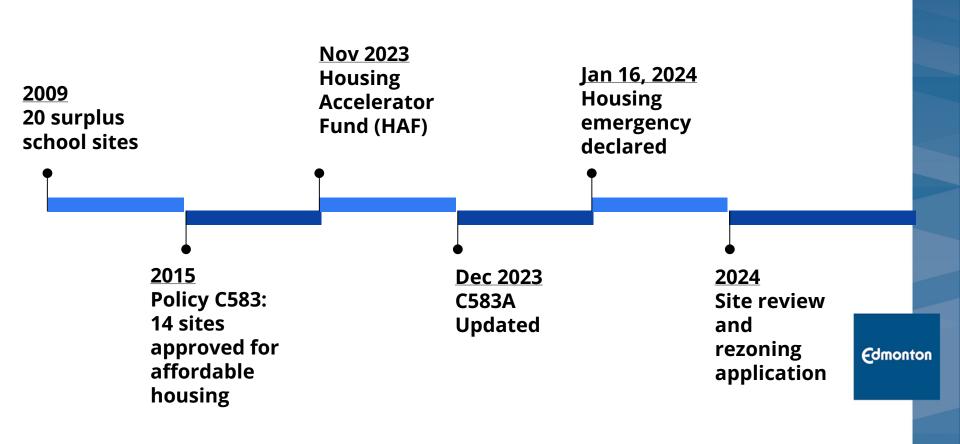


**Edmonton** 

**Dunluce Rezoning, Bylaw 20953** 

Neal Osaduik, Director, Land Development

### **Surplus School Site History**



#### **Site Suitability**

- Proximity to:
  - Transit
  - Parks & Recreation
  - Adjacent to medium density development
- Developable, City owned
- Non-market Housing Ratio = 5.5%
- Above Urban Parks
   Management Plan minimum
   2.0 ha/1000 residents





# **7 Additional Community Touchpoints**

| April 2023   | Shared affordable housing intent in BGN newsletter                             |
|--------------|--|
| 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 Dunluce mailing list (7 subscribers) of Public Hearing Date           |

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# **Alignment with City Plan**

|  | Urban<br>Places | Community of Communities | Inclusive and<br>Compassionate | A Rebuildable<br>City |
|--|-----------------|--------------------------|--------------------------------|-----------------------|
| Increasing diversity of built forms,<br>housing choice and densifying in<br>established neighbourhoods                     | <b>√</b>        | <b>√</b>                 | <b>√</b>                       | <b>√</b>              |
| Increasing supply of safe, accessible, and adequate affordable housing   | <b>√</b>        | <b>√</b>                 | <b>√</b>                       | <b>✓</b>              |
| Investing in affordable housing in<br>neighbourhoods to achieve 16%<br>non-market housing across the city<br>(Policy C601) |                 | <b>√</b>                 | <b>√</b>                       |                       |
| Managing City assets in a socially and fiscally responsible manner   |                 |                          | ✓                              | <b>✓</b>              |



# **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         | HARBOUR & LOUIS CO.                              |
| INUV ZUZU        | HAF Deadline for building permits                |
| Anticipated 2027 | Construction                                     |

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# Thank you for your time

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

