

Londonderry Social Housing Redevelopment

The first social housing regeneration project in the City of Edmonton.

Community Engagement Phase 3: What We Heard Summary Report August 2016

Capital Region Housing (CRH) and its partner, the City of Edmonton (City), are redeveloping the Londonderry social housing complex in the Kilkenny neighbourhood in northeast Edmonton. The development is owned by the City and managed by CRH.

The original housing complex, built in 1971, is at the end of its life cycle and is being demolished. Construction of the new development is scheduled to begin in Spring 2017. This is the first social housing regeneration project in Edmonton.

To help meet current and future housing needs, the new development will be a mix of both market rate and affordable homes. They will be indistinguishable from each other. A total of 240 homes will be included.

Through a four-phase engagement process, the community is being asked for input into the design of the development, specifically the built form (what the building structure and development layout will look like). There are four touch points with the community through four public meetings and online surveys.

- Phase 1 Open House January 25, 2016 Introduction
- Phase 2 Open House April 26, 2016 Generate Ideas
- Phase 3 Open House June 22, 2016 Concept Options
- Phase 4 Open House September 26, 2016 Recommended Concept

This document summarizes the input received during the Phase 3 open house on June 22. There were a total of 60 people in attendance.

During Phase 2, respondents were split on their preference for the built form for the future development.

Of the six development examples presented during Phase 2, none received strong majority support, however each of the three options that respondents favoured have a centre courtyard and varied building heights. Respondents also indicated two key areas of importance: community/common space within the development and green space that is accessible to both the tenants and the broader community.

This direction was used to further shape two development concept options, each with two height variations, which were presented to the public during Phase 3 to determine which option is preferred by community residents and why. The options also reflect the requirement of 240 homes, as well as the number of bedrooms per home required to help meet the social housing need.

The options presented at the Phase 3 open house were:

Centre Courtyard

7 Storey



10 Storey



Londonderry Social Housing Redevelopment

The first social housing regeneration project in the City of Edmonton.

Townhouse & Urban Block

7 Storey



11 Storey



Many respondents also suggested that the desired community gathering/common space be included in each building of the development, rather than a sole location in one building.

Top Two Preferences



Centre Courtyard 7 Storey

50% support



Townhouse & Urban Block 7 Storey

11% support



What We Heard Overall

The two options favoured by respondents were both the seven-storey designs. Anecdotal feedback indicates that height remains a key consideration/concern with some respondents and efforts to lower the height would be well received. Increasing the number of buildings would be acceptable to realize a lower overall development height as the green space provided in the seven-storey options is viewed as ample and perhaps even extensive to what is necessary/desired.

Specifically, half (50%) of all respondents favour the Centre Courtyard 7 Storey option citing its height and overall look as deciding factors. Other respondents were divided among the remaining three options, with the Townhouse and Urban Block 7 Storey option being the second most favoured with 11 percent support.

Explanation for Preferred Option

Those that prefer the Centre Courtyard 7 Storey option indicated that the development height is what they like about the option, with a few respondents who suggested that the overall look was also a deciding factor. One respondent suggested that increasing the number of

Londonderry Social Housing Redevelopment

The first social housing regeneration project in the City of Edmonton.

buildings would lower the height of the development overall.

Those who prefer the Townhouse and Urban Block 7 Storey option suggested that the development design provides greater opportunity for community interaction and engagement than the other options.

A few respondents also noted the building height and the amount of green space offered were the deciding factors.

Suggested Changes to Preferred Option

Centre Courtyard 7 Storey

While no themes could be derived from the input received, suggested changes from respondents include ensuring a seven-storey maximum height, reducing the number of homes, and reducing the overall development height by adding additional buildings to the green space.

Townhouse & Urban Block 7 Storey

A few respondents noted their desire to reduce the overall height of the development indicating that it won't fit well into the neighbourhood at the proposed seven storeys. Other comments included repositioning the centre building to run parallel to the seven-storey highrise to create two distinct courtyards, and to enhance the landscaping in the outdoor community space to include elements such as benches and gazebos.

Townhouse Location

When asked where respondents would prefer the townhomes to be located, either along the street or internal to the site, responses were varied, with only slightly more people favouring along the street, than internal to the site and a few respondents suggesting both along the street and internal to the site.

Comments about Common and Community Space to be Included in Development

Most respondents suggest there is a need for multiple community gathering spaces within the development, potentially one in each building, although a few respondents feel that community space isn't necessary at all.

In addition to the proposed internal common space, respondents suggest that the external community space be designed to truly encourage gathering and engaging, and provided suggestions such as a community recreation space, a landscaped park, a playground for children, and a community garden.

Next Steps

Input provided during Phase 3 will inform Capital Region Housing in the development of the final concept option for the future development.

This option will be presented for final feedback at a final Open House on September 26, 2016 at Kilkenny Community Hall.

For More Information Contact

P 780-702-4746

E projects@crhc.ca

W www.itstartswithhome.com/londonderry

Brought to you by:

In partnership with:

