

**Public Consultation Program
What We Heard**



Site Address | 5404 – 47 Street, Leduc, Alberta

Presented By | TLA Group of Holding Companies

Prepared for | City of Leduc Council



Working partners |



**Habitat
for Humanity®
Edmonton**

Wakohtowin (community) Heights



Executive Summary

Wakohtowin (Community) Heights, is a collaboration between TLA Developments, City of Leduc, Leduc Regional Housing Foundation (LRHF) and Habitat for Humanity Edmonton (HFH) in response to the City of Leduc issued Negotiated Request for Proposals (NRFP) for the development of 5404 – 47 Street Leduc. At the close of the NRFP and post-application reviews, TLA was awarded the opportunity to move forward with our proposal. It is a great opportunity for everyone to work together to keep the project as affordable as possible and provide quality homes for those who need them.

Affected demographics for this project are primarily economically focused. Metrics such as age, race, or career are all impacted by economics and will likely be represented ubiquitously throughout the new members of the Wakohtowin project. In addition to the myriad of career and job opportunities, Leduc and surrounding region offers families and individuals a variety of housing choices. Over and above the jobs and housing, Leduc also offers a community where they may start and grow their families in a young thriving community.

TLA's proposed development consists of a mixed-use apartment style housing project with first floor commercial space and ample parking. The housing unit mix includes 31 x one-bedroom units, 24 x two-bedroom units, and 4 x 3-bedroom units. A total useable area of approximately 60,000 sq ft. The first-floor commercial space includes a day care, a medical centre and storage units. The building will be surrounded by ample landscaping including pollinating plants, large and small root ball tree species.

Our consultations with Council, Administration, the neighbourhood, and other stakeholders has led to this submission. During our door knocking and public open house we experienced near

unanimous support. While we understand that there may be a social media thread, brought to our attention during our open house, that represents some opposition to the project, we are not including this thread as the people on it have not approached us during any of the opportunities that were presented to them. We cannot verify the validity or authenticity nor the author of this thread.

TLA's underlying commitment to the community, affordability and transparency are all outlined in this report. Our engagement with Council, Administration, the community, neighbours, and other stakeholders allowed us to confirm that the evolution of this proposed development is synchronous with the City and its residents.

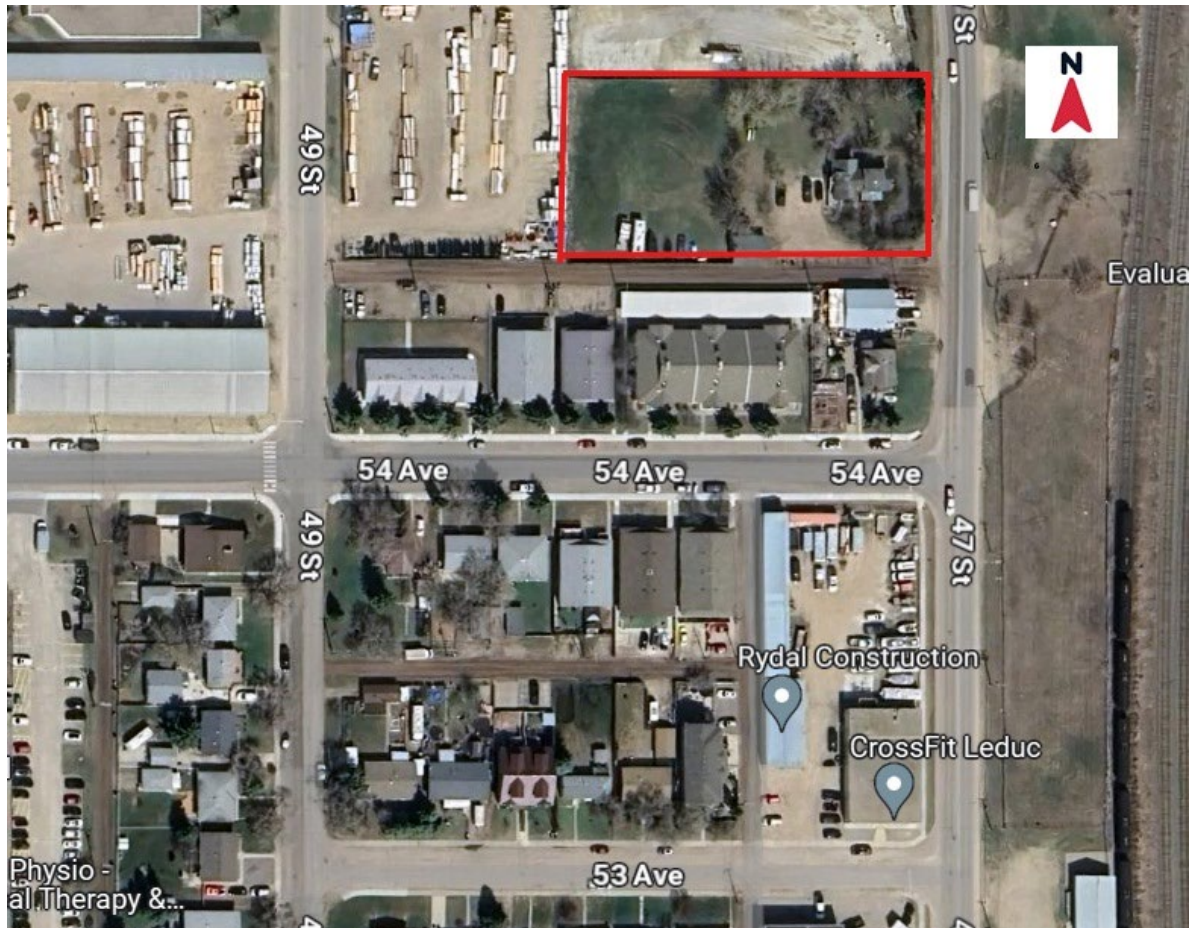
1.0 Introduction

The purpose of this public engagement report is to meet the regulatory requirements for rezoning the subject property at 5404 – 47 Street from GC – General Commercial Zone to DC – Direct Control District to construct this multifamily, mixed-use development.

Our goal with this project is to bring an affordable home ownership choice to the City of Leduc in support of individuals and families experiencing difficulty in the current housing environment. The property will be managed by the Leduc Regional Housing Foundation who will ensure as many people as possible will be able to benefit from this project. Our goal will be achieved through offering a variety of housing options located on a lot that is near amenities and within walking distance to public transit, a safe cycling network, shopping, schools, community recreational areas, walking trails and entertainment.

2.0 Subject Property

The site at 5404 47 Street in Leduc, Alberta, is well positioned near transit, commercial and retail shopping and jobs. Situated at the heart of Leduc, this address offers convenient access to key amenities and services. Its central location makes it an attractive choice for various developments ensuring accessibility and visibility.



3.0 Stakeholder Engagement

TLA Development strongly believes in exceeding the normal requirements of engaging the community, stakeholders, and interested parties during the evolution of our projects. Here is summary of our engagements for this proposed project to date:

Step 1. Initial Concept

After consultation with our project partners, we determined that the demand for families and individuals looking for support and affordable housing is significant. This initial engagement and subsequent planning gave rise to the current concept for the project with the goal of providing affordable housing to individuals and families in need.

Detailed discussion and negotiation with the municipality and our partners was conducted. The model we came to rest on is one that considers affordability, accessibility, partnerships that matter, and a sustainable model built on the CMHC definition of affordability.

In breaking previously siloed models for affordable living, condominium living, and traditional home ownership, we have created an innovative project that is both affordable and sustainable without additional government contribution.

Step 2. Initial engagement with Municipality and Design

TLA responded to the City of Leduc initiated NRFP and was subsequently named the NRFP winner. Our concept of a mixed income, mixed use project was based on the needs of the community in support of LRHF and HFH as well as the needs of the Leduc region. The area has ample job and career opportunities, and this project is aimed at low to medium income families and individuals who are seeking to start or stay in the region and grow their families in a thriving job market and growing community.



Initial Concept

Step 3. Initial Neighbourhood Engagement

1. As part of our community engagement process, we distributed a one-page, double-sided document (inserted below) to 40 neighbours in the area within a 150m radius of 5404 47 Street, this distribution also included 8 businesses.

July 15, 2024

RE: Future development of 5404 47 Street, Leduc, Alberta

Dear Sir/Ma'am,

The purpose of this letter is to inform you of the proposed rezoning for the subject address. The zoning proposal will take the property from GC (General Commercial) to a DC (Direct Control District).

Proposed is a mixed use, multi-family, medium density building that will provide additional housing as well as community benefits such as a day care facility and a drop-in medical clinic. A generous mix of market and near market rental units are intended to meet the needs of Leduc's youthful and energetic community.

Situated in the heart of Leduc, this project offers convenient access to key amenities and services. Its central location makes it an attractive choice for the proposed project.

Proposed Development:

The ground level of this four-story project is designated for commercial purposes, intended for a daycare facility capable of accommodating approximately 40 children with provisions for before and after school care, a medical walk-in clinic, and site storage for occupants. The upper floors are designated for residential use and feature a combination of 57 one, two and three-bedroom units.

Highlights include:

- Primary access from 47th street.
- Surface Parking.
- Private setback balcony spaces from storeys two through four.
- Rooftop solar farm.
- Enhanced landscaping on premises and along the proposed multi-way.
- Walkability and conformance with the streetscape.
- Modern building exterior façade and features designed to blend with the surrounding area.

We welcome any questions or concerns you may have about this development.

Troy Grant

Managing Partner

TLA Group of Holding Companies

E: info@tladev.ca

1.866.606.2278



2. During the neighbourhood engagement there were 25 face-to-face discussions and 40 locations where the information sheet was placed in the resident's mailboxes. As the required radius of notification indicated in red below was quite small the engagement was extended to include the radius indicated in blue in the hopes of gaining a greater insight to the needs of the community.



3. Other stakeholder engagements included meetings and correspondence with the:

- a. Downtown Business Association,
- b. Leduc, Nisku and Wetaskiwin Regional Chamber of Commerce,
- c. Nisku-Leduc Rotary,
- d. Leduc & District Food Bank,
- e. Lions Club of Leduc,
- f. Leduc Kinsmen Club,
- g. Leduc Regional Housing Foundation,
- h. Habitat for Humanity, and
- i. Discover Leduc Region.

4. The following comments and questions were made by the individuals we talked to:

- a. "I am so happy that an apartment building is going there".
- b. There is most definitely a need for more affordable housing.
- c. Will there be enough parking?
- d. A solar roof, that is a great idea.
- e. Is it all rental?
- f. How many units will there be?
- g. Is there underground parking?
- h. Is there a height restriction because of the airport?
- i. We are 100% behind you.

5. Although there was great conversation about the proposed building there were no recommendations on design or impediments to the neighbourhood during construction. All were informed of the council meeting August 19 and of the Public Open House on July 31st. Further engagement input will be added at that time.

Step 4. Open House Notification

1. As notification is required to be delivered to households a 1-page double sided information piece describing the project and advertising the public engagement was delivered to 33 households and 8 businesses. The example letter is below.



July 18, 2024

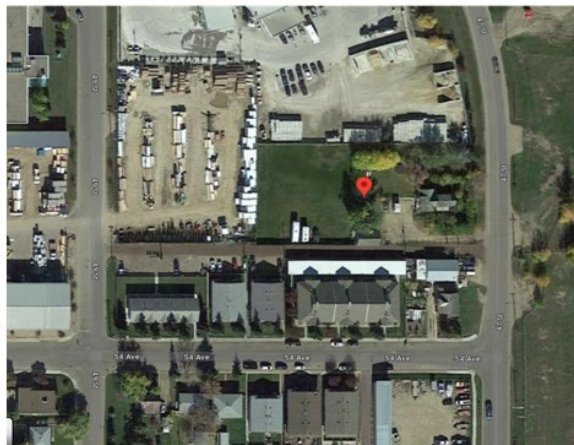
Dear Neighbours,

RE: Public Consultation Proposal for Rezoning and Development of 5404 47 Street, Leduc, Alberta

Please Join TLA Developments for our Official Public Open House engagement to discuss the proposed rezoning of 5404 47th, Street Leduc, Alberta. The proposal is for a 4-storey, 57 one-, two- and three-bedroom units. The ground floor is designated as commercial intended to provide a day care and medical walk-in clinic.

Public Open House: July 31, 2024, in the Telford House located at 4907-46 Street, Leduc, Alberta from 4:30 Pm to 8:30 PM.

The Site and renderings are illustrated below.



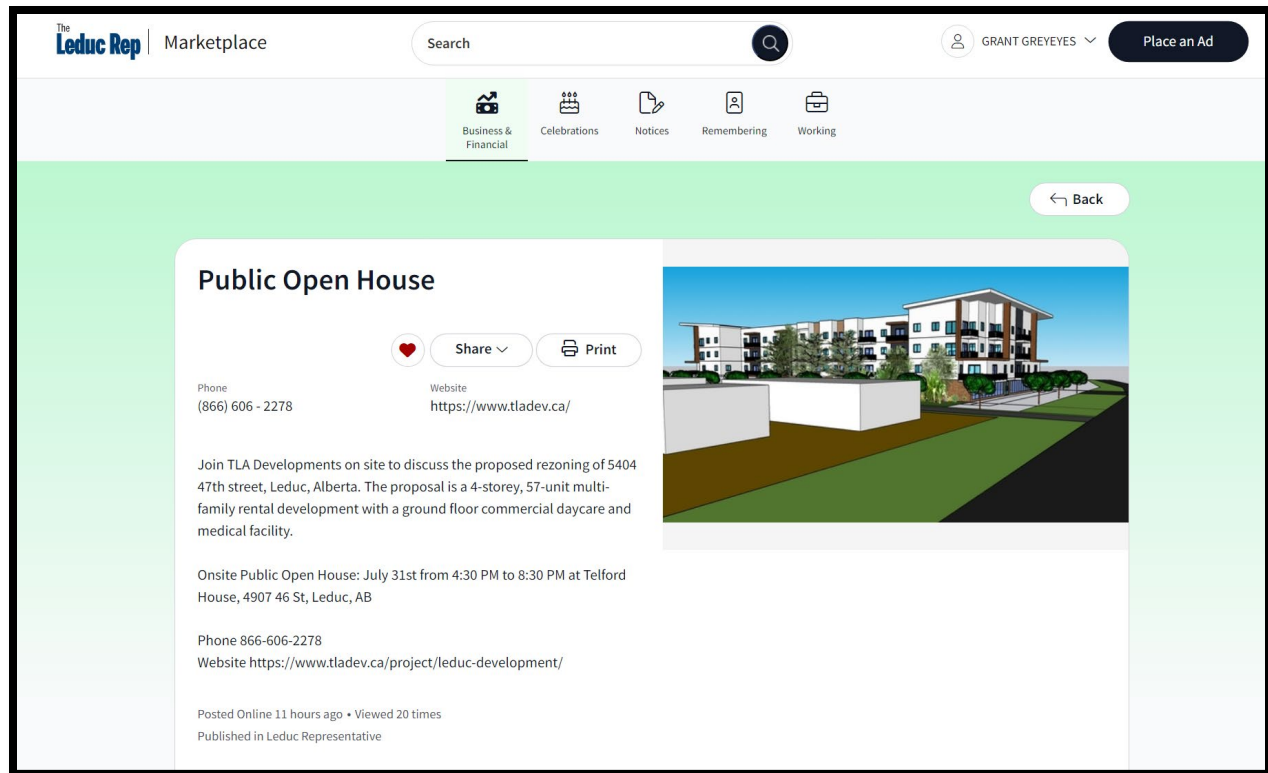


For more information, please contact TLA Developments at 1-866-606-2278 or info@tladev.ca.

10464 Mayfield Road NW, Edmonton, AB T5P 4P4

1.866.606.2278 | tladev.ca | [f](#) [in](#) [@](#) [v](#)

2. As required a media notification was submitted to the Leduc Representative and an advertisement was placed in the paper and online. To the date of the open house event the add was viewed 89 times online.



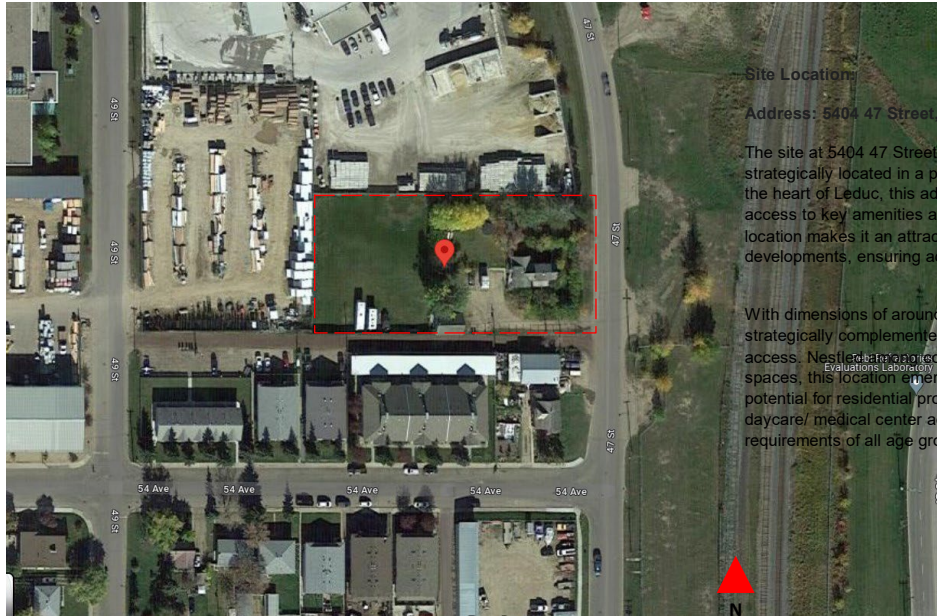
Step 5. In-Person Open House Summary

1. TLA conducted an open house engagement at Telford House a well-known venue for public events in Leduc. The engagement was from 4:30 to 8:30 PM encompassing the after work, before and after dinner hours to provide ample opportunity for the public to attend.

Upon entrance and exit an opportunity was provided for the public to have their attendance recognized and provide any commentary to the building design.

Inside there were TLA Staff to answer any questions and provide any information they needed. 8 Foam core printed images were displayed to provide insight into the design concept of the building. Images are as follows:

Site Description



Site Location

Address: 5404 47 Street, Leduc

The site at 5404 47 Street in Leduc, Alberta, is strategically located in a prominent area. Situated at the heart of Leduc, this address offers convenient access to key amenities and services. Its central location makes it an attractive choice for various developments, ensuring accessibility and visibility.

With dimensions of around 150ft. x 285ft., the site is strategically complemented by a side lane for ease of access. Nestled in an area commercial and residential spaces, this location emerges as a versatile option. Its potential for residential projects and services like daycare/ medical center addresses the specific requirements of all age groups and young families.

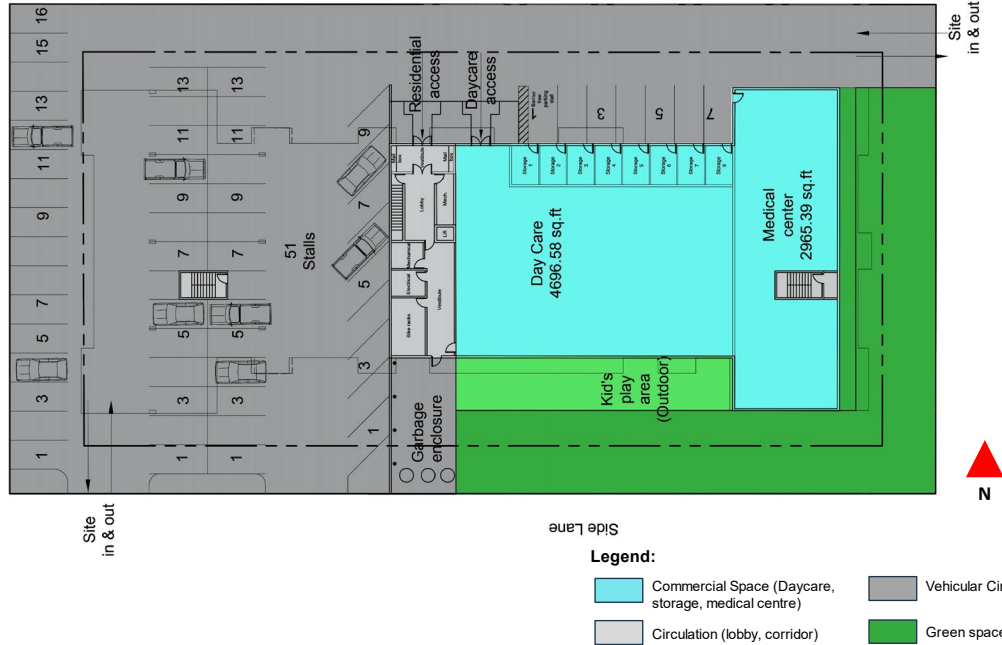
tladev.ca | 780-263-8537 |

Building Massing



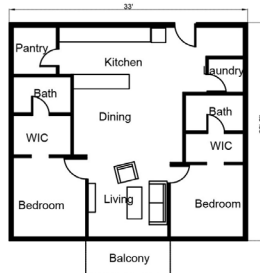
tladev.ca | 780-263-8537 |

Layout – Main Floor

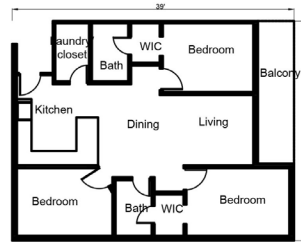


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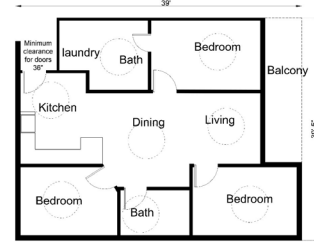
Unit layout Intent



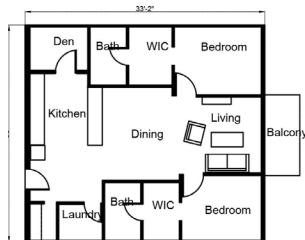
2 bedroom A - 995 sq. ft.



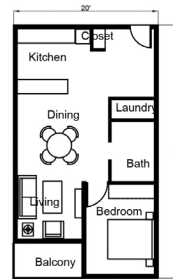
3 bedroom - 1046 sq. ft.



3 bedroom - 1046 sq. ft.
Accessible unit



2 bedroom B - 995 sq. ft.



1 bedroom - 553 sq. ft.

Accessible Unit Layout:

- Clear 6' wide corridor throughout on all floors.
- Minimum clear width 36" for all doors in accessible unit.
- Bathrooms to have clear space of 60" in diameter.
- Rounded edges of countertops and walls wherever needed.
- Bathrooms to have showers and grab bars.
- Kitchen sink to have space underneath and appliance would be as per accessibility standards.

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Interior Design_Colour Scheme Intent



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Kitchen look & feel idea



Bathroom look & feel idea

Colour Scheme

Light oak finish –Floor
Laminate / vinyl



Gloss finish laminate –off
white colour tone



Kitchen and Bathroom countertop options – White/
beige textured quartz



Wall paint – White with
grey base

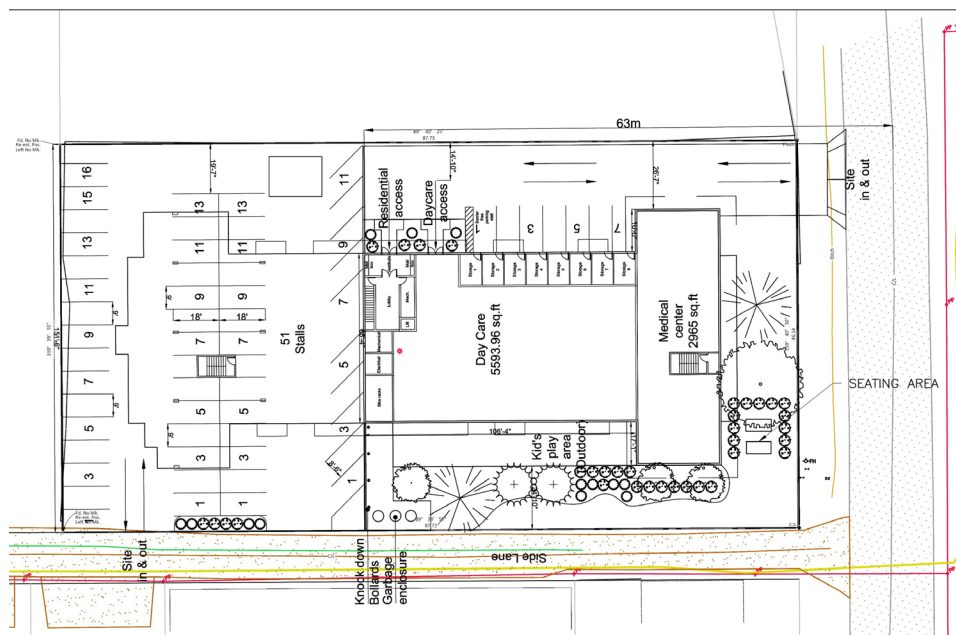


Back splash tile –
Subway tiles



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Proposed Landscape Plan



- LARGE CONIFEROUS
COLORADO SPRUCE,
LODGEPOLE PINE
APPROX - 2
- LARGE DECIDUOUS
ELM, ASH, SILVER
MAPLE
APPROX - 1
- MEDIUM CONIFEROUS
SWISS STONE PINE,
BLACK HILLS SPRUCE
APPROX - 2
- SMALL DECIDUOUS TREE
MAPLE, BIRCH, CHERRY,
APPLE, ASH, POPLAR E
APPROX - 5
- CONIFEROUS SHRUB
JUNIPER, MUGO PINE
APPROX - 13
- DECIDUOUS SHRUB
DOGWOOD, NINEBARK,
HONEYUCKLE, POTENTILLA, SPIREA
APPROX - 34

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Massing model Isometric view



Massing model view



2. Fewer than 20 persons attended the event with only 7 people electing to register their contact information and the following general comments:
 - a. The one bedrooms look small.
 - b. I am glad this building is going there.
 - c. The building looks very nice.
 - d. The addition of supportive services such as a day care and medical center are great.
 - e. Will seniors be welcomed in the building.
 - f. What kind of elevator will be installed.
3. A copy of the sign in sheets are available at the request of administration.

Step 6. Additional Stakeholder Discussion

1. During our engagement we discussed the project with many interested parties and stakeholders from across the region. We did not experience any negative feedback or comments regarding legacy discussions between the municipality and previous housing stakeholders.
2. The draft property management contract between LRHF and TLA Group has been reviewed between both parties and has been sent to the City for their information. The purchase of the lands has a Not for Profit property management condition of sale, we believe that the draft provided to the City ensures that the purchase agreement condition of sale has been met in this aspect.

Conclusion

After many public conversations, engagements with our stakeholders, the municipality and local businesses we believe that this project will not only provide a much-needed increase in affordable housing inventory, but it will also provide a potential key stone for the future development of the lands located immediately adjacent to this property.

We believe that the project will be very well received by the community and will be an incredible and important addition to the housing stock of Leduc.

Due to the nature of the project, if it proves the concept of private, public, and not for profit partnering, we further believe that this project is scalable and can be replicated in the City and surrounding communities.

We humbly submit this report for your consideration.

Sincerely,



Troy D. Grant, CD
Managing Partner
TLA Group of Holding Companies Inc.
780-263-8537
troy.grant@tladev.ca
www.tladev.ca