Kaskitêw Asiskî Community Share Drop-in Information Session

May 21, 2025

"What We Heard" Report

Community Share Overview

On Wednesday, May 21, 2025, Civida welcomed residents of the Keheewin neighbourhood to a public drop-in session at Keheewin Elementary School to learn more about Kaskitêw Asiskî, Civida's newest mixed-income housing development, scheduled to begin construction this summer.

The event provided a valuable opportunity for open and constructive conversation with residents. Attendees heard directly from our project team and partners, gained insight into the project's design and construction timeline, and shared thoughtful feedback on how we can continue to be respectful and responsive neighbours, both during the building process and throughout the life of this new community.

As we enter the construction phase, feedback gathered during the drop-in will help guide how we coordinate the site, communicate with neighbours, and minimize disruption.

The Journey So Far

This "What We Heard" Report summarizes the community engagement event held by Civida on May 21, 2025.

The Report represents the Community information sharing phase of the project journey, ahead of construction commencing.



What We Heard

The following section provides a summary of the themes we heard during the community information sharing session. Please refer to the Appendix for the transcribed notes from this session.

What is the most important thing for Civida and construction partners to consider during construction?

"Help the community build a new playground."

"Please ensure any impacts to roads/sidewalks are well-signed and communicated."

Getting Around Safely

- Attendees shared concerns around the development creating more traffic, and how this might affect safety, especially near Keheewin Elementary School.
- We heard suggestions for safety elements to be added in the neighbourhood, like speed bumps and better traffic signs to help manage traffic flow.
- Parking is already limited, and residents are concerned it might get worse.
- Construction noise and working hours are also at the top of mind.

Clear Communication Creates Community Trust

- Some residents suggested improving clarity and consistency with updates on the development progress.
- Residents want honest, accurate information about how many people will live there, what the timeline for construction is, and what's changing.

Protecting School Spaces and Student Safety

- People want more space between the school and the housing development.
- Safety for students near the school is at the top of mind, and suggestions were made on how to keep kids safe and visible while they are playing outside.

Caring for the Community Long-Term

- Residents want to know how the property will be maintained, including considerations for snow removal, landscaping, and repairs.
- There are concerns about how the property will be managed and who will live there.
- Concerns were communicated around infrastructure (water and sewer systems), keeping up with the added neighbourhood density.
- Residents appreciate the idea of shared spaces and have asked for help building a new playground.

What does being a good neighbour mean to you?

"A good neighbour welcomes all kinds of people and cares that they feel included in the community."

"Good neighbours create a sense of belonging."

Taking Pride in the Space We Share

- Keeping the neighbourhood clean.
- Making sure buildings and shared spaces are well cared for and repairs happen quickly.
- Following parking and traffic rules to keep things running smoothly.

Everyone Belongs Here

- A good neighbour welcomes people from all walks of life.
- Creating a community where everyone feels included and respected.
- Caring for shared spaces shows we care about each other, too.
- Good neighbours ensure children are kept in clear sight lines so they are safe while they play.

Communication is Key

- Being a good neighbour means being open, honest, and responsive.
- People want to be heard and kept in the loop by Civida on this project.

How would you prefer to stay updated on the project progress?

- Email
- Mail/mailouts
- Social media (Facebook group)
- Through the City Councillor's newsletter and other communication channels

Appendix: Transcribed Community Share Notes

What is the most important thing for Civida and construction partners to consider during construction?

- I'm concerned about the management of the complex and enforcement of the condo laws
- Accurate max total of residents would be useful info
- Too much traffic increase
- Parking is a huge issue
- No school designation
- Traffic volume a major concern
- Behaviour standards in our communities need to be outlines and expected and talked about and consequences
- Love the universal design and community spaces, the access from street and from fields through the complex
- Children safety during construction
- Traffic and increased noise levels
- Communication
- Please provide a curb bump out on your side of the school crosswalk. Thank you for building more affordable homes in my neighbourhood!
- Please ensure any impacts to roads/sidewalks are well-signed and communicated
- Work with city/ Edmonton Pub Schools with traffic signals, lighting for crosswalks
- Accountability, Transparency
- Increase of traffic for entrances to 23 Ave
- Help the community build a new playground
- Transparency throughout the engagement process has been poor specifically in regards to milestones
- No one is able to provide accurate information about the number of residents moving in
- The lack of clear, consistent information about the project, changes, scope, design, projections has been so poor it feels intentional
- No data provided about the relationship between large scale, high density projects that do not increase sewer and water infrastructure. Lendrum residents are suggesting a $100-$500 increase post-project
- The engagement has been performative and Civida has not meaningfully responded to resident concerns
- What is the long-term plan for site maintenance i.e., snow removal, plant care, removal, replacement
- Parking is an issue
- Snow clearing – limited space
- What will this place look like in ten years. Civida has a poor unkept record
- Have daycare open at time of move-in. Daycare in the area is already a concern

- Having speed bumps/speed platforms installed prior to build completion. Preventative vs. reactive
- More space between school and buildings
- Construction hours and associated noise impacts
- Please ensure strong monitoring for 1st four years – gains support
- Safety and proximity to school
- Too close to School!!!!! No fence between housing + school
- Lower income generally means public transit is needed, why is it being built where there is no convenient access? Why not build adjacent to LRT station
- Greater number of units and capacity than originally planned
- There will be an accident waiting to happen with all the extra costs
- Safety of school children and being in view of residents
- Buildings it too close to school
- Thanks for making this housing affordable. It is soooo needed.
- Too close to school
- Traffic increases. Safety of students during drop offs and pick-ups
- Ensure any detours for pedestrians are fully accessible for those with mobility challenges
- The density of the project undermines support for this project and this key issue has been ignored since first presented to the community
- Congestion on the street – especially at school pick up drop off
- Clean sidewalks and roadways during construction to prevent mud/dirt/dust from going everywhere
- Bike lanes green printed lines are already diminished
- Please help us build a playground!
- Walking access to park/fields. Line of light access waits plural
- Greater number of units and capacity than originally planned

What does being a good neighbour mean to you?

- Where is everyone going to park? Respecting the area – 0 garbage, 0 graffiti, looking after the area
- Better consultation with neighbourhood
- Making sure everyone is welcome
- A good neighbour welcomes all kinds of people and cares that they feel included in the community
- Speed bump/manage traffic now
- Parking control limits and hours
- Please be selective with tenants and manage the property
- We need an upgraded, inclusive playground
- Good neighbours create a sense of belonging. Thank you for building more homes!
- Why does this development have to be so close to the school
- Move equipment from the back

- Well-maintained property à garbage pickup à timely repairs for broken and damaged units
- Providing contact info for how to bring maintenance concerns to Cívida (once operational)
- I love it. Excited for daycare. I like the greenspace in SE corner. Appreciate listening to concerns and adding fence. Looking forward to more young families in the neighbourhood.
- Allowing more space between new builds and school
- Build a new playground for school/needs to be inclusive
- Good job!!
- Please provide correct info… # of people/unit, Enoch vs. other Indigenous, security fence high! Limited access for kids to be lost off school field
- Where was the consultation the last 5 to 6 years
- Why was this meeting not posted on a large board/advertising. I see 'permit sign'. Poor notification
- Help community build a new inclusive playground
- Caring about the space and wanting it to look good!
- Being community minded
- Visibility of children on school fields/blocked by Cívida development

How would you prefer to stay updated on the project progress? E.g., Cívida website, mail, community events.

- Mail
- Email
- Mailouts for all surrounding residents
- Communicate via Councillor Rice's newsletter
- Be informed by our Councillor in a timely manner
- Facebook group? Social media