

915 - Ogilvie Boulevard NW

Position of Administration: Support



Summary

Charter Bylaw 20679 proposes a rezoning from the (US) Urban Service Zone to the (RF5) Row Housing Zone and (AP) Public Parks Zone to allow for ground-oriented housing and the continued use of existing park space.

Public engagement for this application included a mailed notice, site signage, information on the City's webpage, and an Engaged Edmonton web page. There were 81 responses received, with approximately 96% in opposition. At the time engagement was conducted, the (RA7) Low Rise Apartment Zone was proposed. Most concerns were related to density and built form, traffic and parking, and impact on open space.

Administration supports this application because it:

- Supports the diversification of dwelling types in the Ogilvie Ridge neighbourhood by providing appropriate opportunities for ground-oriented multi-unit housing.
- Increases the overall density in a redeveloping area in alignment with the infill and rebuildability goals of The City Plan.
- Aligns with *City Policy C583: Guidelines for Development of 2009 Surplus School Sites* and will facilitate development under the City's Building Housing Choices program.

Application Details

This application was submitted by Green Space Alliance on behalf of HomeEd.

Rezoning

The surplus school site which is a 0.8 hectare portion of Ogilvie Ridge Park is proposed to be rezoned from the (US) Urban Services Zone to the (RF5) Row Housing Zone. The proposed (RF5) Row Housing Zone would allow development with the following key characteristics:

- Ground-oriented multi-unit housing and other residential-related uses.
- A maximum height of 10 meters (approximately 2-3 storeys).
- A minimum of 35 dwellings per hectare (minimum 28 dwellings over 0.8 hectares).
- A maximum site area of 125 m² per principal dwelling (maximum 64 principal dwellings over 0.8 hectares).

The remaining 2.2 hectares of the site are proposed to be rezoned from the (US) Urban Services Zone to the (AP) Public Parks Zone to reflect the continued use of the site as public park space.

Municipal Reserve Removal

A separate Council Report and Resolution regarding Municipal Reserve removal is being advanced concurrently with this Charter Bylaw in accordance with the *Municipal Government Act*.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	(US) Urban Services Zone	Park space
North/East	(RF1) Single Detached Residential Zone	Single detached houses
South	(US) Urban Services Zone (AG) Agricultural Zone	Power substation access road Powerline / active mode corridor
West	(AP) Public Parks Zone (PU) Public Utility Zone	Community hall, park space Power substation



View from the southeast corner of the site, looking northwest



View from the northeast corner of the site, looking southwest



View of Ogilvie Park east of the power substation, looking north



Ogilvie Boulevard NW adjacent to the subject site, looking southeast

Community Insights

This application was brought forward to the public using a broadened approach. This approach was selected because of the significant response to previous City-led and applicant-led engagement on the surplus school site. The broadened approach included the methods listed below.

Mailed Notice, November 29, 2022

- Notification radius: Ogilvie Ridge neighbourhood boundary, plus any properties in Hodgson within 120 metres of the site
- Notified community organizations: Hodgson, Oak Hills, Ogilvie Ridge, and The Ridge Community Leagues, Whitemud Creek Homeowners' Association, South West Area Council, and Terwillegar Riverbend Advisory Council
- Recipients: 414
- Responses: 12 (in opposition)

Engaged Edmonton Webpage, December 1 to December 15, 2022

- Aware: 351
- Informed: 135
- Engaged: 69
 - In support: 2
 - In opposition: 66
 - Mixed/Questions only: 1

Site Signage

Three signs are posted on the site, facing east onto Ogilvie Boulevard NW.

- October 18, 2021: A "For Sale" sign was posted by City of Edmonton Real Estate.
- December 7, 2022: A rezoning information sign was posted.
- November 10, 2023: A sign regarding the proposed Municipal Reserve removal was posted.

Webpage

- edmonton.ca/RezoningApplications

Applicant-Led Engagement

Parallel to the City's Engaged Edmonton Web Page, Green Space Alliance and HomeEd hosted three community engagement events between November 2022 and January 2023. Following revision of the application from RA7 to RF5, they held a fourth community engagement event in October 2023.

These meetings included engagement on both the rezoning proposal and potential development permit level site design. The applicant's What We Heard Reports will be uploaded to their webpage (<https://www.myhomeed.ca/ogilvieridge/>).

Application Changes

The majority of the engagement completed as part of this application was on the basis of the initially proposed (RA7) Low Rise Apartment Zone. Following initial engagement activities, the applicant changed their proposed rezoning to the (RF5) Row Housing Zone in September 2023 and conducted further applicant-led engagement on the site design.

A full "What We Heard" Public Engagement Report detailing the engagement process, themes, recurring comments, and frequently asked questions is found in **Appendix 2**.

Application Analysis

The City Plan

There is no current area plan in effect for Ogilvie Ridge, so policy guidance for development in the neighbourhood is provided by The City Plan. Ogilvie Ridge falls within the Redeveloping Area, where infill is expected at a variety of scales as part of The City Plan's goal to accommodate 50% of new homes through infill.

In alignment with the Big City Move to be a Rebuildable City, the repurposing of a planned school building envelope for affordable multi-unit housing reflects shifting needs and opportunities that have emerged since the neighbourhood was originally planned. The proposal aligns with policies to enable all districts to achieve more income-diverse neighbourhoods and a greater mix of land uses, and ensure all districts meet or exceed regional density targets as they redevelop over time.

Ogilvie Ridge has a neighbourhood density of 14.4 units per net residential hectare (upnrha), which is approximately one-third the minimum density expectation for new neighbourhoods (45 upnrha). The neighbourhood has about 82% single detached housing, 11% semi-detached housing, and 7% row housing. At a neighbourhood scale, the introduction of additional multi-unit housing would contribute to the diversification of housing types as well as the gradual densification of the redeveloping area.

The City Plan envisions a future where nobody is in core housing need and less than 35% of average household expenditures are spent on housing and transportation, as part of its Big City Move to be an Inclusive and Compassionate City. The proposed rezoning enables the future provision of affordable housing under *City Policy C583: Guidelines for Development of 2009 Surplus School Sites*, contributing to objectives of The City Plan to pursue partnerships to end poverty and streamline the provision of affordable housing in all neighbourhoods.

City Policy C583

Approved in 2015, the *City Policy C583: Guidelines for Development of 2009 Surplus School Sites* provides guidelines for the development of identified surplus school sites including Ogilvie Ridge

Park. With respect to land use, the guidelines require “medium density developments including row housing, medium density multiple family, or low rise apartments (currently zoned as RF5, RF6, and RA7, respectively), with not less than 40 residential units per hectare of residential development.” The proposed rezoning aligns with this policy.

Impact of Zoning Bylaw Renewal

At the time of writing of this report, Zoning Bylaw 20001 has been approved but is not yet in effect. As a result, if proposed Charter Bylaw 20679 is approved, the RF5 and AP zones would be effective until December 31, 2023, while the (RSM h12.0) Small-Medium Scale Transition Residential Zone and (PSN) Neighbourhood Parks and Services Zone would become effective January 1, 2024.

Land Use Compatibility

Ogilvie Ridge Park includes a community centre, tennis courts, playground, and sports fields within an open green space. The portion of Ogilvie Ridge Park which forms the subject site of the proposed rezoning is approximately 3.0 hectares in size, with 0.8 hectares at the southeast corner of the site proposed to be rezoned for development, and the remaining 2.2 hectares kept as public park space.

As shown on the context map below, transit service is accessible along Ogilvie Boulevard NW directly adjacent to the site. A shared pathway corridor south of the site provides active mode connections to Whitemud Creek Ravine to the east, and to Terwillegar Heights District Park to the west.



Site analysis context

Proposed Development Site

As detailed in the table below, the proposed RF5 zone would allow for development of ground-oriented multi-unit housing up to 10 metres in height, with a maximum of 50% site coverage. A minimum density of 28 dwellings and a maximum of 64 principal dwellings would be possible over the 0.8 hectare site. Minimum setbacks would be 4.5 metres from Ogilvie Boulevard NW, 7.5 metres from the west, and 1.2 metres from the north and south lot lines.

	US Current	RF5 Proposed	RSM h12.0 Proposed ZBR Equivalent
Typical Uses	Parks, education, community services	Ground-oriented multi-unit housing	Multi-unit housing with limited opportunities for community and commercial uses
Maximum Height	10.0 m	10.0 m	12.0 m
Minimum Front Setback (Ogilvie Boulevard NW)	6.0 m	4.5 m	4.5 m
Minimum Side Setback (north & south)	4.5 m	1.2 m	1.2 m
Minimum Rear Setback (west)	7.5 m	7.5 m	5.5 m
Maximum Site Coverage	N/A	50%	60%
Number of Dwellings	N/A	Min. 28 dwellings Max. 64 principal dwellings ¹	Min. 36 dwellings

The scale of possible development is compatible with adjacent uses. In particular, the front setback and collector roadway to the east of the site provide ample separation space from the nearest single detached homes. The power substation to the west creates some noise, mitigated

¹ A secondary suite or garden suite is also allowed with each principal dwelling. The likelihood of these suites diminishes as the number of principal dwellings increase.

by the treed buffer and approximately 35 metres of open space between the subject site and the property line of the power substation, with an additional 20 metres to the substation itself.

Medium density residential development is appropriate in this location, particularly given its proximity to amenities, a collector roadway, and a transit route that will serve future residents. Many other examples of RF5-zoned sites abutting park sites can be found throughout the city, as well as examples of moderately higher density RA7-zoned sites.

Under the new Zoning Bylaw 20001, the proposed RF5 zone would become the (RSM h12.0) Small-Medium Scale Transition Residential zone. The “h12.0” label indicates that the maximum height will be 12 metres, an increase of 2 metres from RF5. Compared to the RF5 zone, the RSM zone provides a slightly higher maximum site coverage of 60%, and a slightly smaller rear setback of 5.5 metres. It would also increase the minimum number of dwellings from 28 to 36 units over the 0.8 hectare site. Some expanded opportunities for home based businesses and community services are provided in the RSM zone. Overall, both the RF5 and RSM h12.0 zones provide for a compatible built form and range of uses in context of the site.

Proposed Park Site

The proposed AP zone would provide for a more limited range of uses than the US zone since the site is no longer intended for a school, while allowing for its continued park and recreation purpose. Under the new Zoning Bylaw 20001, the proposed AP zone would become the (PSN) Neighbourhood Parks and Services Zone. Both zones provide appropriate zoning for a neighbourhood park.

	US Current	AP Proposed	PSN Proposed ZBR Equivalent
Typical Uses	Parks, utility, education, community services	Parks, recreation, community uses	Neighbourhood level parks, community uses
Maximum Height	10.0 m	10.0 m	14.0 m
Minimum Front Setback (Ogilvie Boulevard NW)	6.0 m	6.0 m	6.0 m
Minimum Side Setback (north & south)	4.5 m	4.5 m	4.5 m
Minimum Rear Setback (west)	7.5 m	7.5 m	4.5 m

Subdivision

An associated subdivision application (LDA21-0306) to subdivide the surplus school site from the rest of the park site was reviewed concurrently with this rezoning application. The subdivision was conditionally approved on February 2, 2023 and endorsed on October 20, 2023.

Open Space

In 2009, Edmonton Public Schools declared the vacant school site in Ogilvie Ridge as surplus. The surplussed site was located in the northwest portion of the park, and in 2015, City Council approved the site for a housing development under the Building Housing Choices program. Through subsequent review and community engagement, community members expressed a strong preference for the development to be moved to an alternate building location within Ogilvie Ridge Park. Most community members felt an alternate site would reduce traffic and parking congestion, allow better access to playgrounds and soccer fields, and allow the space to be used for sports and recreation.

As a result, Administration explored an alternative site in the southeast portion of the park which this application aligns with. Advantages identified with this location were the ability to maintain both soccer fields, and to keep the remaining park in a more intact layout. The alternative site location was brought forward in 2020 for Council consideration, and was ultimately approved November 30, 2020.

Integration of the development with the abutting park space will be further reviewed in conjunction with detailed site planning. The rest of Ogilvie Ridge Park will be retained for park and recreation uses, and Open Space Planning has required this area to be administratively rezoned from US to AP.

The removal of 0.8 hectares of Municipal Reserve land to enable its use for affordable housing aligns with the November 30, 2020 Council direction to surplus this site, Report CR_8069.

Urban Forestry

There are currently 18 City of Edmonton trees that may be affected by this proposal. Urban Forestry is not concerned with the long term impact of the proposed development on existing boulevard or open space trees. Equitable compensation for the loss of City Trees will be recovered in accordance with current standards.

Environment

Environmental Site Assessments were completed and concluded that there were no environmental concerns on the property.

Mobility

Transportation has reviewed the traffic impact assessment provided by the applicant's transportation engineering consultant, and confirms that the proposed rezoning is anticipated to have minimal impact on the transportation network. The location of the access to this site will be determined at subdivision and/or development permit stage.

There are several active mode district connector routes near this site including along Rabbit Hill Road NW, 23 Avenue NW, and the east-west shared pathway just south of this site. Additionally, there are several neighbourhood connector routes nearby, as identified in the Edmonton Bike Plan.

ETS operates local bus service on Ogilvie Boulevard NW, with a bus stop located less than 50 metres walking distance from the site. This route connects residents to Leger Transit Centre and South Campus/Fort Edmonton Park LRT Station.

A mass transit bus route will operate nearby on Terwillegar Drive NW as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan, allowing residents of Ogilvie Ridge to transfer from local bus service to mass transit on Terwillegar Drive NW.

Utilities

The applicant has submitted a Drainage Servicing Report that has been reviewed and accepted by Development Services for the purpose of supporting this rezoning application.

Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilizing a controlled outflow rate to mitigate its impact on the existing drainage infrastructure. Details of the required stormwater management will be reviewed at the Development Permit stage. Low Impact Development (LID) strategies are encouraged as a means of stormwater management.

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that the site is functionally compliant with municipal standards for hydrant spacing, and no upgrades are required. This could potentially be re-evaluated at the development permit stage. The applicant/owner will be responsible for all costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

Appendices

1. Context Plan Map
2. "What We Heard" Public Engagement Report

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Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination



What We Heard Report

Ogilvie Ridge | LDA22-0498

Edmonton

October 2023 Update

The What We Heard Report below provides a summary of engagement activities completed and feedback received as of January 2023. This cover page provides an update on the file and applicant-led engagement that has occurred up to October 2023.

Rezoning Application Update

In September 2023, following public engagement and reconsideration of their proposal, the applicant (HomeEd) changed the proposed rezoning from the [\(RA7\) Low Rise Apartment Zone](#) to the [\(RF5\) Row Housing Zone](#). The remaining portion of the park is also now proposed to be rezoned from [\(US\) Urban Services Zone](#) to [\(AP\) Public Parks Zone](#) to reflect the retention of the rest of the site as public park space. The updated rezoning map is included on the following page.

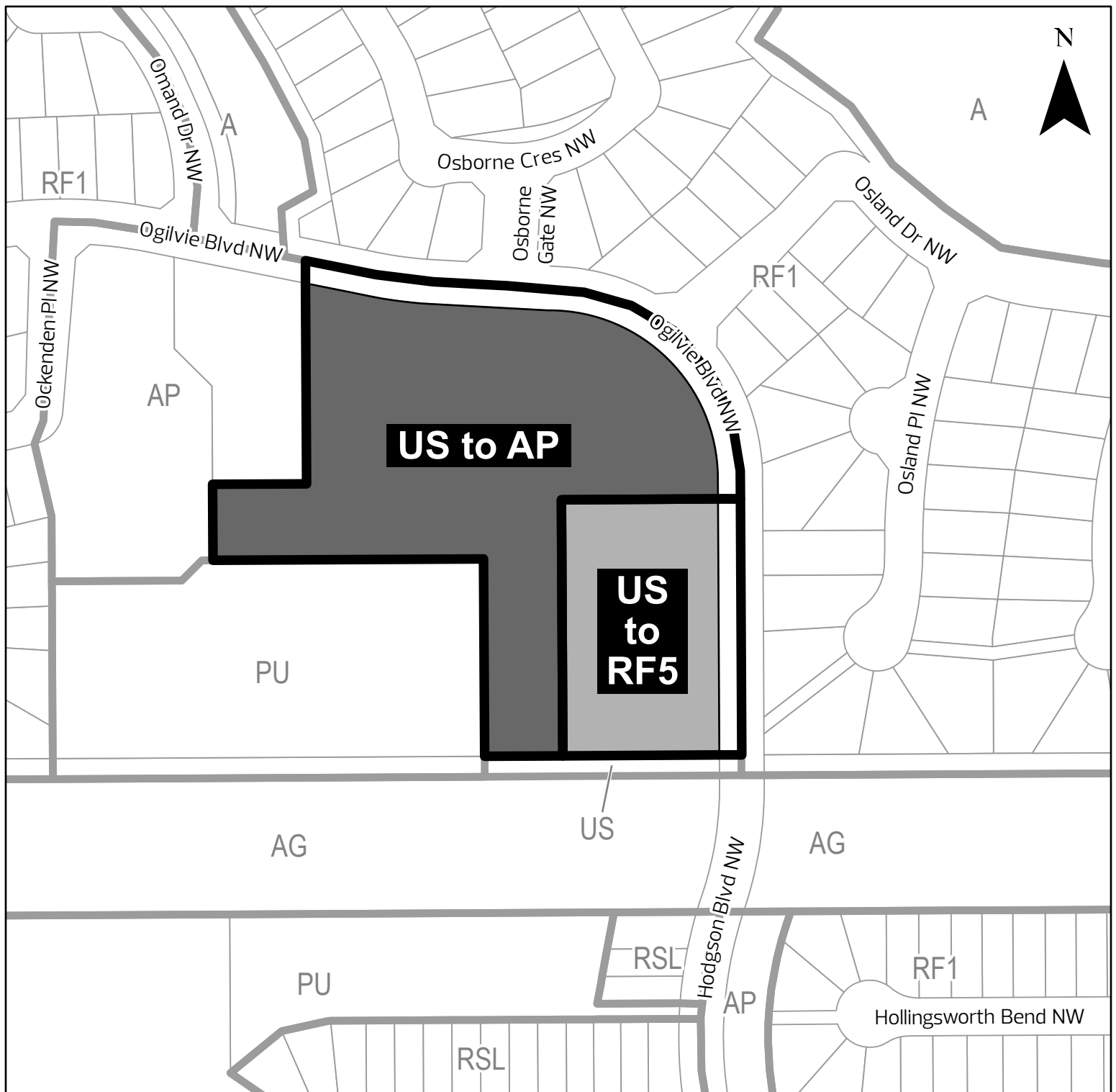
Applicant-Led Engagement

The applicant (HomeEd) hosted one additional drop-in engagement event on October 5, 2023. Similar to previous events, the event included engagement on both the rezoning proposal and potential development permit application. HomeEd's What We Heard Reports will be uploaded to [their webpage](#).

Next Steps

The next step in the rezoning process is a Public Hearing at City Council, targeted for late 2023. Additional information on the Public Hearing process is included at the end of the What We Heard Report below.

If you have questions about this application please contact Kaelin Koufogiannakis, Planner, at kaelin.koufogiannakis@edmonton.ca or 780.496.6154.



PROPOSED REZONING - Ogilvie Ridge

- From:** (US) Urban Services Zone
To: (RF5) Row Housing Zone
- From:** (US) Urban Services Zone
To: (AP) Public Parks Zone

What We Heard Report

Ogilvie Ridge | LDA22-0498

Edmonton

Online Public Engagement Feedback Summary Report

Project Address: 915 - Ogilvie Boulevard NW

Project Description: The City has received an application to rezone the southeast portion of the property at 915 - Ogilvie Boulevard NW from [Urban Services Zone \(US\)](#) to [Low Rise Apartment Zone \(RA7\)](#) to allow for future redevelopment, as shown on the map in *Appendix 1*.

The proposed rezoning to the Low Rise Apartment Zone (RA7) would allow for the development of:

- Multi-unit housing, such as apartment housing and/or row housing
- Limited opportunities for commercial uses at ground level, such as child care services, general retail stores and specialty food services
- A maximum height of 16 metres (approximately 4 storeys)
- A maximum [Floor Area Ratio](#) of 2.3
- A minimum density of 45 units per hectare (or 36 units over the 0.8 hectare site)

Under a standard zone such as RA7, the specific site layout and design of buildings is determined at the Development Permit stage.

Project Website: <https://edmonton.ca/ogilvieridgeplanningapplications>

Engagement Format:

- Receiving emails and phone calls in response to mailed notice
- Online Engagement Web Page - Engaged Edmonton: <https://engaged.edmonton.ca/ogilvieridgerezoning>

Engagement Dates: December 1 - December 15, 2022

Number Of Visitors:

- Direct emails / phone calls: 12
- Web Page - Engaged: 69
- Web Page - Informed: 135
- Web Page - Aware: 351

See "Web Page Visitor Definitions" at the end of this report for explanations of the above categories.

About This Report

The information in this report includes summarized feedback received from December 1 to 15, 2022, through online engagement via the Engaged Edmonton platform and emails/phone calls directly to the file planner.

The public feedback received will be considered during the planning analysis to ensure the review of the application takes local context into consideration and is as complete as possible. It will also be used to inform conversations with the applicant about potential revisions to the proposal or a potential Development Permit application to address concerns or opportunities raised.

This report is shared with all web page visitors who provided their email address for updates on this file. This summary will also be shared with the applicant and the Ward Councillor and will be an Appendix to the Council Report should the application proceed to a Public Hearing.

The planning analysis and how feedback informed that analysis will be summarized in the City's report to City Council if the proposed rezoning goes to a future City Council Public Hearing for a decision. The City's report and finalized version of the applicant's proposal will be posted for public viewing on the [City's Public Hearing Agenda](#) approximately three (3) weeks prior to a scheduled public hearing for the file.

Engagement Format

On November 29, 2022, the City mailed 414 notification postcards to:

- All property owners within the Ogilvie Ridge neighbourhood as well as within 120 metres of the subject site (extending into the Hodgson neighbourhood)
- The ward pihêsiwin Councillor's office
- The Whitemud Creek Community League
- The Whitemud Creek Homeowners Association

The notification postcard combined the Advance Notice (typically used to inform community members of a rezoning application and seek initial feedback) and the Engaged Edmonton Web Page Notice.

The Engaged Edmonton Web Page was available for public comments from December 1 to 15, 2022, at engaged.edmonton.ca/ogilvieridgerezoning. The web page included an overview of the application, information on the development and rezoning process and contact information for the file planner. Two participation tools were available for participants: one to ask questions and one to leave feedback.

The comments are summarized by the main themes below, with the number of times a similar comment was made by participants recorded in brackets following that comment. No questions were posed using the question tool, but questions asked in comments, emails, and phone calls, along with their answers, are also included in this report.

Feedback Summary

This section summarizes the main themes among comments collected from the Engaged Edmonton Web Page as well as direct emails and phone calls to the file planner.

Number of Responses: 81

- In Support: 2
- In Opposition: 78
- Mixed: 1

The most common **concerns** heard were:

- **Preference for row housing** - The community strongly prefers a row housing type of development and frequently suggested the site should be zoned RF5 instead of RA7. There is significant frustration that the potential for an apartment building and commercial uses under RA7 zoning depart from previously expressed preferences for a row housing development.
- **Scale and density are not appropriate** - Many community members expressed that the density and built form of an apartment-style building would not be appropriate for the site or the neighbourhood. They feel that there is insufficient existing infrastructure and servicing to properly accommodate the level of density that RA7 could bring to their neighbourhood.
- **Increased traffic and decreased parking** - There are concerns that the residential density and commercial uses possible under RA7 will create traffic congestion on Ogilvie Boulevard and other nearby roadways. There are also concerns that there will be insufficient parking for new residents and customers, increasing demand for on-street parking and leading to traffic safety issues.
- **Existing school capacity** - Many community members pointed out that nearby schools have implemented a lottery system for enrolment, and there are concerns that a higher density development could further strain local schools. Some suggested that the decision not to build a school on this site should be revisited.
- **Impact on amenity spaces and wildlife** - There is a strong concern that development on this site will reduce available green space and amenities in the park, such as the baseball diamond and soccer fields. Some also raised concerns about the negative impacts of development on wildlife and their movement through the park.
- **Public engagement does not feel genuine** - The community strongly feels that the feedback they have given since engagement on the surplus school site began in 2015 has been ignored. They feel that the RA7 proposal discards collaborative work previously done with the City and HomeEd, and many expressed that the engagement at this stage does not feel genuine.

The most recurring comments of **support** heard were:

- **Infill, density, and affordable housing goals** - Those in support felt that the development would contribute to meeting goals for infill, density, and affordable housing in the city and reduce the need for taxes to subsidize urban sprawl.
- **Location** - It was noted that the site's proximity to an existing bus route and park space will provide residents with transit options and amenities.

What We Heard

The following section includes a summary of collected comments with the number of times a comment was recorded in brackets (comments received once do not have a number).

Reasons For Opposition

Scale and uses of development

- Preference for RF5 zoning, townhomes, seniors housing, or other lower density options (54)
- Scale and density is not appropriate for the neighbourhood/general opposition to RA7 zoning (44)
- Apartment type built form is inappropriate for this site (27)
- There is sufficient commercial in the neighbourhood and adding more would be inappropriate (25)
- Protect the character and quiet nature of the neighbourhood (14)
- Opposition to rental units (12)
- There are other more suitable sites or existing developments for type of housing (6)
- Decrease in property value (6)
- The existing substation makes this site unsuitable for the development (5)
- Opposition to below-market housing on this site (4)
- Opposition to any type of development on this site (2)
- Ratio for affordable housing in the City has already been exceeded, more is not needed
- Disruption and noise from construction

Impacts on amenity spaces and wildlife

- Loss of green space and park amenities (15)
- Wildlife disruption (9)
- Impact of construction on the park

Lack of public transportation, amenities and infrastructure for new residents

- Existing schools are over capacity, and adding more residents will strain existing schools (15)
- There is insufficient infrastructure, amenities and existing services to properly support this increase in units and density (14)
- Lack of public transportation to the site (9)
- Increased infrastructure costs to the City

Parking and traffic

- Increased traffic congestion (30)
- Decrease in available parking space (16)
- Pedestrian and traffic safety (10)
- Increased noise from traffic (4)
- Opposition to Edmonton's Open Parking Policy/more parking spaces should be provided

Increase in crime/safety concerns (6)

Public engagement

- The City and HomeEd have ignored feedback/public engagement has not been genuine (43)
- The possibility of RA7 (apartment housing) was not previously brought up in public engagement (9)
- Lack of transparency/competition in the sale of the land to HomeEd (9)
- Why is RA7 zoning needed as a "just in case" measure if townhomes are the intended built form (8)
- Want to see the previous assurances honoured (6)

Suggestions for Improvement

- Development should comply with existing Homeowners Association (HOA) regulations (9)
- Development should focus on bringing young families to the neighbourhood (6)
- Development should be subject to HOA/Community League fees (5)
- Better use of the site is to sell it to a developer for market price to fund affordable housing in more suitable locations (3)
- Use the existing EPCOR service road to access the site and enable lower density development
- Integrate parking into the development so roadways only need to handle overflow/visitor parking
- Complete a 3rd party traffic and parking study before building
- Include child care businesses but not other commercial uses

Reasons For Support

- Helps reach the City's infill/density goals (2)
- Nearby to secondary corridor/bus route (2)
- In support of affordable housing (2)
- This is the alternative to building on the outskirts of the city, which costs more
- A mix of low-rise apartments and townhomes could be well integrated into the community
- People of all incomes should be able to enjoy beautiful neighbourhoods
- Proximity to park and ravine space

Questions & Answers

The following provide responses to commonly raised questions heard through the engagement process.

Site Selection and Process

1. How was the site selected? Can it be moved?

A surplus school site in Ogilvie Ridge was previously identified as part of the Building Housing Choices program in 2015, and City Council previously made decisions regarding the location of the site and guidance for its development under [Council Policy C583](#). The current location of the site was approved by City Council on November 30, 2020, and the land sale was approved by City Council October 3, 2022. Further information on those items is available at the Building Housing Choices program [web page here](#).

2. With schools in the area at capacity, why isn't the site being planned for a school?

The site was previously declared surplus by all school boards, who determined there was no need for a school on this site. As a result, the site is being repurposed in accordance with [City Council Policy C583](#). School boards have been included on the circulation of the rezoning application and can provide any comments if they choose to.

3. How did the land sale happen? It didn't seem to be listed publicly and there is suspicion around HomeEd being selected, that it wasn't fair or transparent.

The land sale is not a component of the rezoning process or land use decision which are currently under consideration. However, the following provides background information on the land sale which previously occurred.

The City listed the property through a public competitive offering process between October 12, 2021, and January 21, 2022. The property was listed on the City's Property Sale Web Page under the "[Non-Market Affordable Housing Lands](#)" section. The property listing stated that the City was open to all offers and willing to negotiate up to \$1,250,000 in funding for eligible items related to servicing the site to a development-ready state, subject to Executive Committee or City Council approval. The City received two complete proposals and one incomplete proposal by the submission deadline. In April 2022, The City of Edmonton Non-Profit Housing Corporation ("HomeEd") was selected as the preferred applicant.

At the October 3, 2022, City Council meeting, Council approved the sale of the Ogilvie Ridge surplus school site to HomeEd. More information is available on the [Council and Committee Meetings web page](#), including the [report on the proposed sale](#).

4. Why isn't Seniors Housing being proposed on this site?

The tenure (i.e. rental vs. ownership) and demographics (i.e. age, income, gender, family structure) of residents are not land use considerations of the Zoning Bylaw, and thus are not part of the review of the rezoning application.

The requirement for the development to be exclusively for Seniors Housing could have been included in the criteria of the property listing; however, at the [August 21, 2018 City Council meeting](#), a motion to designate the site exclusively for Seniors Housing was defeated by City Council. Therefore, the applicant is only required to align with the requirements of [Council Policy C583](#) for Surplus School Sites.

5. Through previous engagement the community was told the development would be row housing with an ownership model. Why are those promises being broken?

The development of the site is guided by [Council Policy C583](#), which directs it to be developed as Medium Density Housing. Both row housing and low-rise apartment uses (up to 4 storeys) are considered Medium Density Housing across the city.

Community engagement was undertaken from 2015 to 2018 to gather input from the public about possible development scenarios and criteria for the selection of a developer/operator of the site. Low-rise apartment housing was presented as a possible built form for the site along with row housing and stacked row housing, as reflected in materials available on the [Building Housing Choices website](#) under "Learn More". The What We Heard reports from that community engagement can also be found on that web page.

The current application to the Low Rise Apartment Zone (RA7) was made by HomeEd in alignment with Policy C583. The RA7 zone would allow for up to a 4-storey apartment building but could also be developed with stacked row housing, row housing, or a mix of those types of buildings.

Zoning does not regulate building operations, including who can live or work in the buildings or whether units are rented or owned. As a result, these factors cannot be taken into consideration as part of the rezoning application review.

6. If HomeEd is planning to build row housing, why do they need RA7 zoning?

Administration reviews each rezoning application based on the maximum possible developability of the proposed zone. If approved by City Council, the applicant can choose to apply for a Development Permit for a project at any scale within the allowable uses and regulations of the

zone. HomeEd would more appropriately be able to discuss their rationale for choosing to apply for the RA7 zone.

Site Design

7. What is the difference between RF5, RF6 and RA7 zoning?

These three zones provide for Medium Density Housing at slightly increasing levels of height and density, generally described as follows. All three zones could include rental, ownership or a mix of the two since tenure is not regulated under the Zoning Bylaw. The link on each zone name provides the relevant section of the Zoning Bylaw that outlines applicable uses and regulations.

- [RF5](#) is intended to be developed as ground-oriented housing (i.e. row housing), up to 10 metres in height, with a minimum density of 35 units per hectare.
- [RF6](#) is intended to be developed for multi-unit housing with some ground-oriented units (i.e. row housing and/or stacked row housing), up to 16 metres in height, with a maximum density of 80 units per hectare. Some commercial uses, such as personal service shops and convenience retail stores, may also be developed as a secondary component of a residential development.
- [RA7](#) is intended to be developed with multi-unit housing (i.e. row housing, stacked row housing, and/or apartment housing), up to 16 metres in height, with a minimum density of 45 units per hectare. Some commercial uses, such as retail stores and offices, may also be developed at the ground level of a residential building.

Under any of these zones, the specific site layout and design of buildings is determined at the Development Permit stage in accordance with regulations of the zone, such as setbacks, site coverage, building design and site access. If the rezoning is approved by City Council at a Public Hearing, the next step will be for the applicant to submit a Development Permit application.

8. What parking will be provided?

City Council approved the move to “[Open Option Parking](#)” in July 2020, which means that developers now choose how much on-site parking to provide with new developments city-wide, based on what they think their customer’s particular operations, activities or lifestyle will warrant. This does not typically mean that no parking will be provided, but it is not regulated by the Zoning Bylaw. The details of parking provision are determined at the Development Permit stage. Barrier-free (accessible) parking spaces and bicycle parking are still required under the Zoning Bylaw.

9. Can the EPCOR service road on the south side of the project be used for access?

An existing access belonging to EPCOR exists south of the proposed site. At the discretion of EPCOR, this access may be considered to be upgraded and shared with the proposed development. Access details would be confirmed at the Development Permit stage.

Community Concerns

10. How will the roads in the area handle the additional traffic volumes?

As required by the City of Edmonton for a development of this type, a Transportation Impact Assessment (TIA) was completed by a qualified third-party Transportation Consultant to assess the impact of the proposed development on the surrounding transportation network.

The report found that based on accepted industry standards the transportation network surrounding the site, including roadways and intersections, has the capacity to accommodate increased traffic volumes that could result from a proposed RA7 development.

The TIA references the former surplus school location (north of the proposed RA7 development). Since the location is in close proximity, the location discrepancy is likely to have negligible impact to the TIA's analysis of the transportation network. The TIA will be updated to address this discrepancy.

11. Concerns about rentals and crime resulting from development.

Zoning regulates how we use land and helps ensure what is built is compatible with the surrounding area. This includes what types of buildings are allowed on a site (e.g. residential or commercial), the basic size and shape of those buildings, and technical considerations such as traffic and drainage impacts. Zoning does not regulate building operations, including who can live or work in the buildings or whether the property is rented or owned. As a result, these factors cannot be taken into consideration as part of the rezoning application review.

There are a variety of bylaws and legislative tools outside the Zoning Bylaw, such as the Community Standards Bylaw, to ensure developments and businesses are well operated if they are approved.

12. Have impacts on wildlife (i.e. deer) that use this area been considered?

The park space between the subject lot and the power substation provides for connectivity for wildlife in the area from the park to the powerline corridor which is used by wildlife for passage. As part of these considerations fencing without gates will be required along the west side of the site.

13. Will the new development pay into the HOA fees and follow the architectural regulations of the community?

Participation in a Homeowners Association is not regulated under the Zoning Bylaw. Additionally, the development site is not currently part of the HOA, so it does not require registering with the HOA. However, HomeEd may choose to consider joining the HOA, if financially feasible, for the project as part of their plans for operation of the development.

14. Concerned with property value decreases as a result of the development.

Zoning regulates how land is used, such as what types of buildings are allowed on a site and the basic size and shape of them. Zoning does not regulate who can live or work in the buildings, how the buildings are operated once constructed, whether the property is rented or owned or the potential impact, positive or negative, on surrounding property values. As a result, these factors cannot be taken into consideration as part of the rezoning application review.

15. Will the rest of the park be affected by construction?

While the impacts of the construction process are not part of the rezoning review, with any development project, dirt fill and construction materials are limited to being within the property lines of the development site. If development moves forward on the site, there would be no impact on the park space beyond the site boundaries. The developer must also protect municipal trees and restore/repair any damage to the boulevard during construction. For future reference, the [Development Compliance team](#) investigates issues if they arise during development.

Web Page Visitor Definitions

Aware

An Aware visitor, or a visitor that we consider to be 'Aware', has made one single visit to the page, but not clicked any further than the main page.

Informed

An Informed visitor has taken the 'next step' from being aware and clicked on something. We now consider the visitor to be 'Informed' about the project. This is done because a click suggests interest in the project.

Engaged

Every visitor that contributes on the page, either by asking questions or leaving a comment, is considered to be 'Engaged'.

Engaged and Informed are subsets of Aware. That means that every Engaged visitor is also always Informed AND Aware. In other words, a visitor cannot be Engaged without also being Informed AND Aware. At the same time, an Informed visitor is also always Aware.

Applicant-Led Engagement

Parallel to the City's Engaged Edmonton Web Page, the applicant (HomeEd) hosted three (3) community meetings between November 2022 and January 2023.

These meetings included engagement on both the Rezoning proposal and potential Development Permit application. HomeEd's What We Heard Report will be uploaded to [their webpage](#).

Next Steps

The public feedback received will be considered during the planning analysis and will be included in the administration report for City Council. The administration report and finalized version of the applicant's proposal will be posted for public viewing on the [City's Public Hearing Agenda](#) website approximately three (3) weeks prior to a scheduled Public Hearing for the file.

When the applicant is ready to take the application to Council:

- Notice of Public Hearing date will be sent to surrounding property owners and applicable nearby Community Leagues and Business Associations.
- Once the Council Public Hearing Agenda is posted online, members of the public may register to speak at Council by completing the form at edmonton.ca/meetings or calling the Office of the City Clerk at 780-496-8178.
- Members of the public may listen to the Public hearing on-line via edmonton.ca/meetings.
- Members of the public can submit written comments to the City Clerk (city.clerk@edmonton.ca).

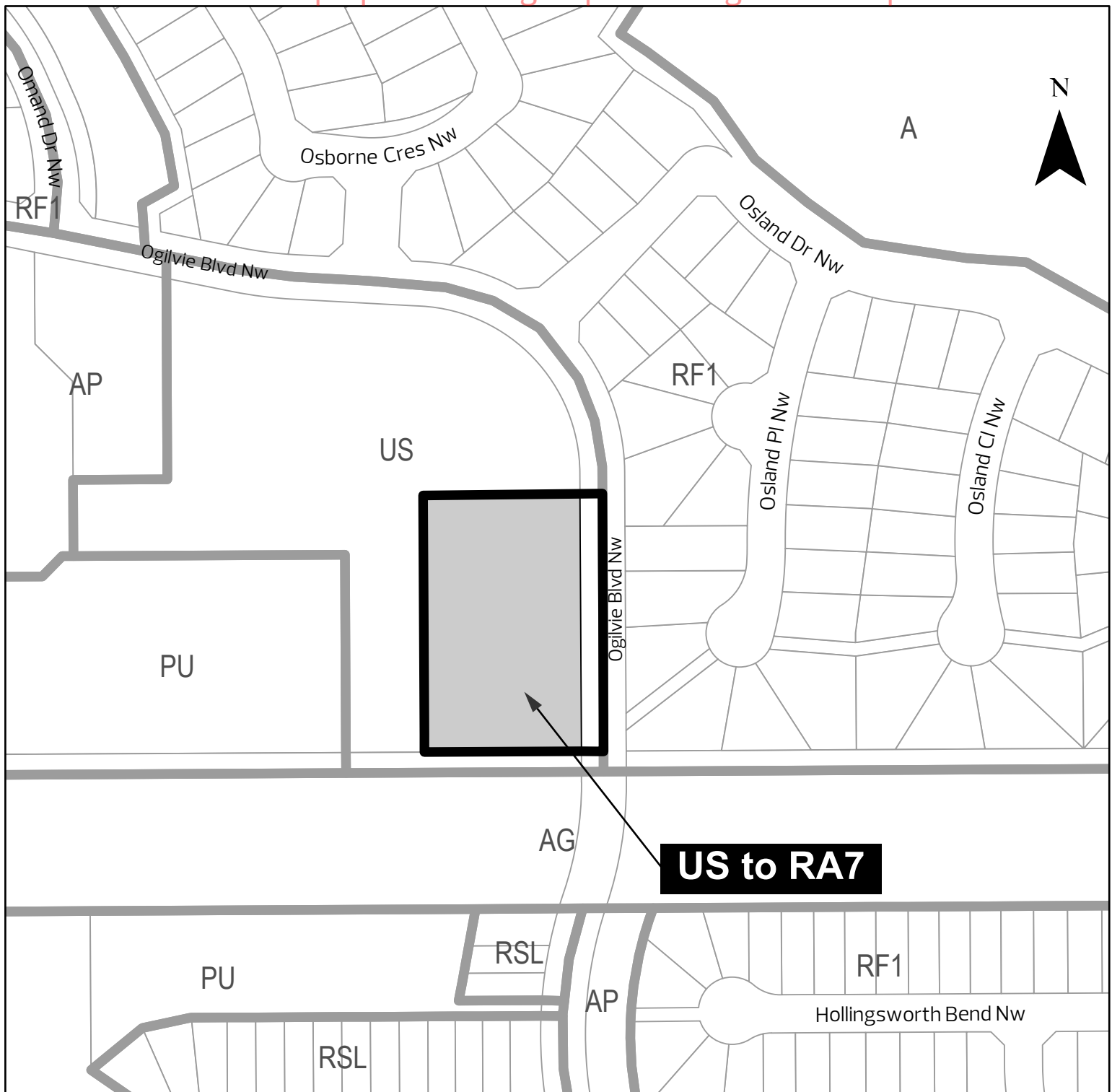
File Planner Contact

If you have questions about this application please contact:


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kaelin.koufogiannakis@edmonton.ca
780.496.6154

Appendices

1. Rezoning Map



PROPOSED REZONING - Ogilvie Ridge

 From: (US) Urban Services Zone
To: (RA7) Low Rise Apartment Zone