

Public Engagement Process for the Development of the Surplus School Sites

Recommendation:

That the April 19, 2017, Sustainable Development report CR_4044, be received for information.

Report Summary

This report outlines the current approach to developing the two pilot sites for the Building Housing Choice Initiative and modifications made since the engagement process was initiated.

Previous Council/Committee Action

At the September 13, 2016, Executive Committee meeting, the following motion was passed:

That Administration continue with:

1. its current pilot public engagement process for the development of the Keheewin and Ogilvie Ridge Surplus School Sites;
2. staged implementation of the public engagement process for the remaining six 2009 surplus sites, based on the results of the current pilot engagement process;
3. homeED being included as a possible housing provider in 1 and 2 above, to advance the public engagement;

and return to Committee in the First Quarter of 2017 with a recommendation on how to proceed with the development of the two pilot sites.

Report

Background

In 2015, City Council approved Policy C583 - Guidelines for Development of the 2009 Surplus School Sites, directing Administration to develop 17 surplus school building sites as a mix of non-market and market housing, with eight sites specifically for seniors housing. The type of residential development for the remaining nine sites is to be determined in consultation with each community.

Pilot Sites Selection Process

Administration selected the communities to pilot the public engagement process for the development of surplus school sites, through the following method:

- volunteers
- random selection

Keheewin Site

The Yellowbird Community League, which encompasses the Keheewin and Bears paw communities, volunteered to be one of the two pilot sites.

Ogilvie Ridge

The Ogilvie Ridge community was selected through a random selection to be the remaining pilot site.

Keheewin and Ogilvie Ridge Community Engagement Pilot Process

The pilot process involves four progressively detailed phases of engagement designed to culminate in recommendations to Council as part of the required property rezoning. Feedback from each phase is compiled into “What We Heard” documents to help inform the next phase of engagement.

Phases one (fall 2015) and two (spring 2016) have been completed for both Keheewin and Ogilvie Ridge sites. Feedback received from the community requests more detailed information regarding building location, site design, and ongoing maintenance and operation of the completed development.

Work Completed to Date and Current Status

Following the September 13, 2016, Executive Committee meeting, direction to continue to engage the Keheewin and Ogilvie Ridge communities and include homeEd as a potential developer/operator, Administration held meetings in winter 2016 with both community advisory groups. At that time, it was agreed that Administration and each community advisory group would work together to prepare developer / operator selection criteria. The criteria are intended to allow community advisory groups to provide input on characteristics of a good developer / operator, and will be used to solicit proposals for the development of the subject pilot sites.

Keheewin

The Keheewin Advisory Committee requested a more active role in the developer / operator selection process. As a result, for the Keheewin site, Administration will solicit proposals from proponents and will review submissions with the Keheewin Advisory Committee. Proponents will be instructed to identify those components of their

proposals that are confidential or deemed proprietary, and this information will only be reviewed by Administration.

Ogilvie Ridge

Ogilvie Homeowners Association (advisory committee) agreed to defer the selection of the developer / operator to Administration.

Community Engagement Process

The community engagement pilot process for the Keheewin and Ogilvie Ridge sites was developed as the Council Initiative on Public Engagement was underway. As a result, the pilot process took initial findings of the Council Initiative into consideration. The Initiative identified inclusion, process, and communications, as the key factors for planning and delivering effective public engagement. Therefore, the Keheewin and Ogilvie Ridge pilot process adopted a phased, iterative approach.

The engagement process was designed with the Keheewin and Ogilvie Ridge Community Advisory Committees, and identified opportunities for them to act as communication conduits to the broader neighborhoods. It was also recognized that public engagement cannot be done only with or via community leagues, so the call for Community Advisory Committee membership was advertised more broadly.

The ongoing feedback and evaluation of the pilot process includes ensuring alignment with the final outcomes of the Council Initiative and with the new Policy on Public Engagement presented at the April 11, 2017, City Council meeting. Administration will endeavour to fulfill the Policy's direction of linking public engagement activities and results more directly with the decision making process, reporting back to people about how their input is considered and used, and the rationale for why decisions are made.

Next Steps

Keheewin

Administration has issued a Public Offering for Keheewin which seeks submissions from interested proponents on the acquisition and development of this site. The closing date for these submissions will be end of May 2017. Once a successful proponent is selected, an introductory meeting will be held between Administration, the community, and the proponent. The proponent will then develop design concepts for the site based on community feedback received to date, and will share these with the community for feedback. The preferred proponent will then incorporate this feedback into a final design and share this with the broader community. This final design would form the basis for a rezoning application to the City, likely to occur in the spring of 2018.

Ogilvie Ridge

The selection of a developer/operator for the Ogilvie Ridge site will follow the same process used to select a proponent for the Keheewin site.

Policy

- Policy C513 - Public Involvement Policy
- Policy C583 - Guidelines for Development of the 2009 Surplus School Sites

Corporate Outcomes

Repurposing City-owned building sites and buildings no longer required by school boards is one way to provide Edmontonians with more housing choices. The Building Housing Choices initiative supports the corporate outcome “The City of Edmonton has sustainable and accessible infrastructure” by meeting current and future housing needs for residents at all income levels.

Metrics, Targets and Outcomes

Metrics	Targets	Outcomes
<ul style="list-style-type: none"> • Participants in Phase 1 Engagement = 372 • Participants in Phase 2 Engagement = 559 	<ul style="list-style-type: none"> • Increase number of participants in each progressive phase of engagement 	<ul style="list-style-type: none"> • Awareness and interest of community members to participate in the process • Diversity of perspectives • Community members had an opportunity to provide input for consideration in decision making
<ul style="list-style-type: none"> • Public’s increased understanding of: <ul style="list-style-type: none"> ○ affordable housing shortage in Edmonton - 22% in Ogilvie, 38% in Keheewin ○ City Council’s Policy to guide development on undeveloped sites - 38 % in Ogilvie, 51% in Keheewin ○ Building Housing Choices program goal 	<ul style="list-style-type: none"> • Feedback surveys in successive engagement surveys indicate increased understanding 	<ul style="list-style-type: none"> • Engagement process contributed to increases in community members’ understanding of the project and engagement process

<ul style="list-style-type: none"> - 37% in Ogilvie, 46% in Keheewin o how public input will influence decision making - 36% in Ogilvie, 54% in Keheewin 		
<ul style="list-style-type: none"> ● Residential Housing Diversity Index 	<ul style="list-style-type: none"> ● Increase residential housing diversity in these neighbourhoods. 	<ul style="list-style-type: none"> ● Neighbourhoods have a range of housing choices
<ul style="list-style-type: none"> ● Residential Density 	<ul style="list-style-type: none"> ● The proposed development on these pilot sites will meet a minimum net density of 40 residential units / hectare 	<ul style="list-style-type: none"> ● City achieves residential densification.
<ul style="list-style-type: none"> ● City Contribution to Affordable Housing Supply 	<ul style="list-style-type: none"> ● 50% to 75% of housing units built on these pilot sites will be affordable housing. 	<ul style="list-style-type: none"> ● City meets housing demand for low income households

Others Reviewing this Report

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