Financial and Corporate Services Real Estate Land Development

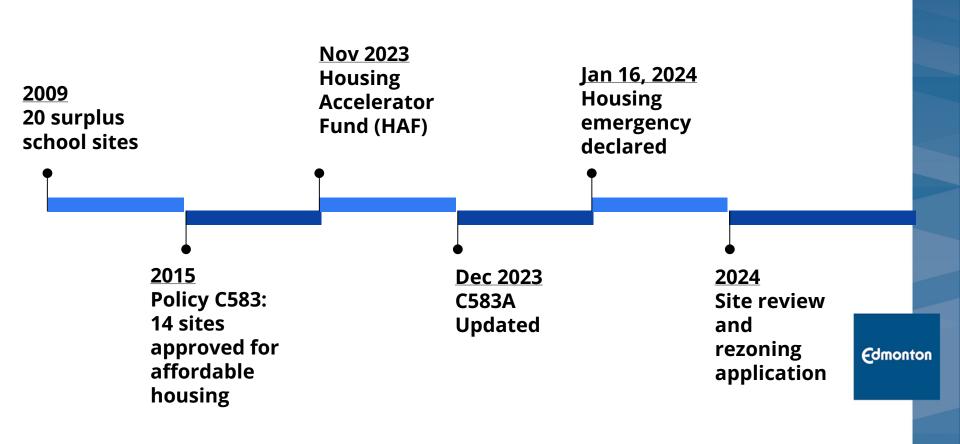
Edmonton

Belmont Municipal Reserve Removal and Rezoning

Resolution and Bylaw 20951

Neal Osaduik, Director, Land Development

Surplus School Site History



Site Suitability

- Proximity to:
 - **Transit**
 - Parks & Recreation
 - Commercial (Clareview & **Belmont Town Centre**)
- Access off 37 Street NW
- Serviced & developable
- City owned
- Non-market Housing Ratio = 6%
- Above Urban Parks Management Plan minimum 2.0 ha/1000 residents





Municipal Reserve Removal Area





6 Additional Community Touchpoints

Nov 27, 2023	Informed Community League of the Policy C583A Update
Apr 12, 2024	Emailed Community League reintroducing the project
Apr 15, 2024	Advanced notice to residents within 120m of rezoning, webpage and mailing list
Aug 20, 2024	Informed Community League of tentative Public Hearing Date
Oct 3, 2024	Informed Community League of Public Notice being Mailed
Oct 7, 2024	Notified Belmont mailing list (6 subscribers) of Public Hearing Date



Alignment with City Plan

	Urban Places	Community of Communities	Inclusive and Compassionate	A Rebuildable City
Increasing diversity of built forms, housing choice and densifying in established neighbourhoods	√	√	√	√
Increasing supply of safe, accessible, and adequate affordable housing	√	✓	√	√
Investing in affordable housing in neighbourhoods to achieve 16% non-market housing across the city (Policy C601)		√	√	
Managing City assets in a socially and fiscally responsible manner			√	√
Preserving remaining park space and increasing pedestrian connections	√	√		√



Next Steps

Q4 2024	List sites for sale
Q1 2025	Below market sale approval - Executive Committee
March 2025	Select a buyer to develop affordable housing
Nov 2026	HAF Deadline for building permits
Anticipated 2027	Construction
Anticipated 2028	Occupancy



Thank you for your time

Neal Osaduik, Director, Land Development Real Estate | Financial and Corporate Services

