

About the Project

Capital Region Housing (CRH), the largest provider of affordable housing in the Edmonton area, is redeveloping two aging near market housing apartment complexes, Lendrum Manor and Lendrum Villa in the Lendrum Place neighbourhood in southwest Edmonton. These complexes were constructed in 1963-64 and have served the community of Lendrum for over 50 years. They are currently owned by CRH and contain 48 fully occupied near market housing units.

CRH is working to redevelop these near market housing complexes to create a development that is embraced by the community and people will be proud to call home. Within the new development, indistinguishable from each other, will be a mix of market, near-market (affordable) and community (social) housing, ranging from one to four bedrooms, with a maximum of 150 homes.

Public Engagement

Capital Region Housing implemented a four-phase public engagement process to provide neighbourhood residents the opportunity to offer input to shape the future development. The process began with an introductory open house on October 12, 2016 and will conclude with a final open house on April 25, 2017.

After the public consultation, CRH will work with the City of Edmonton to ensure that the development option (as selected through the community consultation) conforms to city and zoning regulations.

Phase 3

The Phase 3 open house was held on January 25, 2017 at the Lendrum Mennonite Brethren Church (11210 – 59 Avenue) from 6:00 – 8:00 p.m. There was a total attendance of 53.

The purpose of the event was to provide the opportunity for neighbourhood residents to review and provide feedback on three development options for the Lendrum site, two which were further developed from the most preferred examples presented during Phase 2 engagement (Option 1 and Option 2), as well as one additional new option (Option 3). The new option was designed to reflect respondents' feedback which indicated preferences for maximizing both openness and sunlight.

Option 1:



Option 2:



Option 3:



Input was gathered via a feedback form that could be completed both in hard copy and online formats, as well as sticky note comments that could be left directly on the display boards at the event.

What We Heard in Phase 1

Of the input received during Phase 1, the comment received most often was a request to include a walking path through the development to connect the Lendrum neighbourhood to the South Campus/Fort Edmonton Park LRT station, located north of the redevelopment area. Some respondents also voiced concerns about impacts to the Lendrum community with the proposed size and height of the development, suggesting the development will be too large and house too many people to mix well with the mature community.

The key concern identified is the general negative impact on traffic, specifically on 60 Avenue, the roadway adjacent to the development, as it is already congested both into and out of the neighbourhood. Also noted were the potential impacts on parking, and spaces for students at the community school.

Response to Phase 1 Input

In response to Phase 1 input, CRH decreased the maximum number of homes in the development from the originally suggested 228 homes to a maximum of 150 homes. In addition, the development design will include the provision for a pedestrian connection between the neighbourhood and the LRT station as suggested by residents.

CHR also reached out to and received commitments from both Edmonton Catholic Schools and Edmonton Public Schools that the potential number of new students that the development could bring to the community could be accommodated in area schools.

As a part of the zoning application and City approval process, CRH will conduct a traffic analysis and share results, along with the development plans, with the City to assist it in determining if any changes to road infrastructure or operations are necessary resulting from increased traffic.

What We Heard in Phase 2

Of the seven potential development examples presented to the public in Phase 2, the preference was for the built form as illustrated in Example 1, with Example 2 (the most similar configuration to Example 1) as their second preferred example. Respondents cited the openness of the designs, as well the multi-tier configuration which maximizes sunlight for each home as reasons for their selections.

Additional suggestions offered by respondents for the development recommend a focus on the outdoor space to ensure it is inviting, both well planned and landscaped, and useable for community gathering and play spaces for children.

Response to Phase 2 Input

Based on input received in Phase 2, Example 1 and Example 2 were further developed and presented for feedback from the neighbourhood residents in Phase 3. A third option (Option 3) was also presented for community consideration; although a similar configuration was not presented in Phase 2, CRH felt it had merit as it reflected the respondents' preferences for maximizing both openness and sunlight.

What We Heard in Phase 3

From the 35 feedback forms received, the majority of respondents (83%) cited Option 1 as their preferred option. Option 2 was preferred by 13 percent of respondents and Option 3 by three percent.

Option 1 consists of two L-shaped buildings, each with 8 storeys and a tiered configuration.



Respondents who prefer Option 1 cited the following reasons for their selection: the built form/overall look—the design blends best into the community, lower height/number of storeys, available ground-level parking, sunlight/views for tenants and greenspace.

While there were no major themes in the comments received to improve Option 1, suggestions include a few comments to reduce the number of units, which would lower the building height and make it less imposing on the residential properties along the north side of the Lendrum community. In addition, a few respondents were concerned about the amount of parking with recommendations to locate the surface parking at the rear of the development, maximizing the green space in the front.

When asked for further direction on the range of possibilities for services or amenities to be included in the development, daycare/childcare, indoor tenant/community gathering space and coffee shop were the top three mentions.

Respondents

Of the feedback forms received, 71 percent (25 respondents) are residents of Lendrum. Three (3) respondents are identified as being a resident of Lendrum Manor or Lendrum Villa, four are residents of another Edmonton neighbourhood, one is a business owner in the neighbourhood, and one is a property owner in Lendrum but who resides elsewhere.

A total of 35 feedback forms were received during Phase 3 engagement, however not every question was completed by each respondent. The number of forms submitted represents well less than one percent of the neighbourhood population and approximately 66 percent of those who attended the public meeting.