

# Integrated Approach to the Development of Skyrattler

## Recommendation:

That the July 4, 2017, Sustainable Development report CR\_1068rev, be received for information.

## Report Summary

**This report was prepared in response to the motion passed at the April 12, 2016, Executive Committee meeting.**

## Previous Council/Committee Action

At the April 12, 2016, Executive Committee meeting, the following motion was passed:

That the April 12, 2016, Sustainable Development report CR\_1068, be referred back to Administration to consider other options, including consultation with the community, and return to Committee in the Fourth Quarter of 2016.

## Report

### Background

At the February 18, 2014, Executive Committee meeting, Committee passed that Administration defer implementation of the Skyrattler site in the First Place Housing Program to the last phase of the program, and bring a report with an update on the results of discussions with the owners of 810 Saddleback Road site and the Skyrattler Neighbourhood Association, to explore an integrated approach to development of the two sites that would consolidate the open space within the existing park.

In 2006, local school boards declared 20 vacant school building sites in 19 neighbourhoods as surplus to their needs. City Council directed that Administration develop these sites into new townhomes through the City's First Place housing program. The new homes are only developed on the portion of the sites that were previously set aside for a school building and the remaining open space surrounding the housing development is retained by the City to continue to serve sports, recreation and community uses as identified in the original neighbourhood structure plan.

Following a review of the Canon Ridge and Greenview First Place Program pilot sites

in 2011 (2011SCO918), a development implementation schedule for the remaining 18 First Place program building sites was developed. At that time, the planned community design engagement process supporting the Skyrattler First Place building site was scheduled to begin in 2013.

In 2012, Administration advised Skyrattler representatives that implementation of the First Place Program on the approved building site in Skyrattler (see attachment 1) could not begin until public engagements in three other First Place sites were complete.

At the February 18, 2014, Executive Committee meeting, Administration presented report CR\_788 regarding the development of First Place Program homes in the Skyrattler neighbourhood, and as a result Committee directed Administration to defer development of the site until other options could be considered.

### Deferral of Skyrattler Implementation

Administration approached the First Place Program home builders to discuss how the new home development implementation schedule could be adjusted to respect Council's direction to defer First Place Program implementation in the Skyrattler neighbourhood. These discussions resulted in changes to the planned implementation dates for the Dunluce, Bulyea and Sifton Park First Place sites.

The target timeframe for construction on the Skyrattler site was changed from 2014 in the original implementation schedule to 2019 in the latest revision of the implementation schedule (see Attachment 2). This change was shared with community stakeholders and the City's website has been updated to reflect this change. These changes allowed Administration to honour Council direction and resulted in the deferral of the Skyrattler building site to the final phase of First Place development.

### Search for alternative building sites within Skyrattler

Following the agreement on changes to implementation dates, Administration sought out and met with consultants representing owners of the Taylor College site location (810 Saddleback Road) to discuss the motion and the possibility of development integration (see Attachment 3). The owner's consultant requested, and Administration provided, information regarding the Skyrattler neighbourhood infrastructure capacity (e.g. roadway, storm & sanitary servicing) and known development costs. The owner's consultant shared this information with the College owner and arranged a meeting to discuss possible integration.

Staff from the City and the First Place Program builder met with the Taylor College site owner in July 2015, to discuss the possible integration of the First Place Program and the college development plans. Information was shared between meeting participants and development possibilities and challenges were discussed. There was dialogue with the landowner regarding alternate land uses and the sale of a part of the site but there was no indication that they would be undertaking an immediate sale or

redevelopment of the lands.

Administration remained open to the possibility of integrated development on the Taylor College site but had not heard back from the owner by the end of 2015. This prompted a review of all City owned land in Skyrattler. Administration identified a possible alternative building site near 119 street south of 23 Avenue on land (see attachment 4) within the neighborhood to relocate approved First Place Program development. The lands available were assembled to support future bridge construction that was later abandoned by the City. Development on this alternative location required land to be declared surplus to City need, the builder to assess if the site could be successfully marketed as a new home site and reviewed for technical feasibility to support new residential development. These tasks were completed in 2016 and public engagement and communication plans were developed.

Administration was about to submit a land development application necessary to seek Council approval of the alternative 119th Street building site, when the Taylor College owners contacted the City wishing to continue the 2015 discussion regarding incorporating First Place development on a portion of the Taylor College site. This now creates two possible alternative building sites for the First Place Program development.

### Next Steps

Communication with the Skyrattler neighbourhood association occurred prior to preparation of this report to inform them of recent developments, including the proposed community engagement planned to follow Council review of the Land Development Applications for two alternative First Place building sites.

Should Council approve either or both of the two alternate site options, Administration will implement Phase 2 of the engagement plan to gather input on City considerations when selecting a development site. This community input will enable Administration to recommend the best location for First Place development within Skyrattler. If Council does not approve required zoning and statutory plan changes for either alternative First Place program building sites, development will proceed on the approved building site.

### **Policy**

City Policy C511 – Land Development Policy

*The Way Ahead*, City of Edmonton Strategic Plan, 2009 – 2018:

- Transform Edmonton's Urban Form:
  - Edmonton has increased its density and optimized existing infrastructure while maintaining and revitalizing strong, vibrant neighbourhoods; ensuring high standards of urban design; adopting best land use practices and preserving natural areas and public spaces.

*The Way We Grow*, Edmonton’s Municipal Development Plan:

- 3.5.1.1 Support redevelopment and residential infill that contribute to the livability and adaptability of established neighbourhoods (see Map 1: Land Development Concept) and which are sensitive to existing development.
- 4.4.1.1 Provide a broad and varied housing choice, incorporating housing for various demographic and income groups in all neighbourhoods.

**Corporate Outcomes**

This report supports the corporate outcome “The City of Edmonton has sustainable and accessible infrastructure” with the incorporation of the integrated approach to land development.

**Risk Assessment**

Risk Element	Risk Description	Likelihood	Impact	Risk Score	Current Mitigations	Potential Future Mitigations
Building site suitability	Until completion of the land development application, suitability of alternative building sites for development will not be confirmed.	2- Unlikely	2- Moderate	4- Low	Completion of land development application process and building site soils tests will determine the suitability of sites to support development.	

**Public Engagement**

Administration and elected offices met with community representatives in April 2016, to explain alternative building site investigations and discuss steps required to confirm alternative sites. Following discussion with the Taylor college owners in 2017, Administration adapted its phased community engagement plan (see attachment 5) to include both the Taylor College and alternative 119 Street building sites. Phase 1 engagement, is intended to: 1) communicate the intent to investigate alternative sites for First Place development in Skyrattler; and 2) work with the community to identify opportunities to improve on how we communicate and engage with them on potential alternative building sites in the future.

**Metrics, Targets and Outcomes**

Metrics	Targets	Outcomes
<ul style="list-style-type: none"> <li>• Administration met with neighborhood representatives to explain alternative site investigation and next steps in 2016</li> </ul>	<ul style="list-style-type: none"> <li>• 5 different public engagement inputs are proposed for 2017, including an online community survey</li> </ul>	<ul style="list-style-type: none"> <li>• Edmontonians had an opportunity to provide input into the process</li> <li>• A variety of perspectives are obtained to inform future actions</li> </ul>
<ul style="list-style-type: none"> <li>• 42 - 45 new town homes will be available to new home buyers in Skyrattler.</li> </ul>	<ul style="list-style-type: none"> <li>• Council has approved development of ~1,000 new town homes on First Place Program building sites.</li> </ul>	<ul style="list-style-type: none"> <li>• Neighbourhoods have a range of housing choices</li> <li>• City meets housing demand for low income households</li> <li>• Communities are well-designed</li> </ul>

**Attachments**

1. Location of approved First Place Program Site in Skyrattler
2. Changes to First Place implementation Schedules
3. Possible Taylor College First Place building site
4. Possible alternative First Place building site
5. Phases for Successful Engagement: Revised public engagement overview

**Others Reviewing this Report**

- T. Burge, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services
- A. Laughlin, Deputy City Manager, Integrated Infrastructure Services
- R. Smyth, Deputy City Manager, Citizen Services
- C. Campbell, Deputy City Manager, Communications and Engagement
- D. Jones, Deputy City Manager, City Operations