

## **Londonderry Social Housing Redevelopment Project Phase 3 Public Meeting Questions and Answers**

Here are responses to the questions we received at the Phase 3 Public Meeting held on Wednesday, June 22, 2016 at the Kilkenny Community Hall.

### **Who did Capital Region Housing (CRH) contact at Edmonton Public Schools regarding enrollment capacity?**

CRH met with individuals from the planning department of Edmonton Public Schools. Subsequent to that meeting Edmonton Public Schools sent a letter to CRH confirming that there is sufficient enrollment space in their schools to accommodate the redevelopment. This letter is posted on the project website [www.itstartswithhome.com/londonderry](http://www.itstartswithhome.com/londonderry).

### **How will the transition to other suites based on rent work?**

CRH will be designating a specific numbers of suites for low income, mid-income and market income tenants. When a tenant in a low income unit rises to a market income level and desires to stay in their unit, that tenant will transition to paying market income rent. Then, when a new unit becomes available, it would be rented to a low income tenant. Even if someone moves out of the low income bracket, we will continue to maintain a certain mix within the building so that we retain a minimum 80 social (low income) housing units (we are mandated to have at least 80 but we are targeting 90 social housing units). We typically have about 15% turnover on an annual basis in our units, and this rate of turnover will enable us to accommodate the transition on a year-over-year basis.

### **Are all options now all high rise buildings?**

Our architectural experts have drafted the most feasible layouts based on a number of factors, including the possibility of building lower, and accommodating green space and parking. The current proposed configurations, which includes seven storey (mid-rise) building heights in the building mix, takes all of this into consideration as well as the need to accommodate the 240 homes required to ensure the redevelopment can be sustainable.

### **What are the implications for parking? Will parking be underground?**

Parking will be compliant with all zoning requirements. In addition, GEC is utilizing CRH's historic parking data to develop sufficient parking space to meet the needs of the residents. Historical data indicates that parking is typically underutilized on CRH sites. We will also be accounting for the needs of the market component of the development. All these things will be taken into consideration as we determine the final number of parking stalls. Parking will be a combination of above and below ground; the majority of parking will be underground.

### **Where will the parkade entrance be located?**

The entrance to the underground parking will be located off the laneway on the west side of the development. The entrance to the visitor parking will be located off of 72 Street.

**Is there a plan to meet minimum parking targets?**

CRH will ensure there is sufficient parking to meet our tenants' requirements based on our historical parking data.

**Will parking be included in the rent?**

Parking is not included in the rent. CRH currently charges tenants a \$10 minimum parking fee on all the properties within our portfolio. Additional charges will apply if we supply power for a plug in.

**Is there zoning for green space?**

There is no zoning just for green space. There is a maximum site coverage that we are able to build on. We are well below those maximum allowable site coverages and that allows us to plan for an appropriate amount of green space within the development.

**Will you consider having a community space in every building?**

We intend to have a community space for families living in the development and yes, we will consider the possibility of having a community space in multiple buildings.

**Will the new development have air conditioning?**

No, the new development will not have air conditioning.

**What is the expected date of completion?**

If all goes as planned, the development could be completed and ready in 2019.