

BLATCHFORD REDEVELOPMENT SUSTAINABILITY DESIGN ELEMENTS CONSULTATION RESULTS

Prepared for

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EXECUTIVE SUMMARY

GOAL

The Public Involvement Plan was designed to capture the widest range of ideas, thoughts, and suggestions for how to best incorporate sustainability and livability features in Blatchford. Information was collected to determine which sustainability elements are most important to people, which elements are already effectively incorporated into the Development Plan, which elements need improvement, and to determine what additional sustainability and liveability features the public would like to see considered in the future development plans for Blatchford.

RESPONSES

Six hundred and eighty-two (682) individuals provided feedback through a series of three open houses and an online survey (212 at open houses and 470 online).

SUMMARY OF FEEDBACK

Open Houses

Overall, attendees were in support of the project vision and of the environmental, social, and economic elements incorporated into the Development Plan.

Several themes emerged in the discussions including: walkability and transit-oriented design, parking and snow removal, park and open spaces, design guidelines and housing mix, connectivity and integration with surrounding communities, and community amenities.

Online

Overall, respondents strongly or somewhat agreed that the pillars of sustainability are reflected well in the plan. The environmental pillar received the highest level of agreement (83%), followed by the social pillar (82%) and the economic pillar (68%).

Several themes emerged in the comments including: balancing and maintaining the sustainability pillars, the feasibility of the project, housing affordability and mix, balancing Blatchford with the needs of other communities, and integration with Edmonton and other communities.

Additional Sustainability and Liveability Features

A number of the additional sustainability features that individuals would like to see incorporated in Blatchford are either already in the existing plan or are currently being considered (examples include car share program, ski paths, and underground parking).

The majority of additional sustainability elements suggested by respondents would fall within the social sustainability framework and will be reviewed and analyzed by the project team as part of the next steps in the design phase or as part of implementation and programming in the future.

A strong desire was expressed that the integrity of the sustainability objectives and the vision for Blatchford be maintained.

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1. OVERVIEW

1.1 PUBLIC INVOLVEMENT PLAN

The Public Involvement Plan (PIP) for testing the Blatchford Development Plan sustainability design elements was designed to provide variety, breadth, and depth to the consultation activities in order to capture the widest range of ideas, thoughts, and suggestions for consideration by the project team. Many Edmonton stakeholders have moved beyond traditional consultations -- they have achieved a level of sophistication that demands strategic dialogue and a spirit of collaboration in consultation. The consultation design and process was designed with these stakeholders in mind and followed International Association of Public Participation (IAP2) standards.

The PIP to test the sustainability design elements focused on building relationships, gathering insights, and sharing best thinking about how best to incorporate sustainability and livability on the Blatchford site. The PIP was designed to also ensure that consultation was inclusive and executed in a manner that advances on the vision to build Blatchford as a sustainable community, while also managing participant expectations. In addition to gathering information about the current state, the consultation reached out to a broad variety of people, ages, abilities, and economic groups to inform the future character of Blatchford. The consultation involved sharing information to promote awareness, test ideas and concepts, and collaborate to develop new ideas and enhance commitment to the ongoing development process.

In implementing the PIP, the project team was committed to the following goals.

- Designing the consultation process to involve the right people at the right time.
- Aligning the public involvement scope with the scope, complexity, and outcomes of the project.
- Soliciting a balance and range of perspectives.
- Enabling people to “recognize themselves” in the development plan.
- Allowing multiple opportunities to participate in consultation.

1.2 CONSULTATION AND COMMUNICATION PLAN

Central to the Blatchford consultation was a coordinated Consultation and Communication Plan executed in parallel to the PIP. The Consultation and Communication Plan established the following goals.

- Keeping the citizens of Edmonton, particularly those in the adjacent communities, updated on the progress of the Blatchford development.
- Communicating key milestones in the development of the plan.
- Communicating with the neighbourhoods, businesses, and property owners directly affected by the project.
- Collaborating to develop solutions and build commitment by the public to the project.

1.3 CONSULTATION ACTIVITY STREAMS

The consultation activities, supported by the coordinated Consultation and Communications Plan, incorporated two streams of data gathering, each with unique but complementary opportunities to participate.

Public Open House Workshops

The citizens of Edmonton, particularly those in adjacent communities, were central to the success of the consultation process. Their keen interest was evident, since it was apparent they were informed through having read media articles about the project, had attended prior consultations, or had participated in prior consultation surveys.

Open Houses were promoted through the Blatchford newsletter, a public service announcement, a media release, placement on City of Edmonton website and Blatchford microsite, social media, Stakeholder Committee networks, and a direct mail drop to 8,000 homes and businesses in the surrounding communities.

The three workshops were well attended with a total of 212 participants [September 4th = 62 participants; September 6th = 68 participants; September 9th = 82 participants]. Workshops were structured so that people could stop in, listen to a brief presentation (optional), review project display boards, mingle and talk with the project team members, and offer their feedback. Participants were given a feedback sheet to complete (optionally) during the presentation or while they were reviewing the project display boards. They could also write comments on Post-it panels.

Online Survey

Project input was also obtained through an online survey. The survey acted as an accompaniment to the workshops, providing an additional mechanism for Edmontonians to participate in dialogue about the Blatchford sustainability design elements. A total of 470 people completed the survey.

Survey participation was by self-selection and was available to only those individuals with internet access. A single household or person could potentially have submitted more than one survey. These factors, together with a sample size of 470, means that survey results should not be considered statistically representative of the general population.

2. PUBLIC OPEN HOUSE WORKSHOPS

2.1 WHAT WE HEARD – COMMON THEMES

Overall, there was tremendous support for the vision of the project and excitement over a development based upon well thought out principles of environmental, social, and economic sustainability.

“I am so happy you are doing this! Kudos!”

“All of it! I love all of it.”

“Community for people of all ages – young, old.”

“I like the idea of district energy – but it’s kind of vague.”

“The fact that it’s in the centre of Edmonton. It isn’t using land outside the city. It’s connecting. It’s much easier for people to get around, and you don’t have to use your car. It would be ridiculous to use your car.”

In addition to general overall endorsement for the development plan, several themes emerged from the feedback sheets and open house discussions. These themes crossed all discussion categories and were raised in all sessions.

Pedestrian, Cyclist, and Transit Orientation

Participants embraced the concept of walkability and transportation modes that encouraged less reliance on the car. They saw this as an indicator of “big city status”, referring to other cities (New York, Toronto, Vancouver, and cities in Europe) that, through good planning, have made it possible to live car-free.

While convenience and economics caused some people to support the idea of a walkable, cycle-friendly community, for philosophical reasons others were committed to the pedestrian, cyclist, and transit orientation.

“I’m huge about making it difficult to drive.”

Separated bike lanes received plenty of praise, with participants suggesting that walkways be wide enough to accommodate strollers, wheelchairs, and mechanized mobility aids. Ensuring that the walkways and cycle tracks were kept free of snow and ice was a consistent message.

Parking and Snow Removal

Closely related to the endorsement of a pedestrian-friendly community were concerns that Blatchford would be “anti-car”. Participants felt that a density of 30,000 plus visitors to the site required that some attention be paid to parking and traffic.

“Not sure if commercial areas can be successful without parking. Unfortunately.”

There was strong support for underground parking, with workshop participants cautioning that while planners may hope for a “car-free utopia”, Edmonton is ultimately a car-oriented city and people who live in the development would require vehicles to take children to extracurricular activities, etc. In addition, participants felt that if major events in the area attracted large crowds, parking will be a requirement. Others disputed this claim, citing Heritage Days and the Folk Festival as examples of large-scale events with no or limited vehicular access.

“If we are going to stay the champion city of Alberta, we need to consider underground parking. Other cities have done this! Why can’t we do this starting from scratch! This has nothing to do with individual housing, but more of a public attraction. Starting from scratch is a wonderful opportunity to construct underground parking!”

Snow removal on the streets and Town Centre was a common discussion point. Participants questioned whether the smaller streets would become impassable in winter if the City applied its current snow removal practices in Blatchford.

“So the streets won’t be as big, but there will be buses and public transportation? How will we handle snow removal? When the snow is stored on the boulevard it seeps into the ground and hurts trees.”

Park Area -- Hill, Green Space, and Pond

The park area was very well received by participants at all sessions. The hill, designed to meet environmental sustainability requirements as well as provide protection from wind and noise, was routinely praised as a novel approach.

“The idea of the hill both for recreational use and environmental noise/sound reduction. Very innovative!”

Desire for an urban beach and inclusion of a water feature that was more “lake-like” was a strong theme. Participants did not want to substitute the wetlands pond for a lake but, rather, hoped that both would be included on the site.

“Recreational uses and storm water management should be included - canoeing, skating etc.”

“What kind of lake is that? It needs to be more useable.”

“This would be the perfect opportunity to build an urban beach. Could Council consider that?”

The pond was well received as a wetlands area, although many people saw it as an enhanced storm retention pond rather than a useable body of water. With the pond idea came concerns about mosquitoes and insects.

“I’m really excited about the wetlands, but I am concerned about insect control. I am very anti-pesticides, so I’m concerned about living in a beautiful but toxic environment. I don’t want to be constantly sprayed.”

People liked the aesthetic features that the pond brought to the community and suggested enhancing it with fountains, lighting, and other features.

Urban agriculture was very well received with participants embracing the potential for community composting, community kitchens for canning the produce from gardens, and the artistic potential of the water cistern that could be used for the gardens.

Design Guidelines, Building Protocols, and Housing Mix

An indicator of support for the Blatchford philosophy and designs presented was underpinned by a concern that the designs would be compromised unless governed by strict design guidelines and reputable builders. People did not want to see concessions to developers, builders, businesses, and residents in terms of the design elements continuing to meet sustainability and livability outcomes. Participants were adamant that they did not want to see the environmental or design standards watered down, or left to the discretion of a builder who did not share the same sense of purpose.

“You are relying on the private sector for the development and construction. How will you assure that they maintain this vision?”

“So there is more than zoning regulations? Is the Edmonton Design Committee going to be involved?”

The aging in place design, as well as homes designed for visitability and accessibility for those with mobility issues, was strongly encouraged. Participants suggested that costs of incorporating barrier-free design features are not significant when included with a new build, especially when compared to the costs associated with accessibility renovations once a property is built. Strong architectural design that takes accessibility into account would be another leading edge concept supporting the intent of the development, and would also be in line with the pillars of sustainability.

“Please be a leader in and go beyond universal accessibility. Demand barrier-free architecturally beautiful designs that will work for moms with strollers, seniors in walkers, the whole range.”

Seniors residences were also encouraged, particularly in light of the aging population who may reside in or visit Blatchford, as well as those using the surrounding neighbourhoods.

“Seniors complexes - with our baby boomers building on, and finding places for people with disabilities to live, the suites need to accommodate these types of lifestyles.”

Many people did not realize that there would be no single family dwelling or duplexes on the Blatchford site and expressed disappointment and skepticism whether Edmontonians were ready for a neighbourhood comprised entirely of multifamily dwellings.

“I am a little disappointed to see it is so focused on multi-family verse single-family homes.”

“You are kidding! No single family? That is too bad. We came today because we would like to live here in a few years. But not in a row house. We want detached, single family.”

Connectivity and Integration with Surrounding Communities; Aging Infrastructure

The workshops sought to include people from the surrounding communities and, as a result, many participants were longtime residents of neighbourhoods adjacent to the site. There were two major concerns raised by Edmontonians from those neighbourhoods, namely connectivity and aging infrastructure.

Neighbours expressed a desire to be able to access Blatchford and connect to the trails, park, and amenities. However, this connectivity to their communities must not be at the expense of increased traffic and short-cutting of traffic through their communities.

“Ensure this neighbourhood is connected to nearby communities. Design Blatchford to direct people to local businesses, not just Kingsway mall.”

“Design does not appear to integrate with the surrounding communities. The park is walled off by development and doesn’t encourage other Edmontonians to visit.”

“How can neighbouring communities access this space? How will the existing bike lanes connect?”

“On that idea of connectivity – with a multiuse trail idea – how could this work? Maybe an overhead link across Kingsway?”

Aging infrastructure in surrounding communities was a strong theme with nearby residents. Many felt that the “crumbling infrastructure” will drive property values down when compared to the newness of the Blatchford site. These neighbours perceived the City to be spending tax dollars on a new project where no one lives, rather than investing in the aging infrastructure in the surrounding communities where residents have been paying taxes for years. They resented this, and strongly recommended that the priority list for neighbourhood renewal be reviewed in light of the proposed development so that surrounding communities were ranked higher on City neighbourhood renewal plans.

“I live in Inglewood and my sister lives in Prince Charles. When people come to look at show homes, they’ll see the neighbourhoods surrounding them. We kind of look like the ugly sister neighbourhoods. We don’t want to look bad. How do they set the schedule for neighbourhood rejuvenation?”

“I live on Spruce Avenue. It’s just crazy how many potholes we have in our neighbourhood – and the LRT construction – has really damaged the area. We’re planning this grandiose Blatchford development, but what’s happening in context to the other neighbours?”

“I live in Inglewood and we seem to be the forgotten neighbourhood.”

Community Amenities

Participants emphasized that the Blatchford site needs to be designed and to function as a complete community. Many comments reflected the need for an array of amenities.

- Churches
- Community centres
- Emergency services
- Gathering places
- Grocery store
- Medical clinics
- Retail
- Schools

“With a capacity of 30,000? What are we thinking about schools? Community centres?”

“You mentioned that there are small areas throughout the community for use as gathering areas. Are there any opportunities for indoor community centres? Moms and tots, church communities?”

2.2 NEW IDEAS

Participants were invited to suggest new ideas about how to enhance the sustainability and livability of Blatchford. Here are a few of their responses.

“A swimmable lake would be wonderful.”

“The cistern piece could be nice as an art piece – a “prob-bertunity”, as they say.”

“A beautiful community gathering place. Something like the Muttart Conservatory. Something everyone can access, that has an annual appeal. Therapy rooms with benches and gardens – something that would be a natural fit.”

“Idea like in New York, the highline or an indoor walking trail.”

“Consider incorporating waterways and canals. It would be nice to see that in the summer or winter.”

“Continue to repurpose old structures – farmers market idea. Integrate amenities and history component ideas.”

“Explore different systems of car rent systems – either electric or gas – or bicycles and car-share programs.”

“Dog parks.”

“Non-traditional types of playgrounds, where you get into the creative playgrounds, where you paint, and it incorporates art. Non-traditional playgrounds and open space.”

“Adult functional playgrounds.”

2.3 FEEDBACK SHEET SUMMARY - LOVE IT!, THUMBS DOWN, A PIECE MISSING...

Each workshop participant was given the opportunity to contribute thoughts and ideas by completing a feedback sheet and/or writing their ideas on Post-It panels. A selection of illustrative ideas from both sources is provided in **Table 1**. The comment categories on the feedback sheet and the Post-It panels were as follows.

- Love it!
- Thumbs down
- There's a piece missing
- Huh? I don't get it
- Here's a new idea
- That's surprising

Table 1
FEEDBACK SHEET SUMMARY

| Love It! |
|--|
| <ul style="list-style-type: none">• Carbon neutral• Concept, vision, technologies• District energy• High density housing• Incorporating site history• Mixed-use neighbourhood, housing and amenities• Pedestrian orientation• Repurposing old buildings• Separate bike lanes• Skating rink• Small public areas throughout• Sustainability through environmental and energy innovation• Transit emphasis• Underground parking• Urban agriculture, rainwater collection, and a mixture of housing style• Walkability• WinterCity concept |
| Thumbs Down |
| <ul style="list-style-type: none">• Above ground cistern• Crumbling infrastructure• Density is too low• Design does not appear to integrate with the surrounding communities• It is a large expense for a little value• Lack of parking• Lots of dense row housing - looks unattractive• LRT expansion time frame (sooner?!)• No noisy boats• No single family homes• No WinterCity approach in street/sidewalk design• Park is walled off by development and doesn't encourage other Edmontonians to visit• Possible traffic congestion |

Table 1
FEEDBACK SHEET SUMMARY

- Reliance on projected growth in population and demand and economy overall
- Timeline too long
- What kind of lake is that? It needs to be more useable
- Where are the chickens?

There's a Piece Missing

- Affordable housing requirement
- Art - space for public art and artists
- Autonomous governance
- Build capacity in with infrastructure of surrounding neighbourhoods
- Churches, schools, medical offices
- Connected to existing neighborhoods and the community
- Dog parks
- How is the air traffic control tower being repurposed?
- Integration with surrounding communities
- Logistics – waste management, snow removal, flood prevention, mosquito control
- Maintain come control over direction/mix/affordability
- Parking and traffic control
- Parking available for residents who live outside of Blatchford
- Pedways
- Phase timelines
- Recreation centre
- Recreational use of the lake; canoeing, water skiing
- Regulations – noise control, crime prevention, condo boards, building regulations
- Schools, community centres, churches and clinics
- Seems like a lot of row/low rise type houses - not enough diversity
- Supports for homeless
- Waste management
- What are the plans to cope with extra traffic?
- Will there be snow removal for bike lanes?

Huh? I Don't Get It

- What percentage of the 30,000 people do you think will forego a car?
- Access to LRT from ViaRail station
- Affordable housing, what kind of developments?
- Amiskawly Academy (are they staying?) -they should
- Any plans for expansion of Yellowhead intersections at 121 Street and 107 Street?
- Are green roads self sustaining or do they need constant human intervention?
- Blatchford and LRT construction timeline
- Building codes and standards - How does the City make sure this concept is implemented? Who approves the architectural design? In the past, architectural quality in the city has not been that great. How do we ensure high design standards at an affordable price?
- Carbon neutral snow plowing?
- Congestion on Yellowhead - have you considered the effects on other commuters?
- Drawing a picture with a bunch of people enjoying the outdoors during the winter doesn't make it so - how do you actually intend to accomplish this?
- Garages?
- How do we ensure high design standards an affordable price?

Table 1
FEEDBACK SHEET SUMMARY

- How does the City make sure this concept is implemented?
- How will decisions be made about type of commercial/retail development that goes in to determine balance?
- If it costs too much extra, will the environmental aspects suddenly disappear?
- Put a Greyhound Station here
- Questions surrounding sustainable technologies
- Snow removal and the WinterCity concept
- Snow removal, not snow moving
- The focus on "the hill" - why so much focus?
- Traffic management (around, rather than within)
- Urban agriculture. Who runs? City? Community group?
- What happens to sediment and nutrients you collect from storm water run-off?
- Will children have yards or play areas near their homes?
- Will phasing of project allow Blatchford to feel like a "complete neighbourhood" prior to full build out?
- Will stormwater be stagnant or circulating? If stagnant will attract mosquitoes in summer
- Will there be rental properties - not just mixed housing?
- Winter strategy in -20 with wind chills -30

Here's a New Idea

- Boardwalk with rowboat rentals
- Bridge or walkway to neighbourhood communities - or extend design into surrounding communities
- Coloured pavement would be better than cobblestones
- Courtyards for blocks of low and mid level housing
- Grocery store within town centre
- Heated overhangs for retail business in the winter
- It seems like Blatchford would be home to a interesting innovative school with Edmonton Public School Board
- Lighting for skaters
- Locally owned/small businesses (no chains)
- Make the urban agriculture projects able to be commercially viable
- Make water cistern unique, "art-like" design
- Model after Central Park
- More paths/trails/public space within the park
- Multi-level underground parking
- Non-traditional playgrounds - for a wider range of ages (allowing for creative construction for example)
- Possible car share
- Retaining the old airport hangers for a variety of uses, e.g. community league hall, climbing gym or other type of gym
- Ski paths
- Swimmable lake
- Unmanicured stormwater management pond (introduces wildlife, manages pests with introduction of natural predators)
- Use grey water to fill toilets

Table 1
FEEDBACK SHEET SUMMARY

That's Surprising

- Building process
- City as developer, development will turn a profit – both positive surprises!
- Could it end up turning into a semi-gated community? (alarming)
- District heading should be included! Be a big loss if not installed
- Fire pit may attract the wrong crowd
- Focus on limiting car traffic
- Focus on limiting car traffic (great!)
- Hill blocks sound/wind
- Is there any way we can get it done faster?! 25-30 years is way too long
- No single family homes or duplexes
- Reasonable environmental state of site; City of Edmonton should continue clarifying the facts
- Recycling of industry materials
- Reusing old building materials (airport hangar, etc.)
- We need exceptional standards to maintain architectural and building standards and enforcement

3. ONLINE SURVEY

The online survey sought stakeholder input on whether the development plan reflected the Blatchford design principles (provided in **Table 2**) and the pillars of sustainability. The survey also asked about the plan’s effectiveness in incorporating social, environmental, and economic design elements, how the existing design elements could be enhanced, and what other elements could be added to the plan to improve the sustainability outcomes.

3.1 PROJECT DESIGN PRINCIPLES

TABLE 2
Design Principles

| | | |
|---|----------------------|--|
| 1 | Planning and design | Raising the bar for community design worldwide |
| 2 | Ecological footprint | Making it easy for residents to reduce their footprint while improving quality of life |
| 3 | Infrastructure | Energy, water, transportation, and waste management systems are designed to reduce environmental impact |
| 4 | Family housing | providing homes for all stages of life and creating a strong neighbourhood environment |
| 5 | Open space | (fully integrated into the community to provide environmental benefits and places for residents to enjoy |
| 6 | Technology | Continually seeking sustainable solutions for long-term success |
| 7 | History | Recognizing the history on the site |

Figure 1 illustrates how respondents reported their agreement on whether the development plan reflected the seven Blatchford design principles.

- On five of the seven principles, approximately three-quarters of respondents reported that they strongly or somewhat agreed that those principles were reflected in the development plan, with ecological footprint receiving most agreement and history receiving least agreement.
 - Ecological footprint (82%)
 - Open space (78%)
 - Infrastructure (77%)
 - Family housing (73%)
 - Planning and design (72%)
- On two of the seven principles, about half of respondents reported that they strongly or somewhat agreed that those principles were reflected in the development plan.
 - Technology (56%)
 - History (47%)

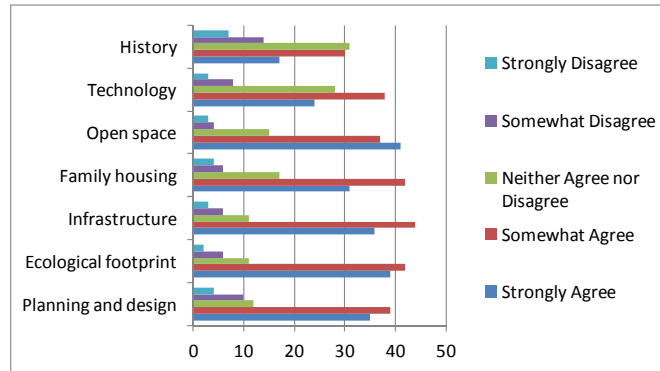


Figure 1
Reflecting Design Principles (n=470)

3.2 PILLARS OF SUSTAINABILITY

Figure 2 illustrates how respondents reported their agreement overall on whether the development plan incorporated the three pillars of sustainability. Overall, respondents strongly or somewhat agreed that the pillars of sustainability are reflected well in the plan.

- A majority of respondents agreed that the development plan incorporates the social, environmental, and economic pillars of sustainability.
- The environmental pillar received the highest level of agreement (83%), followed closely by the social pillar (82%).
- Just over two-thirds of respondents (68%) agreed that the economic pillar was incorporated in the development plan.

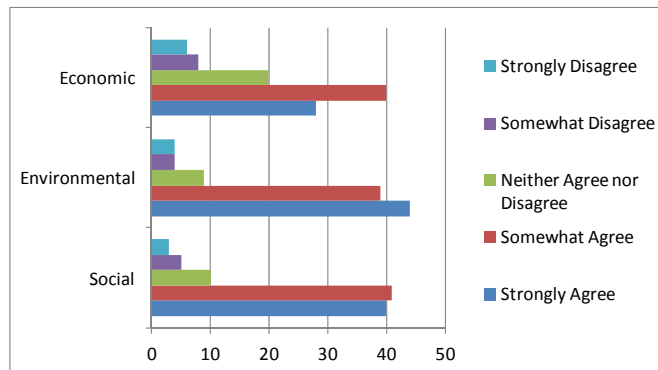


Figure 2
Incorporating Three Sustainability Pillars (n=470)

3.3 DESIGN ELEMENTS

Survey respondents were invited to consider those areas in each pillar that were effective in meeting the priorities, and those that still could be improved upon. Survey results suggest the following design elements are considered effective within each pillar, and also suggest those elements needing improvement in the plan.

Design Elements Considered Effective

- **Social**
Amenities close to home; transit-oriented development; building for families/schools; walkable streets; parks/open spaces; enhanced public space
- **Environmental**
Transit-oriented development; walkable streets; green buildings; stormwater ponds; low impact development; green buildings
- **Economic**
Mixed-use development; NAIT partnership; diverse housing

Design Elements Needing Some Improvement

- **Social**
Diverse housing; amenities close to home; building for families/school; WinterCity Strategy; enhanced public space
- **Environmental**
Holistic energy strategy; green buildings; stormwater ponds; low impact development
- **Economic**
Increased business; diverse housing; mixed-use development

3.4 WHAT WE HEARD – SURVEY COMMENTS

Respondents had the opportunity in the survey to offer comments on whether sustainability has been incorporated into the design elements. Many comments indicated that the proposed plan has indeed incorporated sustainability overall, or that a strong start had been made in this direction. Support and enthusiasm for incorporating the specific design elements for each of the three pillars were consistent, with input received at the workshops and can be examined further to referring to the raw data documents.

Here are a few comments that reflect support for the plan.

“I believe it has taken every consideration possible for maximum social, environmental and economic advantage plus our weather conditions.”

“I think it is clear that you are building a socially connected community and are using the outdoor space to enhance that connectivity. If your goal is to be environmentally conscious, you

are definitely working towards environmental sustainability. There are numerous environmental components such as the rain gardens, edible landscapes, rain water collection, etc. The social elements include lots of neighbour interaction through urban design with living, working, and socializing facilitated through the built environment. On the economic front, facilitating jobs locally should enable residents to live very locally on several fronts."

"The plan accommodates the needs of people at a variety of ages and stages, and - unlike most older neighbourhoods -- includes a wide range of social gathering points that will help bring the community together. It will also meet high environmental standards and provide 'local' jobs."

"The community plan looks to incorporate a lot of components that will promote sustainability and social gathering and interaction among neighbours within the community year-round. I love the use of green spaces, green roofs and areas in which a family or individual can be active."

"Integrating old and new neighborhoods is extraordinarily beneficial to all residents."

"Mixed housing provides the best chance for solving poverty and homelessness issues. The city absolutely has to become more transit focused, especially in a development so close to the city core. Easy access to downtown and beyond will likely be a highly desirable feature."

Notwithstanding, respondents took the opportunity to express several concerns about the development and to provide ideas about how the design could be improved to help achieve sustainability in practice, described below.

Balancing and Maintaining the Three Pillars

While some respondents indicated that sustainability is generally incorporated in the plan, numerous comments reflected concerns about the project's ability to maintain the equilibrium across the three pillars that is central to sustainability, both during the building phase and over the long term. For example, there could be a risk that, unless rigorous controls are in place, not all developers will be obliged to incorporate all three pillars, meaning that the intended vision of Blatchford will become diluted over time. Others stated that the current design leans more heavily to the social pillar at the expense of the other two, or that the interconnections between the pillars are not yet apparent. Some suggested that as the planning process itself continues for Blatchford, the City's commitment to embedding sustainability throughout the design has weakened. Conversely, others recognized that a balancing of costs is appropriate.

"Overall, I strongly agree with the way the plan sits now. My biggest worry as a potential buyer is that the contracted developers will stray/attempt to enforce changes to reduce costs, and building codes / practices will restrict the architecture."

"The focus on moderate to high density living across multiple socio-economic demographics is very positive. Environmental is heavily weighted to landscaping. It is good to see that there are expectations for Green Buildings, but to what degree are they to be energy efficient? Another major environmental component is renewable energy - where is this?"

"I found many of the reported cutbacks to be disappointing, as I was looking forward to a more far-reaching focus on sustainability."

"Too bad we had to take away some of the ideas... but keeping within reasonable costs is important and understandable."

Feasibility and Delivering on the Project

Some respondents expressed concern over some of the planning assumptions and, hence, the viability of the project itself, since they did not have a solid understanding of the basis for some of the assumptions on which the City is proceeding. Comments referenced, for example, whether the assumed mix of winter uses, demographics and land uses is the ideal social outcome on every level, suggesting that this aspect of the conversation needs additional and thoughtful exploration to ensure all the “pros and cons” have been understood and addressed. Further, it was unclear for some whether the costs of achieving sustainability could be realistically met from an economic perspective. Lastly, a few comments rejected the idea of the project entirely, indicating that the site should have remained as it was, the site is unsafe, or that the proposed plan is out of touch with the housing needs of Edmontonians.

“I can see where a diverse social community would have some positives but also some negatives. That does not enter into the discussion. It is assumed that a diverse social mix is the ideal. The large scale benefit of a community garden in this winter city is questionable. The growing season is so short. Will it be an indoor community garden, like a green house so that it can be a year round thing? What would something like that cost to operate? I would suspect that there would be some people who would participate but realistically they would be a small minority. Would allocating that kind of space be the best use of that land?”

“In the UK, where I originate from, small commercial areas have become centers for social issues as small businesses struggle to compete against large chains.”

“Cost of maintaining sustainability would likely be more than the project could produce.”

“Blatchford is a horrendous idea that should be scrapped. It is not sustainable because people will not want to live there, especially for the cost and due to the polluted nature of the ground.”

A few comments highlighted the concern that the historic use of the site has led to potential underground environmental contamination on the Blatchford site.

“The concept of Blatchford is amazing, but the implementation is awful... I have spoken to those who have information on the site of the development (including potential bidders), and have heard that the ground beneath the airport land ...the fields... is contaminated with oil and radioactive waste from the decades of planes dumping gallons worth of used oil into the grass, or leaving nuclear mining payloads sitting unprotected on the tarmac for days before being transferred... With this information, no builder will offer a bid low enough for the city to accept, and therefore the city will have to undertake the development of Blatchford independently, costing the taxpayer millions of dollars for work that is sub-par.”

Skepticism was expressed about the financial feasibility of building and maintaining the project so that it consistently demonstrates the pillars of sustainability over time, with some comments indicating the project is being forced on Edmontonians at the expense of other municipal services such as road maintenance and snow removal.

“Seems like there would be a lot of upkeep to the many features involved in building this community which may add to the negative economic sustainability of the area.”

“The concept is already being reduced from what was originally present. Seems to me economically it has already taken a hit. I do not believe economically that this social engineering is worth it.”

Housing Affordability and Mix

Questions and concerns were raised about whether the proposed housing mix is sufficiently balanced to meet Edmonton’s needs, and whether housing will be affordable overall to sustain the intended character of the development. Other respondents indicated that the density was too low, which in turn may impact whether there will be sufficient opportunities for a range of economic development options suitable for the intended nature of the community.

“Information is not available as to the cost of housing; whether there will be subsidized housing (low income or senior). The economic savings for individuals living in the community are significant - but if the cost of housing is not affordable for those who are on low/medium/fixed income persons then it doesn't benefit those who need it most.”

“I would like to know more about what that range really is. Will first time home buyers with young children (perhaps with one parent home taking care of young ones -- so single income family) be able to have viable choices here?”

“The renderings indicate medium-rise development and over the long term I feel this is short-sighted. There should be much higher rise development integrated in, using a street friendly pedestal approach. The challenge is that because it won't be built out at once, the economics of running a business in the various locations may be challenged.”

More Details Are Needed

A number of respondents indicated that in order to better understand whether the project is actually sustainable, more details are needed about how the project design will work when it comes to executing the plan. They suggested it is important to look at the practicalities of delivering on the Blatchford vision.

“I think there are many exciting elements of Blatchford but there are few details to understand the sustainability of different elements - number of family oriented housing units, provision of rental units, the cost of maintenance for the lake and the provision for small scale local businesses.”

“You speak of businesses for the area but not what kind? Sole-proprietor? Small business? Corporate chains?”

“I didn't see enough detail on public transit options.”

“There are no standards mentioned”.

Balancing Blatchford Costs with the Needs of Other Communities

Several respondents expressed concern over the priority of planning and financial resources to Blatchford at the expense of other neighbourhoods.

“A concern is that a disproportionate share of the City’s resources may go into Blatchford at the expense of other communities and their needs.”

“I am not in favor of the City using a disproportionate amount of funds for a elitist group that will derive the benefits from my tax dollars while I cannot get my sidewalk repaired or snow removed.”

Integrating with Edmonton and Other Communities

Caution was expressed about remaining practical and on focus to ensure that over time Blatchford remains diverse, socially and economically. Respondents reiterated the importance of the unique character of Blatchford remaining the draw for residents and businesses, but also promoting visits from other Edmontonians of all types. Underlying all of these desirable features is that Blatchford must not be allowed to become too self-contained, but rather be easily connected to and with the rest of the city.

“It is difficult to imagine how Blatchford will be integrated into existing surrounding communities. Incorporating businesses, transit and ‘social areas’ into the development will make it highly self-contained and therefore insulated from and separate from the surrounding communities.”

“The businesses shouldn’t be strictly green businesses but plunking a Starbucks in an environmentally responsible neighbourhood makes it a yuppie neighbourhood - not a green one. I think careful consideration needs to be made as to what businesses can move in. Things like non-franchise, local businesses and cafes would make this area much more unique and appealing and draw in people from outside the neighbourhood.”

Additional Design Elements to Consider for Sustainability

- Community policing and safety in green spaces
- Geo-thermal heating and other alternate energy forms
- High-rise housing
- Incorporating climate change considerations
- Library
- Maintaining airport facilities
- More history and art elements
- Multi-generational housing
- Playgrounds and day care
- Recreational features to promote family activities (e.g. soccer, swimming)
- Recreational lake use
- Skating

Thursday, September 4 – Session 1, 5:00 pm

Katie Soles
Introduction
Housekeeping items

Mark Hall
Building the Vision

What We Like

“It’s a planned community. That appeals to me.”

“Community for people of all ages – young old.”

“I like the idea of district energy – but it’s kind of vague.”

“The fact that it’s in the centre of Edmonton. It isn’t using land outside the city. It’s connecting. It’s much easier for people to get around, and you don’t have to use your car. It would be ridiculous to use your car. “

Thumbs Down

“The target of this piece of land to only be used by 30,000, is it fixed? In terms of statistics of Alberta have pretty much increased in population in the past year, as the champion city of Edmonton, why don’t you extend a more envious plan to accommodate 100,000 people, 10% of the population!”

“What do you mean by affordable housing? Is it going to be just 10% down?”

“Recreation lake as opposed to a storm water pond? Considering using space for kayaking, swimming. The hill will be put back in?”

“Is the tower staying?”

“Was a recreation centre or YMCA being considered for the space?”

“You mentioned about noise from the north and CN track. How would you work to reduce this noise?”

“This development by the city itself is a scary concept – especially as it happens over 25 years – how will this be overseen? Will the city become a construction company? Who will do the actual digging of the holes?”

“I have concerns about the cut through community leagues and Prince Rupert neighbourhood.”

“There’s a lot of talk of walkable communities – like families walking to stores. What about walking to schools or medical facilities?”

"I have the opposite concerns. There should be better connectivity. Right now this is kind of isolated. How do people get from Blatchford to other communities, schools?"

Here's An Idea

"You mentioned that there are small areas throughout the community for use as gathering areas? Are there any opportunities for indoor community centres? Moms and tots, church communities?"

"I was just wondering – again with our aging population – and again, wanting to be as inclusive as possible, what about seniors homes, what percentage will be student housing, seniors housing, low-income? Has the city mandated a percentage?"

"I was wondering if you guys have considered incorporating water ways and canals? It would be nice to see that in the summer or winter? Bioswales or streams."

"Concerns about spaces downtown, homeless people, the mustard seed, is this new community going to accommodate affordable housing? Will it share the same problems as the downtown core?"

"Are we keeping the planes along Kingsway?"

Thursday, September 4 – Session 2, 7:00 pm

Katie Soles
Introduction
Housekeeping items

Mark Hall
Building the Vision

What Did You Love?

"I really am excited about the urban village idea – and it's long term use. It will hold people in the community over time, it's inclusive, it adds to the vibrancy."

"I love the community garden concept, the public spaces, the recreation and hill."

"I love the acknowledgement of the history of the area – I have family who was a big part of that heritage – and the retail/residential mix idea."

"The tower in a lot of the pictures! Way to go!"

"I like the district energy heating system, and the pedestrian/cyclist first approach"

"Yes, cyclist and pedestrian priority!" "Agreed"

"I like the relocation of existing structures! It's amazing."

"I liked the idea of the firepit. And the idea of being a 'winter city' – it's something I would enjoy"

"I like the storm water ponds, and I'm curious about water front properties. It would be sort of my dream to live there."

Thumbs Down

"I'm concerned about the noise factors – things like festivals, international events, volume of people, activity, more and more people – some people won't participate, some people will just want to live in their quiet homes?"

"I'm concerned about the large stone-water basin, the water quality issue, and this idea of an 'eco-park' mixing with the decaying filth of the water. It can be an amenity or a double edged sword – like Grandin Park in St. Albert – a cautionary tale"

"This is a golden opportunity for enhanced development of infill capacity."

Here's An Idea

"I'd like to see in the public areas more fountains. And what will there be for recycling?"

"I was wondering about where and how many entrances there would be into this community? How will 30,000 people come and go? How do you control the number of vehicles?"

"I'm just wondering about fire safety for the structures. There have been buildings 'built to

burn'?"

"Snow removal. How is this part of the plan?"

"What about solar paneling for buildings?"

"Are you partnering with groups like the Edmonton Public School Board?"

"How can neighbouring communities access this space? How will the existing bike lanes connect?"

"On that idea of connectivity – with a multiuse trail idea – how could this work? Maybe an overhead? Etc."

"I was just thinking about the idea of indoor gathering places? Immediate idea that comes to mind is the Muttart Conservatory. Something everyone can access, that has an annual appeal? Therapy rooms with benches and gardens – something that would be a natural fit."

"Idea in New York, the highline... indoor walking trail."

"One last idea of repurposing old structures – farmers market idea. Amenity and history component ideas."

"Will there be underground walkways from building to building – as an urban design?"

"Is there any opportunity for solar energy here – for public or private space, or both?"

"I'm a little disappointed to see it's so focused on multi-family verse single-family homes. I'm also concerned about parking – underground? Etc."

"I don't want to see back-alleys."

"I'm huge about making it difficult to drive."

"I don't see a lot of retail. Am I mistaken?"

Saturday, September 6 – Session 1, 1:30 pm

Katie Soles
Introduction
Housekeeping items

Mayor Don Iveson
Address

Mark Hall
Building the Vision

What Do You Love?

“Environment recycling”

“The expansion of NAIT and the spillover from that institution”

“I love the park and the water – especially the wetlands.”

“The housing types used and the housing types on used, meeting the medium density mandate.”

“The walkability and the density mandate.”

“The separate bike path”

“Really integrated LRT system”

Thumbs Down

“This is all wrong – this should be more of a market driven model. It needs to be generational, and homes must accommodate a variety of issues.”

“I’m really excited about the wetlands, but I am concerned about insect control. I am very anti-pesticides, so I’m concerned about living in a beautiful but toxic environment. I don’t want to be constantly sprayed.”

“Seniors complexes - with our baby boomers building on, and finding places for people with disabilities to live, the suites need to accommodate these types on lifestyles”.

“I live in Inglewood and my sister lives in Prince Charles. When people come to look at show homes, they’ll see the neighbourhoods surrounding them. We kind of look like the ugly sister neighbourhoods. We don’t want to look bad. How do they set the schedule for neighbourhood rejuvenation.”

“I live in Spruce Avenue. It’s just crazy how many potholes we have in our neighbourhood – and the LRT construction – has really damaged the area. We’re planning this grandiose Blatchford development, but what’s happening in context to the other neighbours?”

“I live in Inglewood and we seem to be the forgotten neighbourhood.”

“Right now I don’t see a sports or community based facility?”

"I wanted to add – this might help with revitalization. As builders there should not be any incentives to come in. In turn, this will be an even playing field for everyone developing. It will save the city money, in turn they can reinvest in other communities."

Questions

"I know you're talking about vehicles – 122st and Kingsway – will there be vehicle shortcuts? I don't want the density. Stops and yields, can they be added?"

"Have you approached builders? What will the costs be of these buildings?"

"There will be many builders?"

"So the streets won't be as big, but there will be buses and public transportation? How will we handle snow removal? When the snow is stored on the boulevard it seeps into the ground and hurts my elm trees."

"Has there been a budget identified to make these inclusive design changes and if so, how have they been divided (for examples this percentage to walk-ability or roll-ability)? And again, my concern with narrow streets, you have to be careful with wheelchairs, and with snow removal, how will this be affected? This will be much more of a problem with your aging population in 5 to 10 years."

New Ideas

"I was wondering if a compositing program has been considered – within homes?"

"Years ago, I've seen, I've heard, that worked well in Japan... that people melted the snow. We have so much energy in Alberta, why don't we just melt it?"

"The affordability part has not been mentioned? Will we aim for a range of prices? Will a townhouse in this neighbourhood be more or less than other areas?"

"With the affordable housing, will there be an application process? I feel like this would be competitive. It would be hard to get in."

Saturday, September 6 – Session 3, 3:30 pm

Katie Soles
Introduction
Housekeeping items

Mark Hall
Building the Vision

What Do You Love?

"I was quite impressed by the reclamation of the old buildings."

"I liked the carbon neutral concept."

"I appreciate the stakeholder approach – it's pretty strong."

"Strong emphasis on being sustainable."

"I like that the amenities are within walking distance "

Thumbs Down

"The drainage to the lake is fine, but the sub-pumps, and the cisterns and the pumps – with winter 10 months of the year, and everything freezes. How will this be managed. So where is the cistern water going to go before it freezes?"

"Learn from Millwoods, learn from the other areas and move forward."

"I think I would like to see more height, more high density, rather than low to mid density housing. In 25 years you don't know what the market will be like."

"What are you going to do about the snow? With all the bicycle lanes and sidewalks."

"Opportunities for medical clinics?"

Questions

"I'm assuming the city isn't building and buildings – just streets and infrastructure -so you're relying on the private sector for the development and construction. How will you assure that they maintain this vision?"

"So there is more than zoning regulations? Is the Edmonton Design Committee going to be involved?"

"When you talk about builders – I'm hearing home builders – but there is broader explanation of what a builder could be?"

"I can anticipate that meeting the requirements of these things could be quite expensive for builders, how will the city maintain the affordability? While I really like all the amenities, I'm just concerned about the affordability in adding in these extras."

"I was just curious as to how the infrastructure was being funded? Through taxes or CRL?"

“Is there a target as to how much rental housing and market housing?”

“With respect to the energy footprint over the course of the project, can you already set the mandate for construction companies, builders, and others involved?”

“I understand a lot of these features are sustainable, are you looking to pursue lead, “build green” and other measurement criteria in terms of sustainability?”

“The residential part will be on the west end. Will it all be townhouses? Will there be any single-family homes? How about senior residents? “

“There’s no chain link fence between you and medical facilities”

“How about garages?”

“So they’ll be back alleys”

“Where will be garbage be?”

“Any public parking? What about a parade?”

“So I assume EPCOR is one of your partners? Are they coming to the table with suggestions for energy consumption behaviors? For example in France and Germany have caps and over a certain level of energy the resident must pay an additional amount – so, behaviour management? “

Tuesday, September 9 – Session 1, 5:00 pm

Katie Soles
Introduction
Housekeeping items

Mark Hall
Building the Vision

What Did You Love?

“Limited automobiles” – lots of people love this.

“Green space.”

“The separate bike lanes.”

“The water element, and wetlands.”

“The clumping and the segregation of the different areas; like retail and residential.”

“The limited ecological footprint.”

Thumbs Down

“Lack of access and lack of parking. People will be parking in the surrounding areas! It’s happening already!”

“This is familiar to me – in everywhere I’ve ever traveled – every single neighbourhood like this has underground parking. There is extensive underground parking.”

“Is there plan – keep it exactly the same – to provide mass parking? Maybe 5,000 stall underground parkades.”

“It’s not just resident parking! It’s visitor parking. It’s an issue.”

“We live on the east side of Blatchford, it’s considered a flood zone. If you put a whole bunch of other people there, and ponds, what’s going to happen to our crumbling infrastructure?” “Just so you know, from the last flood, it’s finally been cleaned out this Friday, and that was two years ago!” “But how does it affect all the people living there? Aren’t their drainage pipes going to connect with ours?”

“The green space is great, but what I don’t see in the planning is the organized recreation green space?”

“If we are going to stay the champion city of Alberta, we need to consider underground parking. – “These other cities have done this! Why can’t we do this starting from scratch! This has nothing to do with individual housing, but more of a public housing. Starting from scratch is a wonderful opportunity!”

Is There Something Missing?

“Churches, community centres and recreation facilities? Is there room for that?”

“Looking at all the row housing, I’ve noticed every home is multistory. We are missing single level housing, this could impact a seniors decision to live in that community. We need more diversity in housing.”

“The issue of the geothermal – is that completely off the table?”

“This is going to such a very unique, unique project, are there plans to feather this in – like a painting? This is a stand out community. How are we going to make sure this community is connected?”

Questions

“A related question to parking, I can’t comprehend your map. The LRT is going to screw up the entire traffic in that area – especially if no-one moves in. This is going to screw up with traffic? What’s going to happen with traffic in the surrounding areas? I live in a neighbourhood with no park – will I have access? Will this be a public park?”

“At one point I heard talk of connecting to the River Valley bike trails. Is that still going to happen?”

“I live in the Inglewood area, so I’m particularly interested in how this community can tie into 118th area, and encourage foot/bike/bus traffic into that area – and add in its revitalization.”

“I think you mentioned that the project will be 100% sustainable energy? Will this happen? What are your major sources of renewable energy?”

“What is the environmental health of the current site?”

“I was just curious if there would be higher than average green standards into the green sites?”

“What process will be used for selecting the land developers and builders?”

“I just wanted to comment, they are planning a festival space! Where would that be and when?”

“With a capacity of 30,000? What are we thinking about schools?”

“Will it be strictly community gardens, or will it be zoned as parkland?”

Tuesday, September 9 – Session 2, 7:00 pm

Katie Soles
Introduction
Housekeeping items

Mark Hall
Building the Vision

What Do You Love?

“Urban agriculture – and right on the street, none of this ridiculous grass business!”

“I actually really liked the hill acting as a wind breaker, for reducing noise and as a view of the downtown.”

“I do love this plan.”

“I like the thought given into winter city design – the reality is it's an 8 month season.”

“Dedicated bike lanes.”

“Accommodation of mixed families – the age range, families and old folks, and singles.”

Thumbs Down

“Each district seems very segregated... They don't seem intermixed – residential and commercial spaces.”

“What is that clean energy you were saying? Ya, the renewable – Cause I know Ontario goofed very poorly by installed wind and solar energy.”

What's Missing

“I didn't hear anything about the technology industry. What about avionics and technology? How do we introduce a new area in high-tech industry? How does current industry play in?”

“I've heard the word accessibly mentioned – but not exactly in terms of disabilities. We have a growing population, and aging population, and a younger population (with disabilities) how do we accomplish this? I work with lots of families with severely disabled children who need access.”

“Again on the topic of the dwelling... Again, I understand lots of the design criteria have yet to be established. What I would like to see is buildings that will last for 200-300 years. When we talk about sustainable buildings this is imperative, we need to avoid buildings that are neglected to the point they have to be torn down. If you have a bunch of townhouses together, and someone lets their home just rot, it isn't sustainable. Building above building code – building code sucks in many ways.”

“What about waste? How is household going to be handled?”

Questions

“It’s been hinted at, but it hasn’t been stated, what about a geothermal concept?”

“Lots of questions about how indoor spaces will be heated, what about outdoor heated spaces?”

“Who’s the developer on this land? Who owns it?”

“We had talked about it being all-inclusive, socio-economically, how will you make this feasible? Now-a-days we’re focusing on dense environment and populations, are we looking at bungalows that could be used as seniors dwellings? Is there any tax incentive for living in an area that is marketing itself as such a low environmental impact area.”

“How will this affordable housing? Will it be subsidized by taxes? By government?”

“With putting 30,000 people in such a small area, given that people will still be using their vehicles, and we are a vehicle driven society, what will the access be to the Yellowhead trail? What will the connections be like?”

“Again, back to the affordable housing, for some people that means renting. They simply can’t get certain afford to buy, even a little hobble. How will this be determined? What does affordable housing encompass?”

“I know this will be a partnership with the builders, but will there be requirements for the builders to develop sustainable forms of houses? How will they be mandated?”

“Any other form of renewable energy? Like solar? Any other?”

“We talked a lot about the residential but what about the commercial and rental area? How much say will the city have over what types of businesses go into the commercial complexes? Is there someone in charge of deciding this?”

Any New Ideas

“This has probably brought up – but a swimmable lake would be wonderful. The cistern piece won’t be nice as an art piece – a “prob-bertunity” as they say.”

“I know I’ve seen other cities where they have different systems where you can rent cars – either electric or gas – or bicycles (car-share programs)?”

“What about in terms of mixed-use park space, like dog parks?”

“I like the idea of all this sustainability, and all these trees, but I would suggest you chose trees that don’t affect the infrastructure – like roads.”

“What about the none-traditional types of playgrounds, where you get into the creative playgrounds, were you paint, and it incorporates art. None traditional playgrounds and open space.”

“Adult functional playgrounds!”

“What about access to school, community centres, public amenities etc?”

Thursday, September 4

- Community gardens should be considered as aesthetic and functional. We want the space to look good. How will the community gardens be monitored?
- What is the timing of the project?
- What is the projected occupancy?
- Suggestion for edible bus stops – each bus stop caters to a different fruit; etc. orchards, raspberry bushes.
- Fruit bearing trees.
- Impressed by the scale and scope of the project.
- Cobblestone walkways – is this a tripping hazard? What about wear and tear?
- Positive comments regarding recreation space and skating rinks.
- I like the green roofs.
- This is economically feasible?
- Positive comments regarding the incorporation of the flight tower and historic elements of the old airport.
- Citizens of surrounding neighborhoods are concerned about the aesthetic and how the development will affect their lifestyles – transportation, view, etc.
- Will housing be accessible and renovate-able?
- What about community living opportunities? Wheel chair access and inclusivity?
- Will this be “ghettoized? (Lots of low-income housing concentrated to one area, causing potential for crime). Will the low-income housing be segregated or dispersed throughout the development?
- Expressed pessimism about the project coming to fruition. Good things happen organically, this feels forced? Neighbourhoods build themselves. Concerns that this development method is prescriptive, “I know what people are like”.
- Compared the development to Granville Island. Does this model work? Developments in the states have turned into “the projects.”
- Pleased that the city is developing internally, “within in city” as opposed to outwardly.

Saturday, September 6







- I’m really impressed with this project.
- Cool that retail is built right in to the design.
- Voiced concerns about seniors, accessibility, wheel chairs and aid for the deaf or blind. Things like braille on all the signage, light alarms for deaf residents.
- Concerns about affordability, what low-income means?
- What is affordable housing? Will there be an application process for housing?
- Parking concerns.
- Concerns with vehicles cutting through other residential neighbourhoods, safety, etc.
- Perhaps the renderings are a bit “over the top” and too elaborate for the design phase.
- Happy to see high density, but would also like to see some single family homes. Disappointed by that.
- How much will this land cost the city to develop?
- Storm water vs. recreational lake?
- Happy the tower is staying.

- Road direction, how will traffic flow in and out of Blatchford.
- Balancing ideas – there needs to be equal amounts of work and play. The different districts need to be well integrated.
- What are the mandates for energy? Will builders be able to bid on this site and afford to live up to the environmental standards?
- There should be a mix of demographics.
- Would like to see more Farmers markets.
- Appreciated the opportunity to be consulted, and excited to see the final result.
- Has it been determined who will manage the urban agriculture areas? Who will design these areas?
- Questions about affordable housing, how does one qualify?
- Concerns about condo fees.
- Concerns about parking.
- This is a sustainable community, but it is actually quite low-density in comparison to other models.
- This is a bait & switch; the city has changed nearly everything. Severely reduced park size, smaller lake, less sustainable. I don't want to see more sacrifices to the original vision.

Tuesday, September 9

- Seasonal issues; given the city's past record of clearing the streets, can they do something differently? More efficiently?
- What about snow removal? Even citywide?
- I like the hill – reducing noise from Yellowhead.
- Where are they schools?
- This is awesome!
- How will the roads tie in? How will this effect traffic? Expressed frustration at current congestion in the city.
- I'd like to see a community centre.
- Concerns with traffic flow, how the Blatchford community will feed into the surrounding commuter roads – 118th avenue, Yellowhead.
- Solar panels, that is really pleasant to see.
- Which area will be built first? Excitement for the project.
- I'm disappointed there are no single-family homes.
- Positive discussion surrounding the LRT line and building it into the community right away.
- Likes the pedestrian, street-level environment for socializing, coffee shops etc.
- Sustainable building can mean different things – there are many aspects. We need to consider how long these buildings will last, the quality and durability of buildings.
- Love the innovation behind this project!
- I like the buildings and the architectural renderings.
- Curious how this project will turn out in the end. If it will live up to its vision.
- Edmonton has a bad reputation for urban sprawl. Eager to see how this fits within the city centre.
- There need to be strict building codes.
- Was there competing corporations for this project? Did any international developers bid to develop this space?
- The tower is really cool.



| | | |
|--|---|--|
| <p>Love It!</p>  | <p>Thumbs Down</p>  | <p>There's a Piece Missing</p>  |
| <p>Huh? I dont get it... How will that work?</p>  | <p>Here's a new idea...</p>  | <p>That's Surprising!! That's Alarming!!</p>  |

We would like to know what area of the City you live in. Please enter the first three digits of your postal code: _____

Please return this completed survey at the registration table.

BlatchfordEdmonton.ca