

# Dunluce Affordable / Supportive Housing

Bylaw 20953  
October 21/2024

Brad Day - Dunluce Resident

## Communication

The City will proactively share information about City-supported affordable and supportive housing developments with communities. There are several ways neighbours, businesses and community groups may learn about new affordable and supportive housing:

Letters mailed within a set radius

Outreach to identified community stakeholders

Mailing lists

Information shared on the City website, social media or community newsletters

As a project progresses, the developer or operator may decide to hold additional meetings, distribute project information and find other ways to build relationships with the community. This is intended to help build relationships and ensure the long-term success of each project.

# Communication

Not everyone is on social media



Why restrict radius to 120m when building in a green space? No neighbours included in survey..



# Communication

Not everyone owns a TV or is on the Line



Not everyone speaks english



# Communication

Not everyone has a mailbox, or  
accepts flyers at the door.....



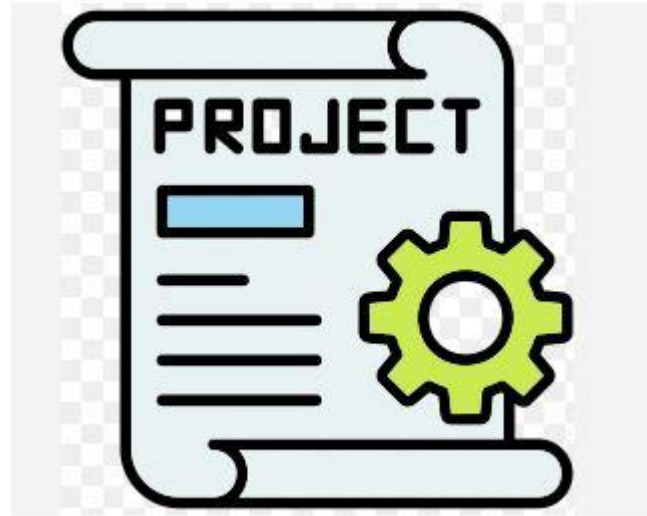
# Communication



## Mailed Notice Engagement Radius:

The neighbourhood notification should have been sent to all residents of the Dunluce neighbourhood to ensure a fair and transparent engagement process.

.....But everyone in the community is impacted by decisions made by these major projects.....



How did we get here?





# How did we get here?

The land on Herb Link Park was declared surplus by the Edmonton Public School Board and given to the City in 2009. The development of these sites is guided by a policy (C583A) that prioritizes access to affordable housing, increased housing choice and the integration of housing, services and amenities.

## Zoning:

- Currently **Parks and Services Zone (PS)**  
An application has been submitted to rezone the site to **Medium Scale Residential Zone** with a height of 16 metres (RMh16).
- **Public engagement** related to the rezoning application has now closed. A public hearing is scheduled for Fall 2024.

**Status:** In planning

## Neighbour Outreach:

-  **Project Kickoff Notification (April 2024)**
-  **Rezoning Notification (May 2024)**
-  **Public Hearing Notification (October 2024)**

Why are we opposed to this project?



# Privacy / Security

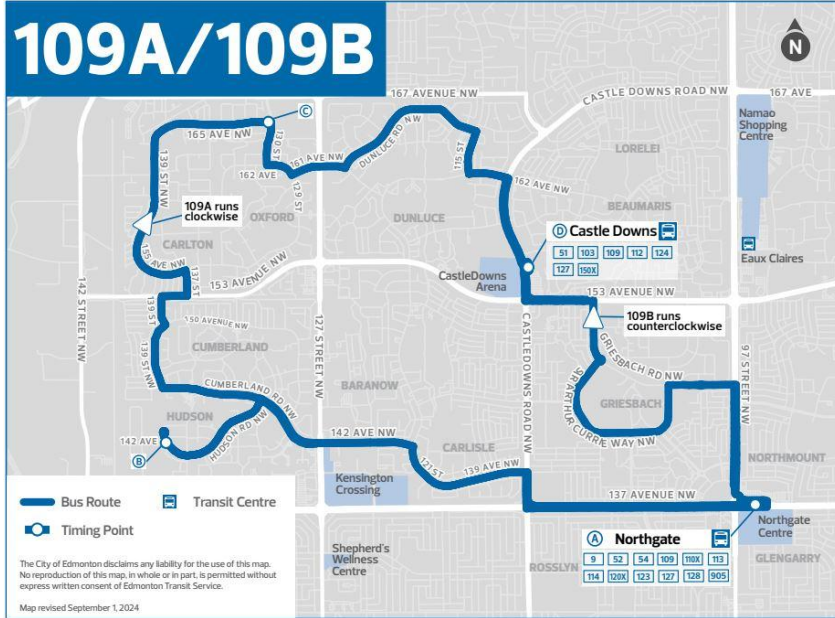
12030-162 Ave



- Property next to this development (501-579 Dunluce road) will have privacy issues with an approved height of 16m.(Backyard)
- Will a buffer be built between the existing development and this new project preventing pedestrians from cutting through the parking lot?

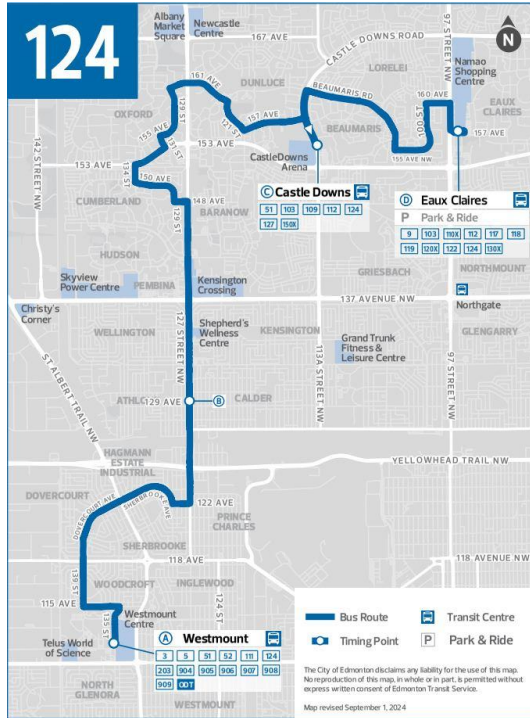


# Transit



- Route 109A/B travel north and south past the proposed development at 12030-162 Ave.
- Newcastle Center and Albany Crossing, which are major commercial properties which provide shopping options are **not** assessable by Route 109a/b. You need to walk 428 meters to catch the 112 north.
- Traffic study does not include walk / bike to route 112.
- After neighbourhood renewal, intersection Dunluce Road & 161 Ave will become congested to the point where traffic lights will be required.

# Transit



- Route 124 travel east and west past the proposed development at 12030-162 Ave.
- Newcastle Center and Albany Crossing, which are major commercial properties which provide shopping options are **not** assessable by Route 124. You need to walk 428 meters to catch the 112 north.
- Traffic study does not include walk / bike to route 112.
- After neighbourhood renewal, intersection Dunluce Road & 161 Ave will become congested to the point where traffic lights will be required.

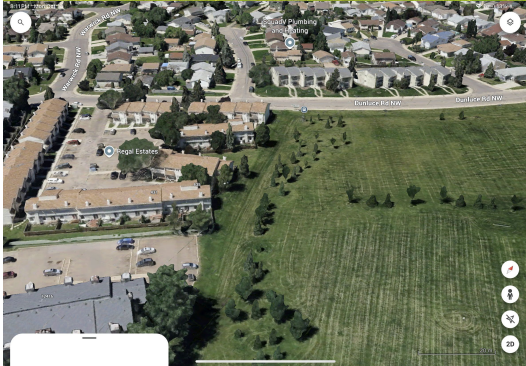


# Traffic



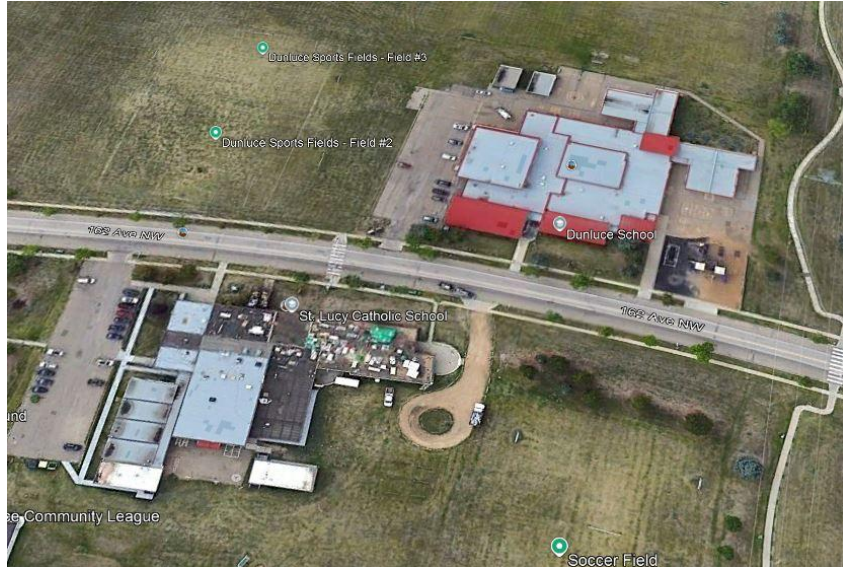
- Traffic study was completed March 20-22, 2024. 3 Days. The previous study was completed back in 2016.
- Fail to address cutting through the neighbourhood. (153 ave/121 street/161 ave)
- So much traffic will be on 161 ave, nobody will be able to turn left or right at the proposed stop sign southbound on Dunluce Road after neighborhood renewal.

# Tree Canopy



- Currently the city's tree canopy coverage is 13% of the existing land use within city limits, with the goal of getting to 20% by 2071.
- We need to protect the trees we already have, and add to our tree canopy / park spaces
- This all seems counter to what we are having proposed to us.
- I question how the City can be on target of planting 2 million trees by 2030 when they are removing them in neighbourhoods and taking away park spaces.
- Please leave our trees alone!

## Schools / Education



- St. Lucy Catholic School are at 100% capacity. Dunluce public school is at 100% capacity. Where are these children going attend school? Forcing parents to go elsewhere, and possibly not any having accessibility options. ( No car, lack of transit, too far to walk)
- St. Lucy is supposed to close and a new catholic school built at 16535-130 Street near Albany. I can't imagine the gridlock on 161 ave and dunluce road when hundreds of parents and busses have to cross 127 st twice a day to drop off and pick up the kids from the new school on proposed narrow roads.
- Traffic study does not address the changes in traffic patterns. Adding a stop sign south on dunluce road will just cause traffic jams, after neighbourhood renewal.  
**Traffic lights will need to be added!**



## What we heard?



### Feedback Summary - CoE

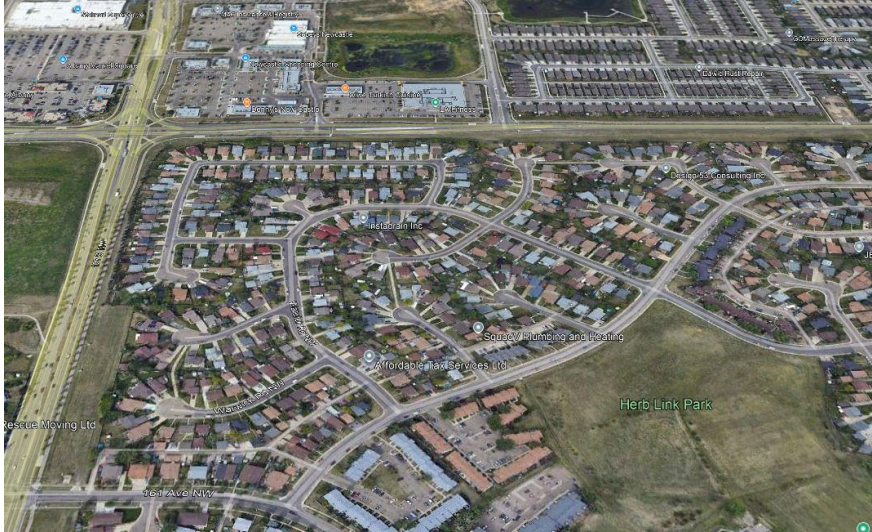
This section summarizes the main themes collected on Engaged Edmonton, as well as emails and phone calls received by the planner.

Number of Responses:

In Support: **2**

In Opposition: **27**

# Neighbourhood concerns



- Loss of Greenspace: The site is currently used to host sporting activities, children playing, and dog walking. We want to keep our greenspace.
- Increased Traffic and Parking Congestion: Dunluce road is planned to be narrowed. Where is everyone going to park? (Dunluce neighbourhood renewal)
- Parking will be forced onto Warwick Road impacting residences on that street.
- Increased crime: No walkable access to Newcastle center and Albany crossing through Warwick crescent. We have seen in the past folks trying to cut through yards so they don't need to walk the long way around. The introduction of an affordable housing project will increase criminal activity, mischief, and theft.

## Summary

- We want to keep our trees!
- We want to keep our Greenspace. Loss of this space will result in less space for recreational activities.
- Increase in traffic congestion, demand for on-street parking, safety issues, narrowing of Dunluce Road.
- First place program (207 Dunluce Road) will drive even more issues into the community. (lack of schools and transit, and reasons stated above)
- The proposed development will increase criminal activity.
- Just because crime stats may or may not be low, doesn't mean it's not happening. It just not reported.

- Is the City of Edmonton deeming Affordable and Supportive housing a core service along with Garbage, and snow management? Should that be a provincial responsibility?
- Why is the City Edmonton developing this old school sites? Where is the plan for Blatchford, Old Northlands land, Goodridge Corner. Why don't you build there and leave us alone!

# Questions