

Financial and Corporate Services  
Real Estate  
Land Development

Edmonton

## **Summerlea Municipal Reserve Removal and Rezoning**

### **Resolution and Bylaw 20957**

Neal Osaduik, Director, Land Development

# | Surplus School Site History

2009  
20 surplus  
school sites

Nov 2023  
Housing  
Accelerator  
Fund (HAF)

Jan 16, 2024  
Housing  
emergency  
declared

2015  
Policy C583:  
14 sites  
approved for  
affordable  
housing

Dec 2023  
C583A  
Updated

2024  
Site review  
and  
rezoning  
application

## Summerlea Proposed Relocation



Original Surplus School Site



Proposed Surplus School Site

- Appropriate for higher density
- Closer to transit and commercial services
- More cost-effective site location due to servicing
- Remaining cohesive park space

## Site Suitability

- Proximity to
  - Transit
  - Parks & Recreation
  - Commercial (WEM)
- Serviced & developable
- City owned
- Non-market Housing Ratio = 3%
- Above Urban Parks Management Plan minimum 2.0 ha/1000 residents



 Municipal Reserve Removal Area



Edmonton

## 7 Additional Community Touchpoints

<b>Nov 27, 2023</b>	Informed Community League of the Policy C583A Update
<b>May 14, 2024</b>	Attended Community League AGM
<b>Jun 27, 2024</b>	Informed Community League of Site Relocation and Rezoning
<b>Jul 2, 2024</b>	Advanced notice to residents within 120m of rezoning, webpage and mailing list
<b>Aug 20, 2024</b>	Informed Community League of tentative Public Hearing Date
<b>Oct 3, 2024</b>	Informed Community League of Public Notice being Mailed
<b>Oct 7, 2024</b>	Notified Summerlea mailing list (2 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 walkway 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

Edmonton