



July 18, 2024
File: LDA24-0249
Neighbourhood: Wedgewood Heights
Address: 1003 & 1021 Wedgewood Boulevard 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 Real Estate Branch on behalf of the Housing Action Team. The current zones are the Parks and Services Zone (PS) and the Medium Scale Residential Zone (RM h16) and the proposed zones are the Parks and Services Zone (PS) and the Medium Scale Residential Zone (RM h16).

The PS Zone would allow for:

- Park and School uses

The RM h16 Zone would allow:

- for medium scale housing, including multi-unit housing in the form of row housing and/or apartment housing
- a maximum height of 16 m (approximately four storeys)
- a minimum density of 45 dwellings/ha

A Municipal Reserve Removal Resolution is being advanced with this application.

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

In spring/summer 2024, the Housing Action Team is pursuing rezoning approval for seven sites, including Wedgewood Heights. For more information about the City's efforts to create more affordable housing, please visit edmonton.ca/HousingDevelopments or email the Housing Action Team at affordablehousing@edmonton.ca.

Public Engagement

Learn more about the Rezoning application and provide feedback online.

Dates: July 22, 2024 to August 11, 2024

Website: engaged.edmonton.ca/wedgewoodheightssurplus

Please provide your comments by: **August 11, 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 August 11, 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.

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

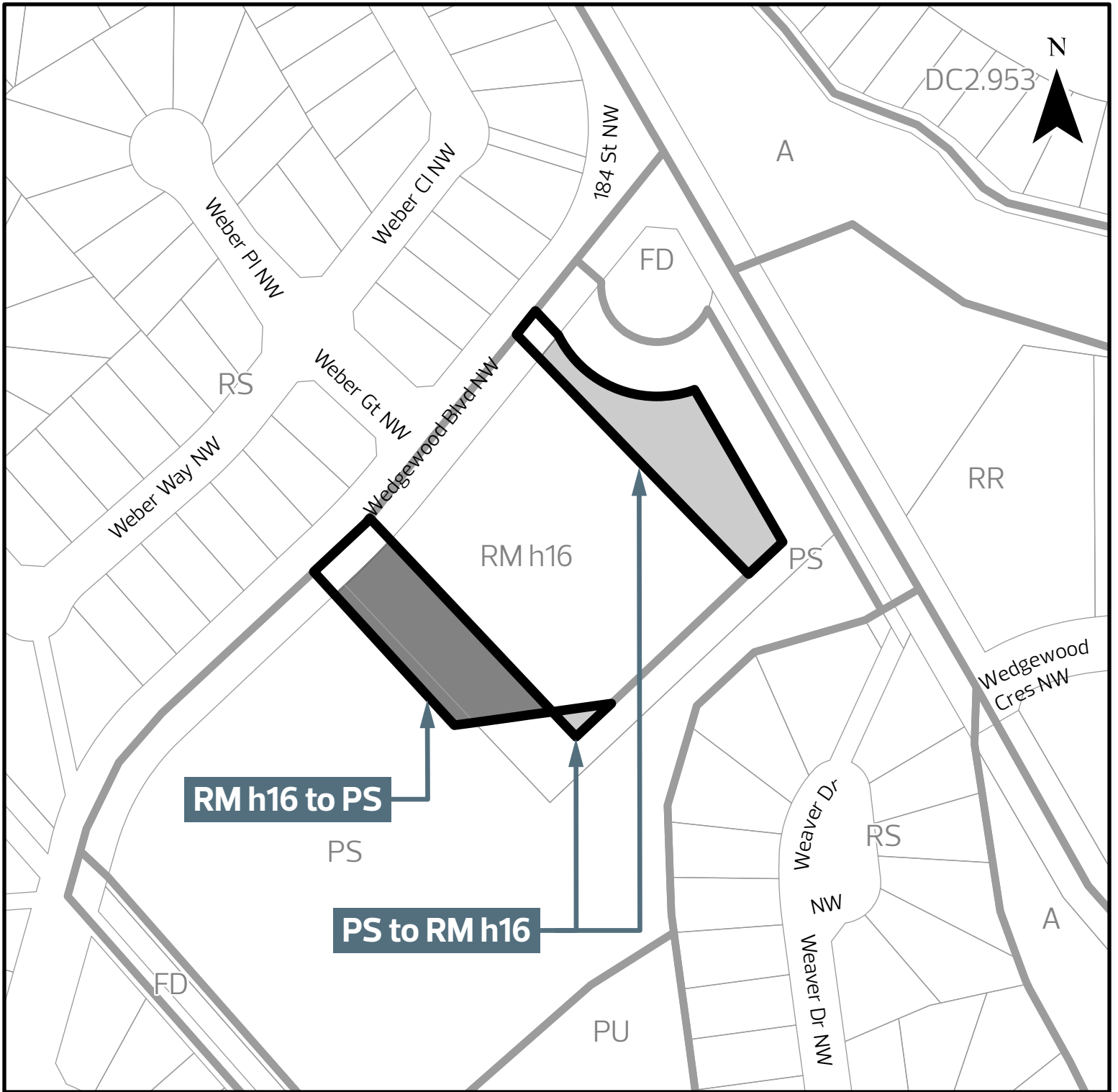
Email: vivian.gamache@edmonton.ca

Phone: 780-944-0122

edmonton.ca/RezoningApplications

Attachments

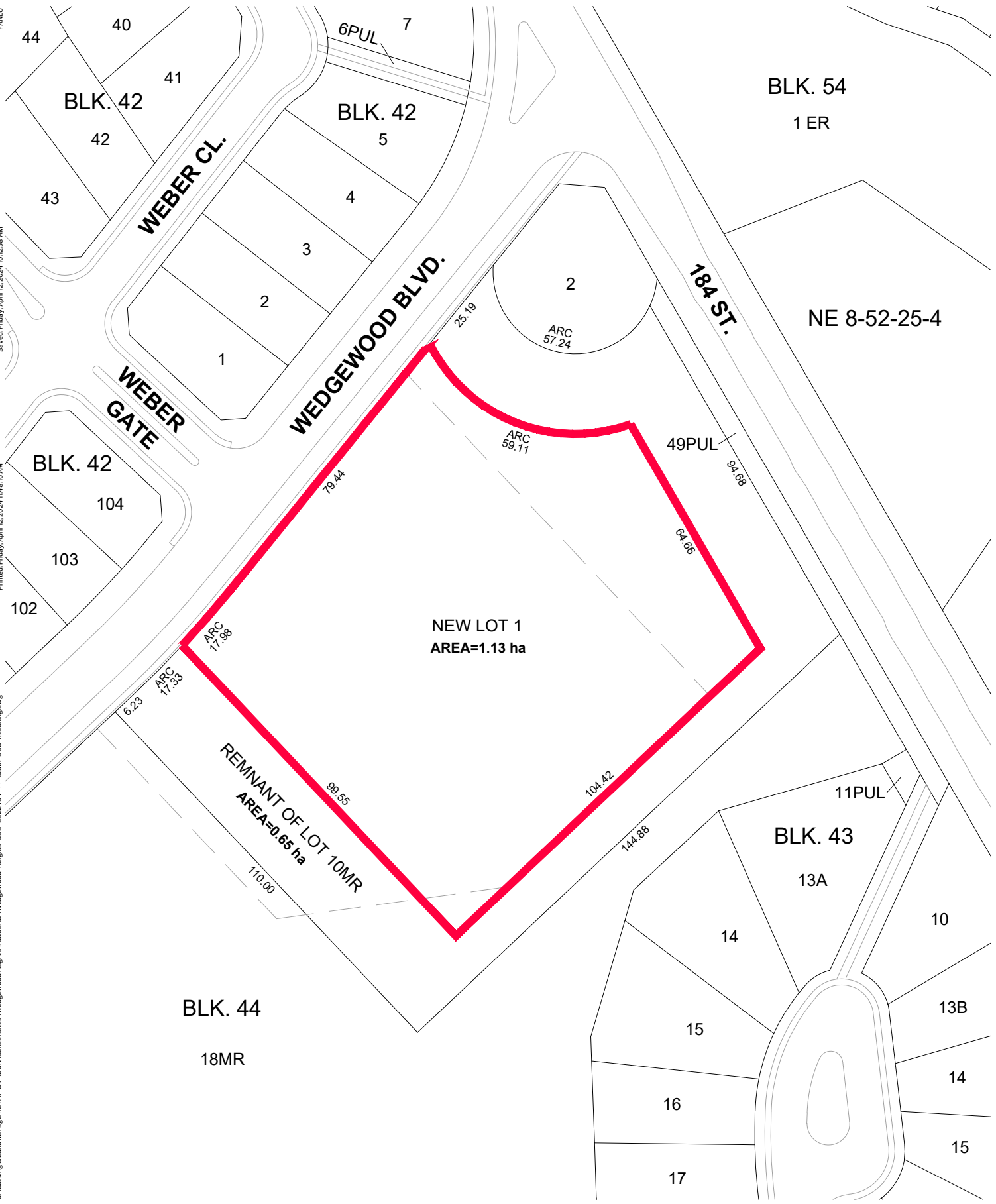
1. [Rezoning Map](#)
2. [Subdivision Map](#)
3. [Identified Surplus School Sites Map](#)



PROPOSED REZONING – Wedgewood Heights



- From: Parks and Services Zone (PS)
 To: Medium Scale Residential Zone (RM h16)
- From: Medium Scale Residential Zone (RM h16)
 To: Parks and Services Zone (PS)



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



WEDGEWOOD HEIGHTS SURPLUS SCHOOL SITE

PROPOSED SUBDIVISION BOUNDARY

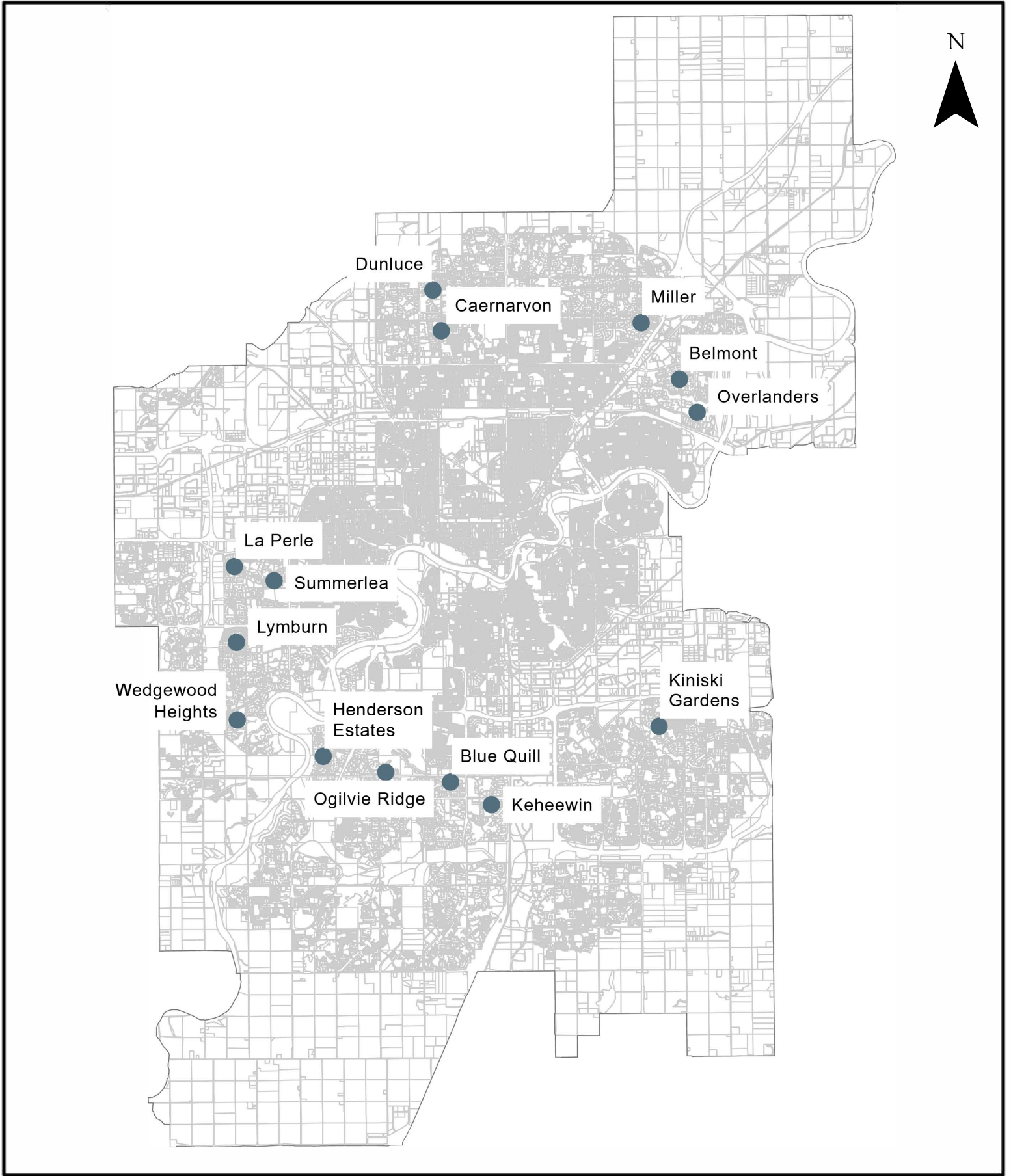
LAND DEVELOPMENT PLANNING

PROTION OF PLAN 882 2434, BLOCK 44, LOT 10MR

FINANCIAL & CORPORATE SERVICES
REAL ESTATE

DATE: April 12, 2024
DRAWN BY: Y.L.
SCALE: 1:1250





Undeveloped Surplus School Sites



Map Created: April 25, 2024