

What we heard during the second round of the Golden Homes Tenant and Community Consultations in September, 2021



Thank you to everyone who took the time to provide their feedback during the second round of tenant and community consultations on the Golden Homes redevelopment project.

This document is a summary of the verbatim comments we received during September and October from current and former Golden Homes tenants and current community members. Input was gathered during an in-person meeting with Golden Homes tenants and Holyrood community members. All tenants, former tenants and community members also had the opportunity to provide feedback in an online survey. We received feedback from a total of 28 people.

Below are the questions asked and the comments received. If you have any questions or would like to provide additional feedback after reading the comments, please email us at communications@gef.org or call us at 780-482-6561 during regular business hours.

Based on the feedback received from the first consultation, our architect developed three different conceptual design options that were presented. Looking at the three different designs, which one do you prefer and why?

- **Option 1 – 4 Storeys, Terraced, West Corner**
 - The underdeveloped section must be landscaped and maintained.
 - DO NOT want 4 storeys – No privacy and sunlight.
 - Assumes approval of RA7.
 - West corner of property provides ample space between the Extendicare and Holyrood Terrace, allowing residents a large green parcel of land to enjoy and view. This is the largest space of the 3 designs.
 - Maintains large, mature trees located mid and east of the property.
 - 4 storeys will cast a large shadow on surrounding properties.
 - The lack of ground level units with outdoor space continues to be problematic.
 - There are a large number of balconies that are south facing towards homeowners' properties, which does not respect privacy.

- **Option 2 – 4 Storeys, Mid Block**
 - DO NOT want 4 storeys – No privacy and sunlight.
 - Less storeys (3 maximum).
 - Consider parking lot traffic.
 - Gardens – maybe a community garden.
 - Assumes approval of RA7.
 - Butts up against Extendicare – not enjoyable views for Extendicare or GEF.
 - Make the building feel like homes versus an apartment. See University of Alberta graduate residences for a good example.
 - Look at the University of Alberta graduate residences on 87 Avenue. They

look like town homes but they are apartments. Very active street feeling – door on north and south side, make it feel like townhomes on all sides of the building and include multiple entry points.

- Protect an equivalent amount of green space.
 - Accessing the alley from 81 Street is hard because there is a blind spot. The alley is narrow and full of holes.
 - Please set back from the sidewalk and use a staged building (one storey at the street and then staged up to 2-4 storeys behind).
 - My primary reason for choosing this option is that it leaves the largest amount of green space for residents to enjoy, something which both GEF residents and neighbourhood feedback indicated was very, very important. I am aware that this is a two-phase development, but since we were advised that funding for that phase has not yet begun and could take a number of years, it would seem quite reasonable that the undeveloped space could be enjoyed for that period of time by those living there.
 - Mid block is very close to the Extencicare home, which has windows facing west. This blocks their views and is not conducive to the residents in Extencicare, nor in the proposed Holyrood Terrace.
 - 4 storeys will cast a large shadow on surrounding properties. This includes our property.
 - The lack of ground level units with outdoor space continues to be problematic.
 - Mid block is very close to the Extencicare home, which has windows facing west. This blocks their views and is not conducive to the residents in Extencicare, nor in the proposed Holyrood Terrace.
 - 4 storeys will cast a large shadow on surrounding properties. This includes our property.
 - The lack of ground level units with outdoor space continues to be problematic.
- **Option 3 – 3 Storeys Terraced, West Corner**
 - Want rental to be 30% of income.
 - Develop west of site first – empty space left be extended.
 - Like 1 storey next to alley (x3).
 - Control worker parking during construction – safety issue.
 - Next time show:
 - Adjacent properties;
 - Label number of storeys on terraced part.
 - 3 storeys is better than 4 – more respectful of sunlight and privacy.
 - Wide green space between Extencicare and GEF.
 - More units at ground level good.
 - Does not assume approval of RA7.
 - Is bus stop a conflict with: taxi, ambulance, DATS, etc. at main entrance.
 - On-site small playground for grandchildren.
 - It doesn't block sunlight from reaching the west side of



- Holyrood Extendicare.
- My second choice would be OPTION 3, the 3 storey terraced, West Corner. This option provides the same number of units as the other options, but because of the one, two and three storey terracing, it is much more aesthetically appealing overall to the immediate neighbours and to the neighbourhood as a whole. It also provides more and broader green space views for those people living there, as opposed to more of a parking lot perspective as in the 4 storey terraced option (Option 1).
 - 3 storeys casts a smaller shadow than 4 stories.
 - West corner of property provides ample space between the Extendicare and Holyrood Terrace, allowing residents a large green parcel of land to enjoy and view.
 - Maintains large, mature trees located mid and east of the property.
 - The lack of ground level units with outdoor space continues to be problematic.

Is there anything you think we should include, or do differently?

- Just wondering where the row housing, with access to garden space will be. This was something we were told would be definitely included on this site.
- It has been mentioned numerous times by all participants that green space and "community" gathering spaces for residents are vital.
- Drop off zone off 95 Avenue.
- Incorporate affordable housing units into the development.
- Please use a green building standard that maximizes energy efficiency.

Do you have any additional feedback about the designs, or any other aspect of the consultation process?

- Option 2 leaves plenty of green space, but is a "block"—an unimaginative design that keeps the light from reaching the resident rooms on the west side of Holyrood Extendicare. In my opinion, this is the worst design.
- I found the architect quite open and accepting of comments, questions and feedback at both the online and in person meetings. I was also pleased with the rapid and helpful responses from GEF communications when I incurred a couple of problems accessing and providing information on the process.
- It seems that for all of the options, and keeping a future development phase in mind, that the land available for parking and/or green space is at a premium. Therefore it is very important to get the correct mix of space. Has GEF considered the ratio of parking stalls to number of units that exists at other GEF facilities – not just parking stalls constructed but actual utilization statistics?
- For OPTION 2 (4 stories, mid block), has GEF considered an L-shaped building, which would partially run parallel to 95 Ave. (up to the right-of-way) and partially run parallel to the existing Extendicare facility? This configuration could possibly provide enough

space at the north end of the building to house a significant amount of parking, as an alternative to the parking arrangement shown for Option 2, and therefore improve the view of, and access to green space for residents overall.

- We are opposed to rezoning the parcel of land to RA7. Our concerns related to RA7 are as follows. Re-zoning the land to RA7 would:
 - Increase density without a number of unit restriction;
 - There is no maximum density for RA7. The lack of upper limit does not provide confidence to neighbouring properties that the development will be respectful.
 - GEF has stated that RA7 gives them flexibility to pursue a 'two-phase' development. Phase one of this two-phase development would see the construction of a low rise apartment with no more than 50 housing units. Details have not been provided to homeowners regarding phase two of the development, except that this would increase the density of the property.
 - The lack of information on what would be included in both stages of the two-phase development is not transparent.
 - A two-phase development approach increases the overall duration of construction, increasing the time that neighbouring properties must endure construction noise and increased traffic volume.
 - Decrease sunlight to and privacy of neighbouring properties.
 - RA7 allows a low rise apartment building up to four storeys in height.
 - RA7 does not fall within the Mature Neighbourhood Overlay (MNO), and therefore does not have to follow these regulations that better suit older communities with tree-lined streets.

Is there anything we missed that you would like to add?

- My husband and I attended the last in person meeting. We are well aware that the current homes are no longer viable and that changes are necessary. We are also certain the GEF staff have heard many, many concerns expressed by the Golden Homes residents and their families. However, we were very disappointed in the response, or lack of such, of your CEO, to the sadness and concerns expressed by two of the residents attending the meeting. It was both dismissive and disrespectful, not just to them, but to everyone in the room, and we heard the same from several attendees. A short, simple, (even prepared) acknowledgement of the feelings of these individuals would have been much more appropriate.
- Concern with increased traffic in alley (lives across the alley from Golden Homes)
- Why call it Terrace? People can confuse it with the neighbourhood north of Holyrood

