



May 13, 2024  
File: LDA24-0151  
Neighbourhood: Blue Quill  
Address: 2710 and 2810 - 112 Street NW

RE: Notice and opportunity for engagement

### Share your feedback on a proposed Rezoning near you.

Ē-kihciyihtāhkwāhk Kiskiyihtamowin kicih ka meskwacihpayik kekwāyita kihcihwāk kā wekeyin.  
Information importante concernant des changements dans votre quartier.

ਤੁਹਾਡੇ ਇਲਾਕੇ ਵਿੱਚਲੀਆਂ ਤਬਦੀਲੀਆਂ ਬਾਰੇ ਮਹੱਤਵਪੂਰਨ ਜਾਣਕਾਰੀ  
Mahalagang impormasyon tungkol sa mga pagbabagong magaganap sa inyong lugar.

有關修訂區內土地用途規劃的重要信息

Información importante con respecto a los cambios en su vecindario.



### Application Details

The City has received a Rezoning application from the City of Edmonton's Real Estate Branch on behalf of the Housing Action Team. The current zone is the Medium Scale Residential Zone (RM h16) and the proposed zone is the Medium Scale Residential Zone (RM h23) which would allow:

- for medium scale housing, including multi-unit housing in the form of row housing and/or apartment housing
- a maximum building height of 23 m (approximately six storeys)
- a maximum Floor Area Ratio of 3.0
- a minimum density of 75 dwellings/ha

Please see the attached Rezoning map for the site location.

### Site History

In 2015, City Council designated 14 surplus school sites for affordable housing. The development of these sites is guided by policy C583A, which prioritizes access to affordable housing, increased housing choice and the integration of housing, services and amenities.

Two surplus school sites have already been prepared for development and sold at below-market value to affordable housing providers. The remaining 12 surplus school sites will be developed over the next three years. This includes seeking Council's approval of



rezoning, and municipal reserve removal, where required, and a below-market land sale to an affordable housing provider.

In spring 2024, the Housing Action Team is pursuing rezoning approval for five sites, including Blue Quill. For more information about the City's efforts to create more affordable housing, please visit [edmonton.ca/HousingDevelopments](https://edmonton.ca/HousingDevelopments) or email the Housing Action Team at [affordablehousing@edmonton.ca](mailto:affordablehousing@edmonton.ca).

## Public Engagement

Learn more about the Rezoning application and provide feedback online.

Dates: May 21, 2024 to June 2, 2024

Website: [engaged.edmonton.ca/BlueQuillSurplusSchoolSiteRezoning](https://engaged.edmonton.ca/BlueQuillSurplusSchoolSiteRezoning)

Please provide your comments by: **June 2, 2024**.

The online engagement will provide an opportunity to view the proposed Rezoning and provide your comments and feedback, which will be summarized and given to City Council for their consideration prior to making a decision on the proposal.

## Subdivision

The City is also reviewing an associated Subdivision application to create one multi-unit housing lot. Please see the attached Subdivision map. The City will issue a decision on the proposed subdivision based on compliance with the applicable lot dimensions in Edmonton's Zoning Bylaw 20001 and technical requirements, such as the site's infrastructure capacity.

Section 653 of the Municipal Government Act requires the City to notify adjacent landowners when a subdivision application has been received. Responses will be received until June 2, 2024. Please note that the Subdivision Authority is not bound by any comments received when rendering its decision.

## Next Steps

We are in the early stages of reviewing the rezoning application and requesting your opinion on both the rezoning and the subdivision applications. In addition to your opinion, we are requesting comments and a technical review from other City departments and utility agencies. The information we receive will be used to evaluate the application and make a recommendation to City Council for the rezoning. Once the review is complete, the rezoning application will be scheduled for a Public Hearing for City Council consideration.

Urban Planning and Economy  
Development Services

City of Edmonton  
6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton AB T5J 0J4



City Council is the decision maker on all rezoning applications. Another letter will be sent when a Public Hearing date has been set.

Building design and construction happens at a later stage if the application is approved by City Council.

### **Contact City Staff**

Vivian Gamache, Principal Planner

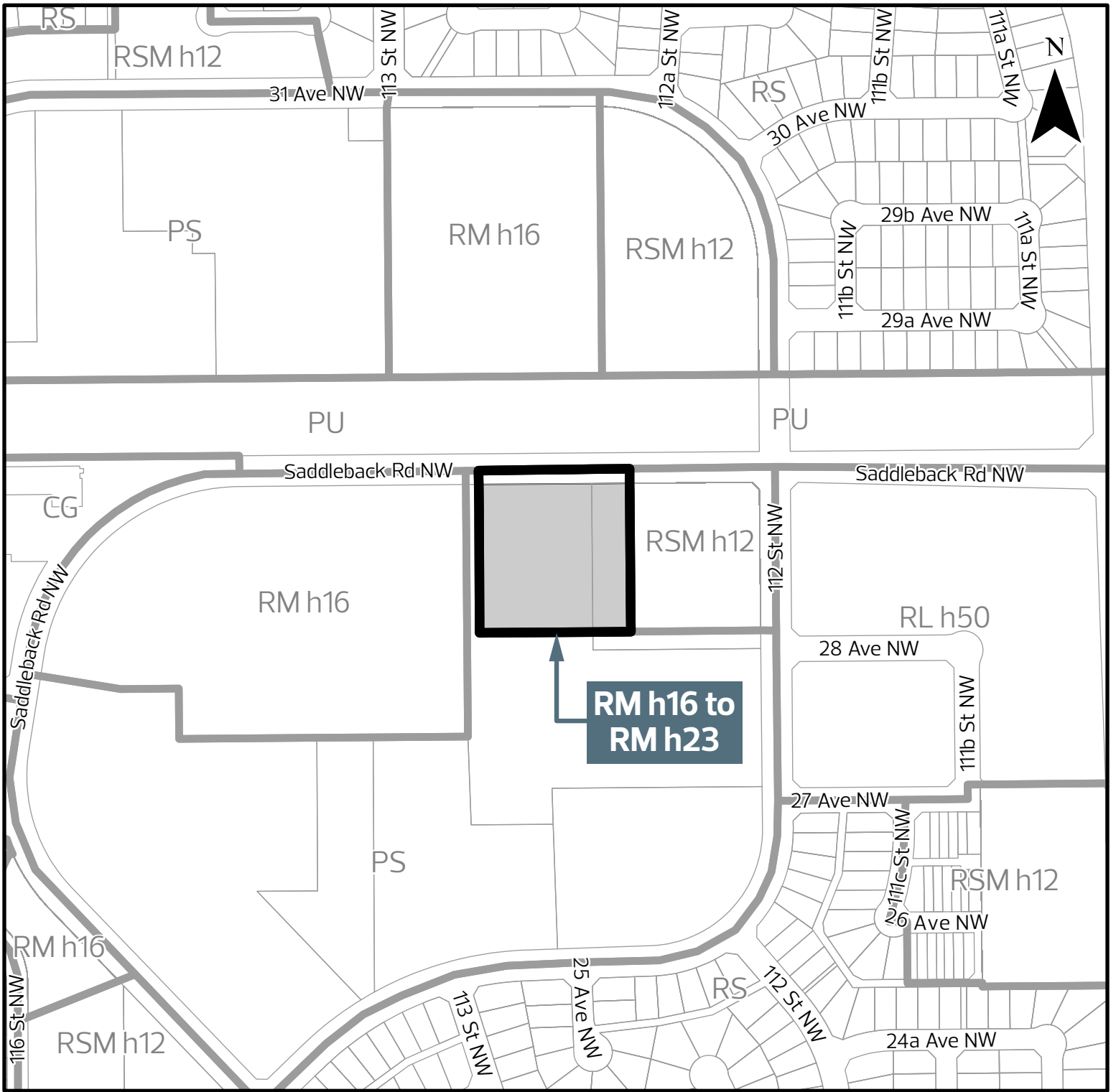
Email: [vivian.gamache@edmonton.ca](mailto:vivian.gamache@edmonton.ca)

Phone: 780-944-0122

[edmonton.ca/RezoningApplications](http://edmonton.ca/RezoningApplications)

### **Attachments**

1. Rezoning Map
2. [Subdivision Map](#)
3. [Identified Surplus School Sites Map](#)



## PROPOSED REZONING - Blue Quill

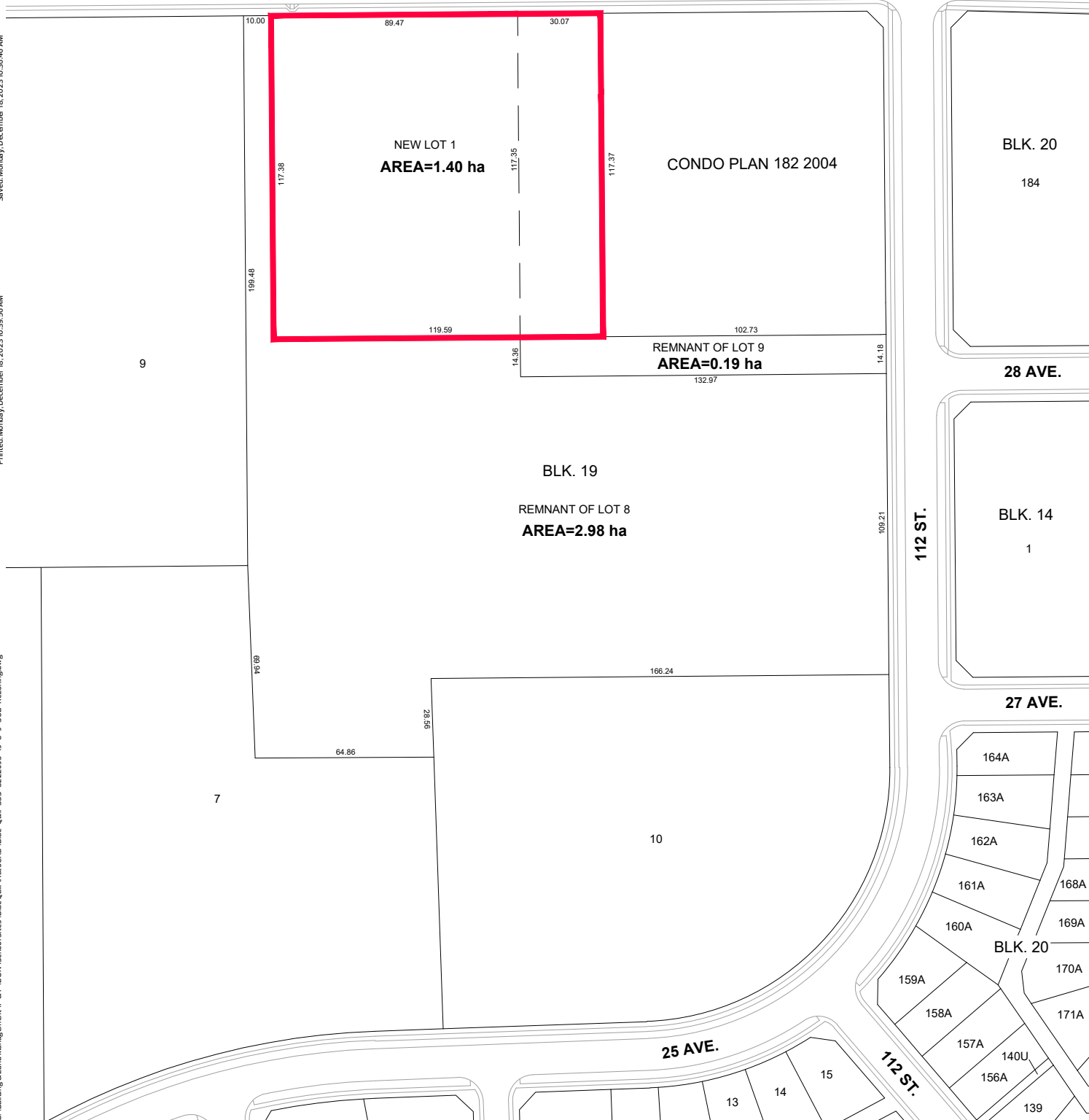
Edmonton

- From: Medium Scale Residential Zone (RM h16)
- To: Medium Scale Residential Zone (RM h23)

POWER LINE R/W

112 ST.

SADDLEBACK RD.



NOTE: ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND MUST BE VERIFIED BY LEGAL SURVEY



**BLUE QUILL SURPLUS SCHOOL SITE**

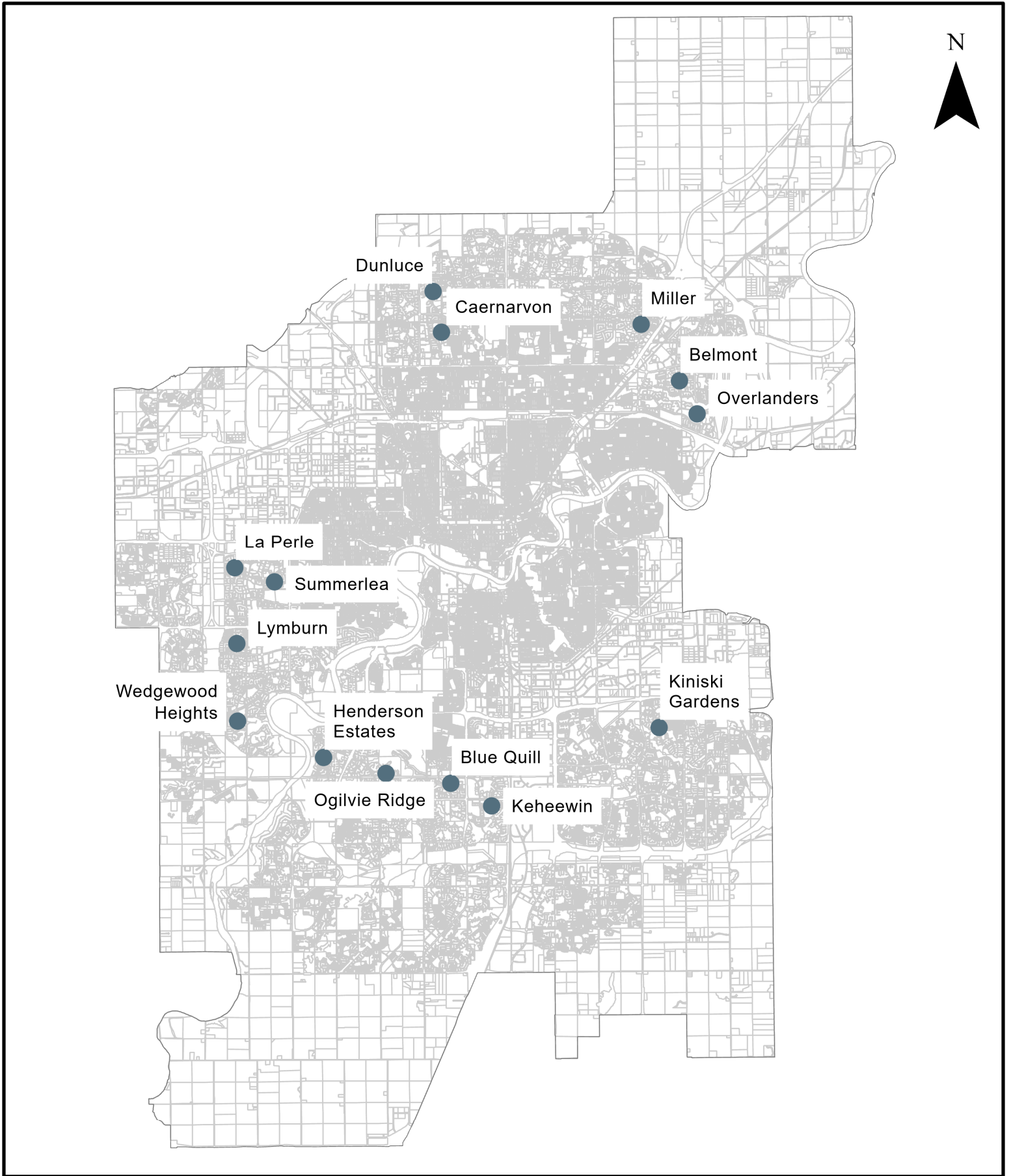
PROPOSED SUBDIVISION BOUNDARY

LAND DEVELOPMENT PLANNING PORTIONS OF PLAN 822 2093, BLOCK 19, LOTS 8&9

FINANCIAL & CORPORATE SERVICES  
REAL ESTATE

DATE: December 18, 2023  
DRAWN BY: Y.L.  
SCALE: 1:2000





# Undeveloped Surplus School Sites

