

Financial and Corporate Services
Real Estate
Land Development

Edmonton

Dunluce Rezoning, Bylaw 20953

Neal Osaduik, Director, Land Development

| Surplus School Site History

2009
20 surplus
school sites

2015
Policy C583:
14 sites
approved for
affordable
housing

Nov 2023
Housing
Accelerator
Fund (HAF)

Dec 2023
C583A
Updated

Jan 16, 2024
Housing
emergency
declared

2024
Site review
and
rezoning
application

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

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			✓	✓

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

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