

**Financial and Corporate Services  
Real Estate  
Land Development**

**Edmonton**

**La Perle Municipal Reserve Removal  
and Rezoning**

**Resolution and Bylaw 20954**

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
  - Commercial options
- Serviced & developable
- City owned
- Non-market Housing Ratio = 11%
- 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>Apr 12, 2024</b>	Emailed Community League reintroducing the project
<b>Apr 15, 2024</b>	Advanced notice to residents within 120m of rezoning, webpage and mailing list
<b>Jun 11, 2024</b>	Attended Community League Meeting
<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 La Perle mailing list (3 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
<b>Nov 2026</b>	<b>HAF Deadline for building permits</b>
Anticipated 2027	Construction
Anticipated 2028	Occupancy

# Thank you for your time

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