to age in place in our own community that we have lived in for many years.**

**3. We would like the developer to include a right of first refusal to our residents so that we get first choice of available market valued units. We expect the demand for these units to be very high. (You may even consider indicating that you are likely to want to buy a unit ? while this doesn't oblige you to do so, it would confirm to the City and the potential developer that our community has a real interest in a seniors development which may entice potential developers).**

**4. Our community would embrace a seniors development and would take steps to integrate seniors into the fabric of our community. A young person in our community has already formed a volunteer group to provide outreach, assistance and community programming to seniors if there is in fact seniors housing built on this site. This shows our commitment to making seniors feel welcome, integrating them into our community and providing them with the resources that they need.**

**5. It is important to our community that a development meets our needs and has the support of the community. A seniors housing development does just that.**

**6. A seniors development addresses concerns of the community regarding increased traffic, density and related issues that might come with a different type of affordable housing development.**

**7. A seniors development could include other enhancements to our community including recreation, security and community amenities such as shared gardens, grounds for meditation and reflection, and other such amenities.**

**8. Seniors are amongst the most vulnerable in our communities and are need of affordable housing more than some other demographics.**

**9. We want to ensure that we attract a strong developer that builds commercially viable units that will fit within our community, adhere to our community guidelines and architectural controls, and will pay the appropriate community fees that every resident must pay. We can also take this opportunity to ask for enhancements to our community that the developer might agree to pay for and include in their bid. This could include security, lighting, fencing, gating, and amenities.**

## ***Theme 2: Reputation and Experience***

**49 comments stated that the developer should be well-established, experienced, reputable and have success developing other similar projects**, including seniors housing (6). The developer should also have a record of compliance with health and safety protocols (7), a history of attractive aesthetics that are congruous with community (3), reputation for being on time (5) and on budget (3) and property management experience (1).

**20 comments expressed a desire for the developer to have experience and a positive reputation working collaboratively with and responding to community needs** through good communication, respect for residents, incorporation of community input and relationship-building.

*Theme 3: Construction and Design*

<p><b>Construction Quality</b></p>	<p><b>28 comments expressed the desire for a high quality developer</b> that adheres to strong construction standards to ensure buildings are built to last and fit with a higher end, well-maintained community. Comments emphasized the developer should not cut corners or use cheap materials to ensure that the building will remain in good condition for the long term and uphold surrounding property values.</p>
<p><b>Building Design</b></p>	<p><b>46 comments</b> emphasized the need for an <b>attractive, high quality development that is congruous with the community</b> in terms of aesthetics and cultural fit.</p> <p><b>24 comments</b> want the development to adhere to the <b>Whitemud Creek Homeowners’ Association architectural guidelines</b> to support integration and uphold property values.</p> <p><b>Specific comments</b> about aesthetics included:</p> <ul style="list-style-type: none"> <li>● Sustainable / environmentally friendly design (9)</li> <li>● Don’t disrupt nearby greenspace (5)             <ul style="list-style-type: none"> <li>○ Put in the baseball diamond not soccer fields</li> <li>○ Shift orientation of the large field from north/south to east/west. Create a full size field and half size field for younger players</li> </ul> </li> <li>● Modern / familiar with latest designs (2)</li> <li>● Ensure non-market and market units are visually indistinguishable (2)</li> <li>● Include barrier free units (2)</li> <li>● Don’t build high development because the site is not big enough (2)</li> <li>● Use alternate site (2)</li> <li>● Develop a design unlike Brookview development (1)</li> <li>● Design like Bulyea Heights surplus school build (1)</li> <li>● Not boxy design (1)</li> <li>● Not ultra modern (1)</li> </ul>

	<ul style="list-style-type: none"> <li>● Bungalow (2), duplex (1), no row housing (1)</li> <li>● Ensure the site is not too congested - should be closer to the power station (1)</li> <li>● Don't significantly increase density (1)</li> <li>● Ensure there is a sound barrier (1)</li> </ul>
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**Theme 4: Community Relations and Integration**

<b>Whitemud Creek Homeowner Association Fees</b>	<p><b>12 comments indicated the developer should pay Whitemud Creek Homeowner Association fees.</b> Fees were emphasized as a way to not only help maintain the standards of the community, but to also facilitate the integration of new residents into the existing community.</p>
<b>Communications and Community Relations</b>	<p><b>28 comments referred to the importance of establishing positive and strong community relations with Ogilvie Ridge</b> including:</p> <ul style="list-style-type: none"> <li>● Working collaboratively with the community, including being communicative and responsive to feedback (10)</li> <li>● Having an understanding of and familiarity with the community (4)</li> <li>● Ensuring there is minimal disruption to the community during construction and when the development is operational (3)</li> </ul>
<b>Community Enhancements</b>	<p><b>16 comments requested community enhancements and amenities as part of the development including:</b></p> <ul style="list-style-type: none"> <li>● Security, lighting, fencing, gating amenities (10)</li> <li>● Recreation, community amenities like gardens, meditation reflection (5)</li> <li>● Commercial / retail (1)</li> </ul>
<b>Right of First Refusal</b>	<p><b>10 comments referenced a desire for current community residents to have a right of first refusal to purchase market units.</b> This was referenced in the context of current residents who want to remain in their community to age in place.</p>

<p><b><i>Parking and Traffic</i></b></p>	<p><b>9 comments referenced parking and traffic concerns,</b> particularly the need to be sensitive to greater traffic in the area and prevent street parking. Two (2) comments also indicated the community is not accessible via public transit which may limit accessibility for residents without vehicles</p>
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***Theme 5: Financial Sustainability***

**8 comments indicated the developer should be financially sustainable** to ensure the project is not abandoned or left unfinished. Comments include ensuring the development is cost effective (1), non-profit (1) and gives profits to the community (1).

***Miscellaneous Comments***

- Select an Edmonton based company (4) or Canadian company (1)
- The criteria outlined is sufficient (2)
- Hire local labour from Edmonton (1)
- Refer to Whitemud Creek Homeowners Summary (1)

**Question 2: In addition to a developer, there will be an operator who is responsible for day to day operations of the Ogilvie Ridge housing site. From your perspective, what qualities should the City of Edmonton look for in an operator?**

- 122 comments
- 27 no responses
- 2 duplicate responses from the same individual

***Theme 1: Reputation and Experience***

**41 comments** emphasized the importance of selecting an operator that is **knowledgeable, reputable and well-respected with long term experience and a proven track record** of operating other successful non-market housing developments. 23 comments specifically identified the importance of experience operating seniors' housing. 1 comment indicated the operator should have positive reviews from previous tenants.

**43 comments value experience in property management to ensure a well-maintained, safe, clean and attractive property** that is kept to high standards that align with the surrounding community, bylaws, government regulations and codes. 6 comments recommend an on-site property manager deal with day-to-day matters and 2 comments want the Homeowners Association (HOA) or an employee hired for this role. 3 comments want to ensure that nearby green space / pathways are not negatively impacted.

***Theme 2: Community Relations and Integration***

**51 comments** indicated the developer should be able to build strong and positive community relations with current Ogilvie Ridge through:

- **Strong communication** with community (8) including providing a contact email / phone number
- **Willingness to work with the community** on community concerns (7) including enforcing community standards such as noise prevention (9), minimizing disruption to green space (3) and being proactive to prevent issues (2)
- **Establishing relationships with** community organizations (5) to enhance community benefit through activities such as sitting on the HOA (2) and encouraging membership in the Community League (1)

- **Adhering to community requirements and policies** that other properties do (4) including HOA fees (2) and architectural guidelines (3)
- **Exhibiting positive qualities** such as respect (6), organization (4), integrity (2), timeliness (1), responsibility (1), compassion for tenants (2), patience (1), welcoming (1), friendliness (1), fairness (1) and efficiency (1)
- **Integrating with** the community to maintain the current culture of the community and keep property values stable (3)

### ***Theme 3: Financial Sustainability***

**10 comments** spoke to the importance of **financial sustainability and responsibility** including:

- Ensuring the development's financial stability/viability so that the operator does not go out of business or leave the development unfinished (4)
- Not cutting corners / use lowest cost / only focus on profit (3)
- Ensuring operations are cost effective (2)
- Requiring transparency for financial reports (1)

### ***Miscellaneous Comments***

- Don't build (4)
- Not sure (2)
- Ensure safety for animals in area (2)
- Development will destroy property values and make the area run down (1)
- Whitemud HOA Summary is sufficient (2)
- Why can't the developer be the operator too? (1)
- The operator should understand transit is not good in this area (1)
- Operator should be Edmonton-based (2)

**Question 3: From your perspective, are there any additional criteria that you would like to see added to the City of Edmonton’s Operator / Developer Criteria Summary?**

- 79 comments
- 70 no responses

**Theme 1: Seniors Housing**

**27 comments want seniors’ housing to be the only type of affordable housing that can be developed on this site.** Comments emphasized that they feel the community is supportive of seniors housing, there are volunteers in the community willing to support integration of new residents, and that seniors housing will reduce issues like traffic, density and other issues that could arise with other types of affordable housing.

**5 comments do not want the development to be exclusive to seniors** and instead indicated there is a need for low income housing (2), housing for all ages/families not just seniors (2) and housing for individuals with disabilities (1) and diversity of Edmontonians (1).

**5 comments do not want any development on the site.**

**Theme 2: Construction and Design**

<p><b>Quality Construction</b></p>	<p><b>15 comments emphasized the importance of requiring high quality standards for construction,</b> not using cheap materials and maintaining cleanliness on the construction site.</p>
<p><b>Design</b></p>	<p><b>13 comments</b> emphasized the importance of the developer / operator fitting in with the broader community in terms of quality, aesthetics and overall fit.</p> <p><b>7 comments</b> specifically referred to adhering to the HOA architectural guidelines (7).</p> <p><b>Specific design suggestions</b> included:</p> <ul style="list-style-type: none"> <li>○ Not modern (1)</li> <li>○ Like Bulyea (1)</li> </ul>

	<ul style="list-style-type: none"> <li>○ Include soundproofing (1)</li> <li>○ No higher than 2 storeys (1)</li> <li>○ No extra building on the site (1)</li> <li>○ Complement park and walking paths in the area (1)</li> <li>○ Use new and innovative products (1)</li> <li>○ Do not build a low rise apartment - it should be like Horizon Village with separate front door entrances, garage for 2 vehicles, backyard, and staircase with chair lift (1)</li> <li>○ Have curb appeal (1)</li> <li>○ Do not skimp on costs / accept the lowest quote. Should not be built as quickly and cheaply as possible (1)</li> </ul>
<b><i>Parking /traffic</i></b>	<p><b>4 comments want to ensure there is sufficient parking and traffic control:</b></p> <ul style="list-style-type: none"> <li>● Need underground parking (1)</li> <li>● Don't turn the site into a parking lot (1)</li> <li>● Provide traffic control to curb influx. Omand Drive is used as a shortcut to main traffic arteries (1)</li> <li>● Transit is not sufficient so residents will need a vehicle (1)</li> </ul>
<b><i>Green space</i></b>	<p><b>4 comments emphasized the need to protect as much green space as possible,</b> and one comment recommended moving the site to a surplus school site near Lillian Osborne School.</p>
<b><i>Density</i></b>	<p><b>5 comments want to see a development with lower density</b> while 1 comment indicated it is reasonable to have more than 100 units on the site.</p>

***Theme 3: Reputation and Experience***

**12 comments emphasized the need for an experienced developer / operator** who has a successful track-record of long-term property management including keeping the property well-maintained and in good condition to add value to the community and not negatively impact the community. Specific suggestions include:

- Check that there are positive reviews from previous affordable housing tenants to reduced tenancy turnover (2)
- Ensure they have 10 years of minimal complaints / issues with the City

**Theme 4: Community Relations and Integration**

<p><b>Communications</b></p>	<p><b>7 comments referenced the importance of communications and relationship building with the community:</b></p> <ul style="list-style-type: none"> <li>• Establish strong relationships with the Community League and HOA (2)</li> <li>• Engage in open and regular communication with the community (4) and do not just communicate with the HOA (1)</li> <li>• Address issues that arise in a timely manner (2)</li> <li>• Be open to community suggestions (1)</li> </ul>
<p><b>Community Enhancements</b></p>	<p><b>10 comments indicated a desire to see enhancements in the community:</b></p> <ul style="list-style-type: none"> <li>• Garden design, security, lighting, fencing, gating and amenities for seniors (3)</li> <li>• Landscaped property (2) to preserve tall trees and for children to play</li> <li>• Commercial (1)</li> <li>• No commercial (1)</li> </ul>
<p><b>HOA Fees</b></p>	<p><b>5 comments</b> indicated that the developer/operator should pay HOA fees.</p>
<p><b>Right of First Refusal</b></p>	<p><b>5 comments</b> referred to a right of first refusal for community members:</p> <ul style="list-style-type: none"> <li>• Provide right of first refusal to Ogilvie Ridge residents (3) and on an ongoing basis (1)</li> <li>• Minimize the number of non-market units (2)</li> <li>• Have 50% of units be market price (1)</li> </ul>

**Miscellaneous Comments**

- Refer to Whitemud Creek HOA Developer Summary (1)
- Include sale point in terms of post or pre sale (1)
- Summary is sufficient (1)

**Question 4: Once a developer / operator has been selected, what suggestions do you have for your community to get to know and build positive relationships with the developer / operator?**

- 106 comments
- 41 no responses
- 1 duplicate response from the same individual

**Theme 1: Community Relations**

<p><b>Communications</b></p>	<p><b>41 comments emphasized the importance of ongoing communications</b> between the developer/operator and the community to build relationships, keep residents informed about development plans, respond to questions and suggestions, and inform the community if there are disruptions due to construction.</p> <p><b>3 comments</b> emphasized the importance of establishing relationships with the Community League and HOA. One comment indicated that communications should extend beyond these groups as they are not representative of all perspectives in the community.</p> <p><b>7 comments</b> want contact information so that they can contact the developer / operator if they have questions/ concerns.</p> <p><b>Suggested communication methods included:</b> onsite signage about road closures, parking or any disruptions (4), email (4), newsletters (3), project website (4) with a Q&amp;A board and ability to provide feedback and get responses, mail (1), social media (1) and door to door (1).</p>
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<p><b><i>Community Meeting / Meet and Greet</i></b></p>	<p><b>33 comments want a community meeting / meet and greet / open house</b> to build relationships, receive information and facilitate dialogue. Specific ideas included:</p> <ul style="list-style-type: none"> <li>● Welcome block party organized by the Neighbourhood Resource Coordinator</li> <li>● Staff/residents pick up garbage and afterward serve hot dogs at a community event (sponsored by developer)</li> </ul>
<p><b><i>Public Engagement</i></b></p>	<p><b>22 comments recommend further public engagement</b> with the community. Suggested methods include surveys, open houses, email and phone.</p> <p><b>2 comments</b> want the community to be co-decision makers on the property listing and selection of the developer / operator.</p> <p><b>1 comment</b> indicated the City should engage with more community members than the HOA as they do not represent the entire community. They want to see broader engagement of the whole community.</p> <p><b>2 comments</b> expressed concern that further engagement will not happen as the City is moving forward with a project the community doesn't want.</p>

***Theme 2: Community Integration and Design***

<p><b><i>Involvement in HOA</i></b></p>	<p><b>16 comments</b> referenced the HOA:</p> <ul style="list-style-type: none"> <li>● Adhere to architectural guidelines (3)</li> <li>● Participate in HOA meetings (3), serve on the HOA board (2), sponsor community events (1), involve residents in volunteering (1) and pay HOA fees (1).</li> </ul>
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<p><b>Community Amenities</b></p>	<p><b>4 comments</b> suggested community amenities should be included in the development including:</p> <ul style="list-style-type: none"> <li>● Gift sponsored by developer for landscaping around playground / benches (1)</li> <li>● All on site open space available to all neighbourhood residents at all times free of charge (1)</li> <li>● Include trees and garden in development (1)</li> <li>● Replace all lamp posts. (1)</li> </ul> <p>1 comment indicated existing community halls/courts should not be accessible to the new residents because they won't pay maintenance.</p>
<p><b>Design</b></p>	<p>There were 6 comments about design considerations:</p> <ul style="list-style-type: none"> <li>● No higher than 2 storeys (2)</li> <li>● Promise no more building on site (1)</li> <li>● Build as few units as possible (1)</li> <li>● Look at Devonshire's design, very nice (1)</li> <li>● No commercial (1)</li> </ul>
<p><b>Community impacts/disruptions</b></p>	<p><b>5 comments</b> emphasize the importance of the developer / operator being clean, quiet and respectful to support good community relations. This includes:</p> <ul style="list-style-type: none"> <li>● Being considerate of residents during construction</li> <li>● Not leaving equipment on the streets</li> <li>● Not blocking traffic</li> <li>● Minimizing noise</li> <li>● Supporting long-term maintenance of the development</li> </ul>
<p><b>Seniors</b></p>	<p><b>9 comments</b> want to see a seniors housing development and indicate this type of housing will support positive relationship building with the community. <b>2 comments</b> want residents to have the right of first refusal for market units.</p>
<p><b>Concerns</b></p>	<p><b>6 comments</b> did not propose strategies to build positive relationships. Some indicated it is too late to build relationships</p>

	<p>and good relations are not possible unless the community has input on the developer / operator.</p> <p><b>2 comments</b> indicated the development should not be built</p>
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### Question 5: Any other comments?

- 85 comments
- 64 non responses
- 1 duplicate response from the same individual

### Theme 1: Seniors Housing

**39 comments desire to see seniors housing built** to support those who want to age in the community and address concerns regarding traffic, density and related issues that may come up with a different type of affordable housing development.

**8 comments raised concerns about any development on the site** due to impacts on green space, increased traffic and impact on sport, recreation and wildlife. Many indicated the location is not suitable for non-drivers and seniors as transit connections are poor due to a lack of stores, transit and schools.

### Theme 2: Design

**18 comments made suggestions about design considerations:**

- 3 comments emphasized the importance of the quality construction, attractive design, congruity with the community and not using cheap materials.
- Other comments included:
  - Trees should be planted to cover the view of project
  - Need good lighting and sight lines to support safety
  - Move to alternate location on southeast side as to not break up green space
  - Consider in development plan that area is a wildlife corridor
  - Are there any studies on shadows cast on existing properties, traffic congestion and building close to power lines and substations?
  - What will the effect of 100 more units be on traffic?
  - Need adequate parking so that additional cars are not parked on the street

### Theme 3: Community Relations and Integration

**36 comments** referenced community integration:

- Want opportunity for first purchase of units (14)
- Developer should pay HOA fees (9)
- Comply with architectural guidelines (7)
  - Include community amenities such as recreation, security, shared gardens, grounds for meditation and reflection (5)
  - Do not want retail (1)

Other comments included:

- Possible property tax benefits for those communities which welcome additional housing compared to those communities who do not welcome additional housing could be considered
- Proceeds from the sale of the land must be turned over to homeowners to do with as they decide

**4 comments referred to the importance of strong communication** with the community throughout the development process.

#### ***Theme 4: Positive Impacts of Development***

**11 comments expressed appreciation for the opportunity to share feedback** and shared positive comments about the new development, including:

- Great project - we need more projects like this across the city. Do the first ones right and set a good model for future projects - this will do far more for community acceptance than overly involved events (1)
- Great location for an affordable housing project and I look forward to seeing the future developments (1)
- Very pleased with the relocation of the building site and are glad the city was responsive to our concerns about the site. All neighbourhoods should offer a mix of housing to support diverse communities. A few powerful voices who want to establish an elitist neighbourhood where all are not welcome (or only seniors are) but this is not the opinion of everyone who lives in Ogilvie Ridge. (1)

#### ***Theme 5: Concerns***

**8 comments** reiterated concerns about the development including:

- Loss of green space
- Development with negatively impact community
- Increased traffic / street parking
  - Put speed bumps on Omand Drive

## WHAT WE DID

The City of Edmonton values the perspectives of Ogilvie Ridge residents and appreciates the many comments, suggestions and questions that were shared during the engagement process. A significant number of suggestions have been incorporated into the property listing or will be included in the City's criteria that will be used to select the developer / operator including:

### ***Neighbourhood Profile***

To ensure the developer / operator has a familiarity with and understanding of the community, the City has included a neighbourhood profile of Ogilvie Ridge and an explanation of the Whitemud Creek Homeowners Association in the property listing.

### ***Experience***

The property listing will require prospective developers / operators to provide information about their operations and property management experience including previous examples and years of experience. This information will be considered in the selection process.

### ***Seniors Housing***

While the development cannot be designated exclusively for seniors due to direction from City Council, the property listing will state that eligible submissions can include seniors housing proposals, as well as individual and family proposals.

### ***HOA Architectural Guidelines***

The development site is not part of the Homeowners Association (see HOA [Documents](#) for reference) and as such, does not require registering with the HOA. However, the City has heard the community's desire to ensure the development is congruous with the community. As a result, the property listing will indicate applicants must submit proposals which embody a high-quality design that aligns with the current architectural guidelines of the community.

### ***HOA Fees***

The development site is not part of the HOA (see HOA [Documents](#) for reference) and as such, does not require registering with the HOA. However, the property listing will indicate that prospective developers are encouraged to consider joining the HOA if financially viable for their project.

***Good Neighbour Plan***

The property listing will require the developer / operator to undertake engagement on a Good Neighbour Plan, which is a commitment made by the developer / operator to the community to develop and maintain positive community relations within the surrounding neighbourhood in respect of the construction, operation and maintenance of the development, through activities such as property maintenance and an issues resolution process.

***Community Amenities***

The property listing will indicate that the developer / operator will be required to engage the community on potential community amenities for the development. Final decisions about amenities will be made by the developer / operator, in consideration of available finances.

***Community Relations***

The property listing will require prospective developers / operators to provide information about their engagement and relationship building experience. This information will be considered in the selection process.

***Construction***

The property listing will emphasize that the developer / operator must be high quality, in accordance with community feedback. They will need to:

- Share their previous construction and development experience and demonstrate construction safety practice for current and past projects.
- Provide a Certificate of Recognition (COR) for meeting the Alberta audit standard for health and safety
- Be Leadership in Energy and Environmental Design “Certified” (LEED) or Built Green Silver or equivalent for any new contemplated development to be constructed on the site.

***Design***

The property listing will indicate that the developer / operator will be required to engage on the building design concept and potential community ancillary uses prior to construction.

The design concept will:

- Be medium density but no more than 100 units
- Visually indistinguishable between non-market and market units
- Meet minimum accessibility requirements of the National Building Code 2019 Alberta Edition
- Include Crime Prevention Through Environmental Design (CPTED) prepared by a qualified security consultant

### ***Financial Sustainability***

- To ensure the development remains financially sustainable in the long-term, the developer/operator will need to provide:
  - Audited financial statements for the previous three years
  - Confirmation of equity
  - Confirmation of other funding sources and/or financing
- The Applicant will be required to enter into an Affordable Housing Agreement to be registered on title to ensure the affordable housing component of the development is maintained throughout the agreed term (which may be up to a maximum of 40 years or the expected lifespan of the building, whichever is shorter).
- As per the City's Building Housing Choices Policy, affordable residential units must comprise 50 - 75% of the residential units, and the remaining residential units must be market housing.

### ***Green Space***

The City of Edmonton plans to work with the community and sports field user groups to review opportunities for programming and determine the size and orientation of the field.

## NEXT STEPS

Following the release of this report, the property listing will be publicly posted. This report and previous What We Heard Reports will be attached to the property listing to ensure prospective developers / operators have access to community feedback.

Following the property listing process, the City will evaluate proposals and select a successful developer / operator. Developer-led community engagement will then occur on a Good Neighbour Plan, the building design concept and possible community amenities.

## APPENDIX 1

The following is information that was provided by a Whitemud Creek Homeowners Association representative.

*"Here is a copy of the letter that was taken door to door to all owners in the community to get their verbal feedback and to encourage them to provide their comments via the website and survey as well.*

---

Dear Homeowner:

The Board is wishing to ensure that as many homeowners in our community as possible provide feedback to the City during this important phase in the surplus school site development process. While a link to an online survey is available at <https://engaged.edmonton.ca/ogilvieridge>, and we encourage each resident in each household (not just one person per household) to go to this site and provide their feedback online, we are also doing this door to door outreach.

Many homeowners have expressed a desire to maintain our green space entirely and do not wish there to be any development on the site at all. You are of course free to express this opinion, but we have been advised that the project will proceed in any event. A change in the Mayor and City Council may change the direction of the City with respect to the site, but for now, our goal is to make our views known about the type of development we as a community would like to see built if in fact the project proceeds. We have already been successful in having the site moved to an alternate location to retain more of the soccer fields and green space.

The next big issue is what type of affordable housing development may be built. We have heard from an overwhelming majority of homeowners that they would want to see a seniors only development, with the maximum 50% of units being at market pricing. This would allow our community members to purchase units for themselves and their loved ones to age in place in our community. There are very few options for seniors housing in our community. The alternative to a seniors only housing development would be multi-family dwellings. We believe that a seniors only development would be the best fit for our community and want the City and any potential developers to know this.

If you agree with this, we are asking you to go to the website survey and indicate this, and also to sign this letter (or indicate to our volunteer that you agree), which we will present to the City to ensure that our views are made known. If you have a different view, please feel free to express that view as well.

Thank you,

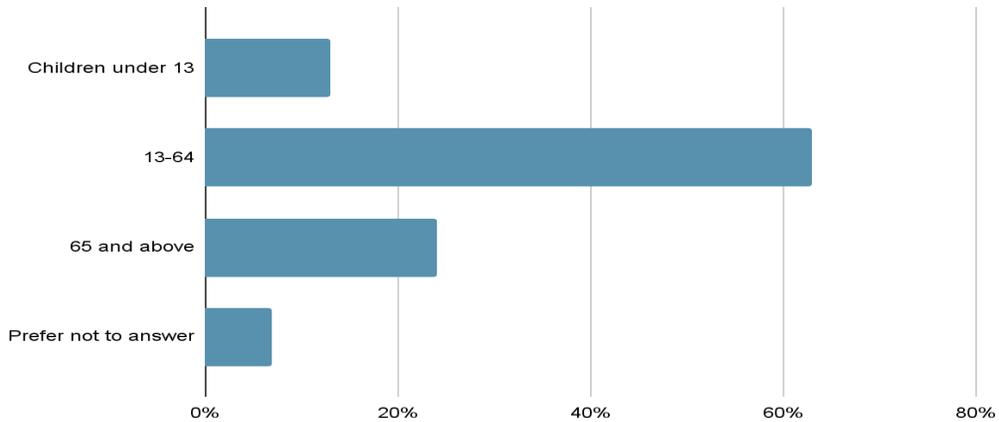
The Board – Whitemud Creek Homeowner's Association

*I can advise that of the owners that were contacted in person, there were no owners that disagreed with the statement that they wished to have a seniors only development. 125 owners expressed agreement with the contents of the attached letter, which specifies that they wish to have a seniors only development at 50% of the units being at market pricing. No owner expressed a preference for any other type of housing development, although many expressed that they wished to maintain our very limited green space and have no housing development at all, pointing out that the baseball diamond (which is where the alternate site is located) is the only one in our community and is used on a daily basis by our community. For those 125 owners that expressed agreement with the contents and views contained in the attached letter, many indicated that they would be interested in purchasing market value seniors housing units for themselves and their loved ones so that they can age in place in our community, and agreed that we have very limited options for seniors housing in our community. As I mentioned on the call, with Covid social distancing restrictions, we did not obtain signatures and this was not intended to be a petition in any event. Rather, we obtained verbal feedback and are passing this on to you for inclusion in the What We Heard summary and for inclusion in the summary of the survey and the listing, so that potential developers/operators can see this overwhelming support for seniors only housing."*

## APPENDIX 2

The following is additional demographic information that was collected by the City of Edmonton during the engagement process.

### Composition of Household



### Relationship to Community

