

Financial and Corporate Services
Real Estate
Land Development

Edmonton

Lymburn Rezoning, Bylaw 20955

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



 FD to RMh16 (Original Surplus School Site)

 FD to PS

 Other Location Investigated

- Proximity to:
 - Transit
 - Parks and Recreation
 - Commercial
- Serviced & developable
- City owned
- Less impacts to trees & sports fields
- Non-market Housing Ratio = 2%
- Above Urban Parks Management Plan minimum 2.0 ha/1000 residents

8 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

May 30, 2024

Notified 15 mailing list subscribers with information about the upcoming information session

Jun 4, 2024

Participated in Councillor-hosted virtual information session

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 Lymburn mailing list (28 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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