

Londonderry Social Housing Redevelopment Project | Frequently Asked Questions

The Project

- **How was the decision made to redevelop this site?**
Londonderry was built in 1971 and it is at the end of its lifecycle. In 2013, it was decided to begin the vacating of units through attrition. With a plan to redeveloping in the coming years, all remaining tenants were giving a notice for redevelopment in Spring 2014.
- **Is this type of project happening in other parts of the city?**
This is the first social housing regeneration project in the City of Edmonton. There are over 100 social housing sites managed by Capital Region Housing.
- **What is the total budget for the project?**
The projected budget for this project is approximately \$55M.
- **What is the timeline for the development?**
The community consultation should be completed by Summer 2016. Demolition is scheduled for Summer 2016, and construction is planned for Spring 2017.
- **How long will demolition take?**
Demolition will take a few months. It should be completed by Summer 2016.
- **How many units will be in the new development?**
The new development will have between 220 to 240 units. 50% of the units will be 3-bedroom and up.
- **What will the new development look like? What will be built on this site?**
The design concept of the building has not been determined to date. Mixed market housing will be built on this site (20% Deep Subsidy (RGI), 60% Affordable Rent, 20% Market Rent).
- **How will traffic and parking be impacted and how will this be managed?**
There will be sufficient parking on site for all tenants. A traffic study will be conducted to determine the impact on the neighbourhood.
- **What is the long-term management plan for access to services for tenants in this development?**
Details are to be determined. However, Capital Region Housing is committed to using strong partners in the delivery of community services.

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The People

- **Who owns the site?**
The site is owned by The City of Edmonton and is managed by Capital Region Housing.
- **Who will be leading the engagement process?**
The engagement process will be led by Capital Region, in partnership with The City of Edmonton.
- **Who makes decisions about the project?**
In consultation with Capital Region Housing, decisions will be made by the owner.
- **Who are the partners in the project and what are their roles?**
Capital Region Housing and The City of Edmonton are partnering on the project.
- **What is the public's role? How can the public get involved?**
The public is encouraged to give input on the project. Opportunities for input will include the open meetings along with direct input to Capital Region Housing. The owner will have final say on design within the guidelines of current zoning and building codes.

The Purpose

- **What is special about this project?**
This is the first social housing regeneration project in the City of Edmonton.
- **What is “affordable housing”?**
Affordable Housing is rental or ownership housing that requires government funding to build or operate, rents or payments are below average market cost, and the units are targeted for long-term occupancy by households who earn less than median income for their household size. Learn more at www.affordablehousingedmonton.ca
- **What is “market housing”?**
Market Housing is rental or ownership housing that does not require government funding to build or operate. Rental rates are determined by market supply and demand.
- **What is “mixed development”?**
A Mixed Development combines Market and Affordable housing whereby the cash flows from Market Housing offset the deficit of deep subsidy and affordable rents. A mixed development will be indistinguishable from market housing. Subsidized renters who no longer need assistance are able to stay in their units with adjusted rents closer to market.