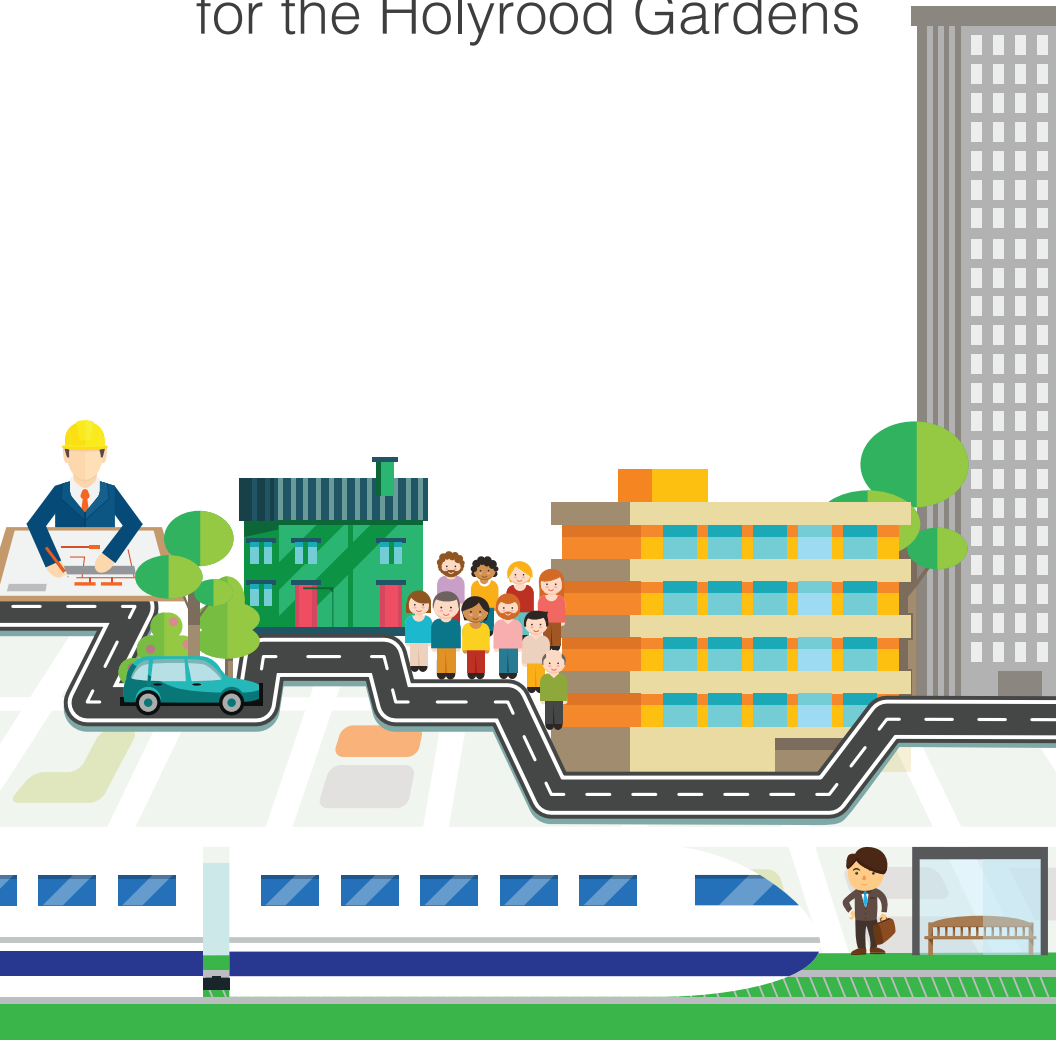


Facts at Your Fingertips

Regency Developments' Proposal for the Holyrood Gardens



The Holyrood Development Committee (HDC) has determined that this proposal is failing citizens in three ways: policy, planning, and process.

Policy

COE Guidelines: Regency Developments' proposal does not meet the City of Edmonton's Transit Oriented Development (TOD) Guidelines or Infill Guidelines for Large Sites. Guidelines suggest housing should be low to mid-rise apartments NOT high-rises. The towers are too tall for the site (22 and 18 storeys).

Urban form/City strategy: Insufficient details are provided demonstrating the development is a quality, sustainable design that fits with its surroundings. The developer refused to share information with the Edmonton Design Committee, a panel of independent design experts that are helping bring the City's vision to life.

Floor plate: The floor plate of the towers is 25-60% bigger than established norms.

Site Vision & Community Context Plan: No neighbourhood plan was created with the community to guide or assess the developer's proposal.

Planning

Cumulative Impact: Underground parkades, retail shops, LRT Station, and 85 Street crosswalks are all located within the same half-block on 93 Ave.

Traffic: Traffic impact assessment did not evaluate the impacts of the Valley LRT line and its predicted traffic congestion.

Safety: No pedestrian counts were done at the school, during peak times of day.

Population and Demographics: the addition of 1,200 units will double neighbourhood population in 10 years.

- The proposal will not replace the family-friendly housing of Holyrood Gardens. Only 36 family-friendly units (3 bedrooms) will be built.
- Loss of Holyrood Gardens residents will affect the Holyrood school; of the 50 English language program students, 30 live in Holyrood Gardens. Losing these students could mean the loss of the English language program.



Process

The developer is failing citizens by:

- Ignoring community requests to lower building heights; instead they have proposed taller buildings.
- Inadequate community compensation compared to other communities.
- Not informing Holyrood Gardens tenants about their activities or future impacts.

City Administration is failing citizens by:

- Sidestepping TOD guidelines and infill controls. Why is Planning not guiding developers to follow the city's current guidelines and policies?
- Ineffective public engagement process, with fast-tracked timeline and lack of collaboration.
- Lack of details means that the community has not been able to provide valuable feedback that could be included in the design.

**We have the opportunity to build something great in our neighbourhood.
LET'S DO IT RIGHT!**

Three Ways You Can Help Holyrood

CITY ELECTIONS

Review Candidate Platforms

- To what extent do candidates value citizen engagement and social sustainability?

Attend a Candidate Forum and Ask Questions

- What criteria will the candidate use to make a decision about Holyrood Gardens?
- How will the candidate vote on the Holyrood Gardens proposal and why?
- What is the candidates perspective on ensuring TOD and infill guidelines are being followed by COE and developers?

Visit Candidates on Social Media and Ask Questions

- What is the candidate's position on Holyrood Gardens and the city's activities?
- How they will vote at the public hearing on Holyrood Gardens and why?
- What kind of information will sway the candidate's vote for or against the proposal?

Tag @HolyroodDC when you ask the candidates questions on Facebook or Twitter!

WRITE

Write to the City Manager and request the Holyrood Gardens proposal be sent back for further review, extensive public engagement and review by the Edmonton Design Committee.

Linda Cochrane, City Manager
City of Edmonton
3rd Floor, 1 Sir Winston Churchill
Square
Edmonton, Alberta
c/o city.clerk@edmonton.ca

Mayor and City Council
City of Edmonton
3rd Floor, 1 Sir Winston Churchill
Square
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Starting on October 17, please write to the new City Council. The new councillors need to hear from you, even if you've written before!

DONATE

Help us crowdfund for our Professional Advisors Fund! <http://tinyurl.com/fundhdc> Watch the Southeast Voice and the Holyrood website for more information. **Holyrood needs you!**