



BUILDING HOUSING CHOICES: OGILVIE RIDGE

Phase 2 Public Engagement What We Heard

COMMUNITY CONVERSATION

The second Community Conversation for Building Housing Choices in Ogilvie Ridge was held on June 8, 2016 at George H. Luck School from 4:30 – 9:00 p.m. There was a total of 109 attendees.

The purpose of the event was to:

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

The residential scenarios presented were proposed based on input received during Phase 1 public engagement, as well as technical feasibility, marketability, cost analysis, City Policy and meetings with members from the Whitemud Creek Homeowners Association. Of the residents who answered the question during Phase 1 about the type of housing currently lacking in Ogilvie Ridge, 46% indicated seniors' housing. This information was taken into consideration when developing the proposed development scenarios.

The scenarios proposed included: Apartment Housing, Stacked Townhouses, Townhouses, Combination of Apartments and Townhouses, and a Big House. The Big House concept is a multifamily residence that is being used in other jurisdiction but has not yet been developed in Edmonton. It appears

as one large home, but actually accommodates many families in separate units. Participants were also invited to suggest an alternative built form for City and resident consideration.

Each of the five development scenarios meets the criteria established by Council for the site, including density and housing 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.

All event materials (display boards, presentation, etc.) were posted online for residents to review.

HOW INFORMATION WAS COLLECTED

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

- Survey:
 - Open-link online survey: Hosted on Leger Intelligence Research Group's website from June 8 to 22, 2016
 - Paper survey: Distributed at the Community Conversation held on June 8, 2016
 - Telephone survey: Conducted by Leger between June 13 and 20, 2016.
- Dotmocracy Wall Exercise at the Community Conversation Event. Dotmocracy was a wall activity in which participants were given the opportunity to place dots on their first and second choices of the different development scenarios presented.
- Table Conversations at the Community Conversation event held on June 8, 2016

A total of 268 responses were received:

- Paper Survey - 17 responses
- Online Survey - 206 responses
- Telephone Survey - 45 responses



WHAT WE HEARD OVERALL

Of the five built-form scenarios proposed, Townhouses and the Big House were the most popular. Some respondents noted that the lower density of both scenarios (as compared to others) was a determining factor, as well as how the development would blend into the existing community.

Feedback received also indicates a majority of respondents favour a type of housing that would serve seniors and, while any type of seniors' housing would be acceptable, independent seniors' housing received the greatest support.

A majority of respondents support adjusting the building site location on the overall property with key benefits of relocation including less traffic congestion, not splitting up the green space and maintaining the soccer field.

WHAT WE HEARD SUMMARY: SURVEYS - 268 Respondents

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. Only responses received from Ogilvie Ridge residents are included in this report.

Responses under 10% are not included in this report.

A total of 54% of respondents indicated that they had attended the first Community Conversation on November 16, 2015.

Demographics

Years Lived in Ogilvie Ridge

Respondents who are residents of Ogilvie Ridge were asked to identify how long they have been a resident of the neighbourhood.

The length of residence in the neighbourhood is relatively equally distributed between 1 to 10, 11 to 20 and 21 – 30 years.

Total	251 Responses
Less than 1 year	1%
1-10 years	35%
11-20 years	27%
21-30 years	32%
31-40 years	1%
41-50 years	0%
Over 50 years	1%
Prefer not to answer	2%

Age of Respondents

Respondents were asked to indicate their age group. The largest group of respondents is between the ages of 55 and 64 years (31%), followed by those 45 to 54 years (27%).

Total	153 Responses
18-24 years	2%
25-34 years	5%
35-44 years	7%
45-54 years	27%
55-64 years	31%
65-74 years	22%
75 or older	6%

Awareness of Surplus School Site

Respondents were asked if, before completing the survey, they were aware that there was a surplus school site in the Ogilvie Ridge neighbourhood. A total of 82% indicated they were aware.

- Yes – 82%
- No – 18%

When asked if respondents knew where the undeveloped surplus school site was located and where development would occur on the site, the following responses were received:

- Yes – 90%
- No – 2%
- Not sure – 8%

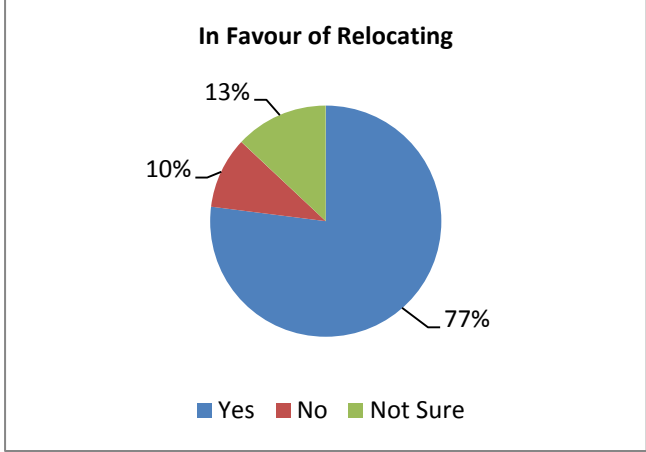
Opinion on Relocating the Site

Respondents were asked if they favour relocation of the building site to another within the larger Ogilvie Ridge site (see map below). A total of 77% of respondents indicated yes.



Legend

- Approved Undeveloped Site (0.8 ha)
- - - Ogilvie Ridge Site Boundary
- Temporary Sports Field
- Permanent Sport Field



A majority of respondents suggested a more appropriate alternate location would be the portion of the site adjacent to the Trans-Alta right of way.

Benefits of the relocation were noted by respondents as less traffic congestion (21%), the green space will not be split up (20%), maintains the soccer field (18%), maintains the green space for walking and playing (13%), less parking issues (10%) and better community access to both community centre and sports fields (10%). Note: Multiple responses were allowed.

Building Scenarios: Popular Choices

Respondents were asked to review the five potential development scenarios for the Ogilvie Ridge undeveloped building site, and indicate both their first and second choices for the future development.

The most popular first choice was **Townhouses** with 31% support.

Respondents were split to a greater degree when selecting their second choice. The **Big House** received the greatest support, but with only 16% of respondents. Stacked Townhouses and Townhouses were tied as the next most popular second choice at 13% support each.



First Choice

Housing Choice	First Choice
Townhouses	31%
None of the Above	21%
Apartment Housing	13%
Combination of Apartments and Townhouses	12%
Other	11%
Big House	9%
Stacked Townhouses	2%
No second Choice	n/a

* Respondents who selected None of the Above as their first choice were not asked for their second choice.



Example of Townhouses

Reasons for Preferring First Choice

Those that selected Townhouses as their first choice indicated they chose this option for the following reasons: low density is better (46%), aesthetics/more harmonized with the existing community (44%), and more suitable for seniors' housing (20%). Note: multiple responses were allowed.

Those who chose Apartment Housing indicated they prefer this building type for Ogilvie Ridge as it is more suitable for seniors' housing (83%), aesthetics, more harmonized with the existing community (11%), and less parking issues (11%).

Second Choice

Housing Choice	Second Choice
Big House	16%
No second Choice	27%
Townhouses	13%
Stacked Townhouses	13%
None of the Above	10%
Combination of Apartments and Townhouses	9%
Other	7%
Apartment Housing	6%



Example of the Big House Concept

Reasons for Preferring Second Choice

A total of 42% of those who selected the Big House as their preferred second choice indicated aesthetics/more harmonized with the existing community as the reason for their choice. Low density is better was noted by 39%.

Respondents who chose Stacked Townhomes as their preferred second choice, indicated aesthetics/more harmonized with the existing community (21%) as the reason for their choice, followed by low density is better (14%), and more suitable for seniors' housing (14%).

A total of 31% who chose Townhouses as their preferred second choice indicated that aesthetics/more harmonized with the existing

community as their reason for this choice. Low density is better was mentioned by 28% respondents and more suitable for seniors housing by 21%.

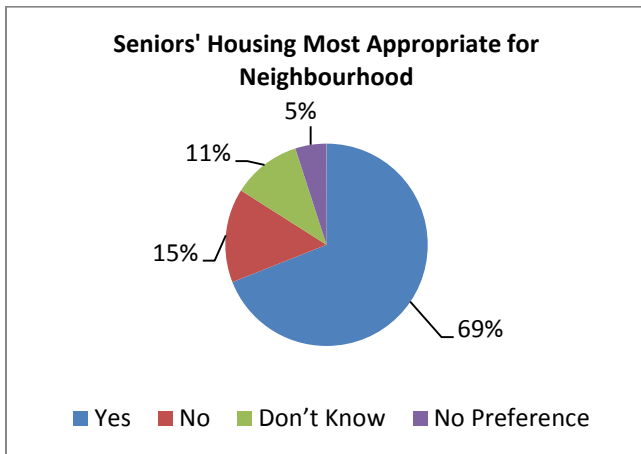
Ideas for Additional Elements

When asked what ideas respondents have for an element or feature that could be incorporated into the future development that would benefit the Ogilvie Ridge community, the most common responses were urban/community garden (31%) and child care services (12%).

Options on Seniors Housing

Seniors are most widely served in Apartment housing however, it is the most dense form of development with the tallest built form.

With this in mind, respondents were asked if they believe that seniors' housing is the most appropriate type of housing for the neighbourhood. A total of 69% of respondents indicated yes.

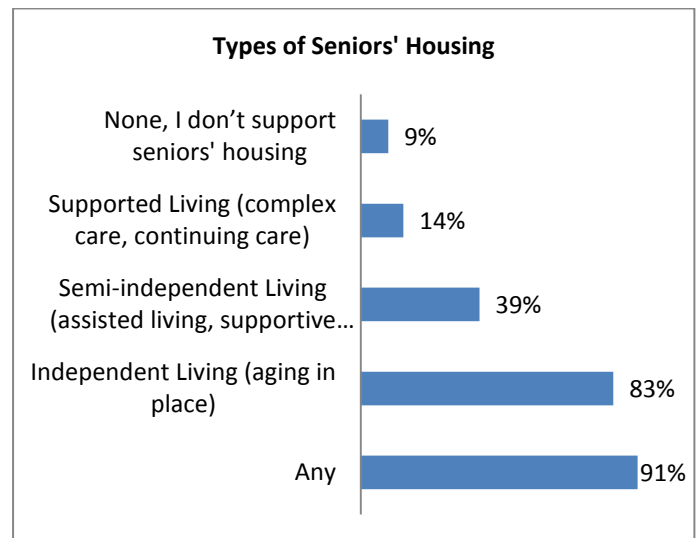


Respondents provided comments to support their answer which include: must be used for seniors' housing (independent/assisted) (38%), townhouses are appropriate (18%), no apartment style housing wanted (16%), low density housing is best (13%) and would like apartment style housing (11%).

Of the 15% who do not believe seniors' housing is most appropriate type of housing for Ogilvie Ridge, comments include: townhouses are appropriate (20%), type of housing is more important than the age of occupant (20%), no apartment style housing is wanted (17%), need more young families (17%), and must be used for senior's housing (13%).

Type of Seniors Housing

When asked what type of seniors' housing is preferred, the vast majority of respondents (91%) indicated any type of seniors' housing would be acceptable, with 83% who indicated independent living and 39% who suggested semi-independent living. *Note: multiple responses were allowed.*



One Message to Share

Respondents were asked if they had one message to share with the City about Building Housing Choices in Ogilvie Ridge. Multiple responses were allowed. The comments received most often are as follows:

- Listen to the community – 17%
- Build seniors' housing – 17%
- Keep it upscale/consider the quality of the neighbourhood and build accordingly – 14%
- No building/no development – 13%
- Preserve the green space – 12%



WHAT WE HEARD SUMMARY: COMMUNITY CONVERSTATION - 109 Participants

Dotmocracy Wall Exercise

Participants at the June 8, 2016 Community Conversation were invited to post dots on wall mounted graphics of the five development options to indicate their first and second choices of these options. This exercise was meant as a visual representation of the views of those in the room and not a statistical decision-making tool.

The results illustrate the following popular choices, which are also reflected in the input received through the paper survey and online survey.

- **First Choice:** Townhouses
- **Second Choice:** Big House

Messages from Table Discussions

Table discussions took place between project team members and participants at the Community Conversation with a goal for the City to share details about each of the proposed development scenarios and to answer questions and assist participants in comparing the options.

A few general comments were heard during the conversations that indicate:

- Some residents remain concerned about the impact of the development on parking in the neighbourhood.
- Some residents remain concerned over the impact of the development on the available green space.
- There is a range of views among residents on the potential success of affordable housing in Ogilvie Ridge.
- There is confusion by some about what the term affordable housing means.



BUILDING HOUSING CHOICES – OGILVIE RIDGE RESPONSES TO COMMON THEMES – Attachment 1

	Theme	City Response
1.	Insufficient water pressure.	We have checked with EPCOR regarding this and have been advised that water service pressures within the area are within the specifications of EPCOR Water and also adequate for the proposed housing development. You can contact EPCOR Water at (780) 412-6800 for water pressure concerns.
2.	The City survey was biased.	The City survey was developed, delivered, and results analyzed and reported by reputable third-party survey firm, named Ledger. An overview of the survey methodology can be found on page 1 of the Phase 2 What We Heard document.
3.	We would like to read the 25 studies on the impact of affordable housing on property values.	Please review attached bibliography – Examining the Relationship between Affordable Housing and Property Values: List of Sources
4.	We are concerned that the buildings will not be properly maintained once developed.	Once a housing operator has been selected, a sample agreement can be provided to address concerns about maintenance and operation.
5.	Wildlife is coming out of the river valley, traveling through the neighbourhood to drink from man-made pond near the right of way. A wildlife study needs to be done.	Wildlife studies are not required when developing approved building sites. Wildlife studies are completed when new area structure plans (ASP) are being considered for Council approval (e.g. Windermere ASP, Heritage Valley Servicing Concept Design Brief).
6.	We are concerned with the potential electric field and substation noise associated with the alternative site.	We share the same concerns about locating new housing too close to the substation. The City is hiring independent firms to test noise levels on both the approved and alternate site. These results will be shared at third meeting.



Examining the Relationship between Affordable Housing and Property Values: List of Sources

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