

Financial and Corporate Services
Real Estate
Land Development

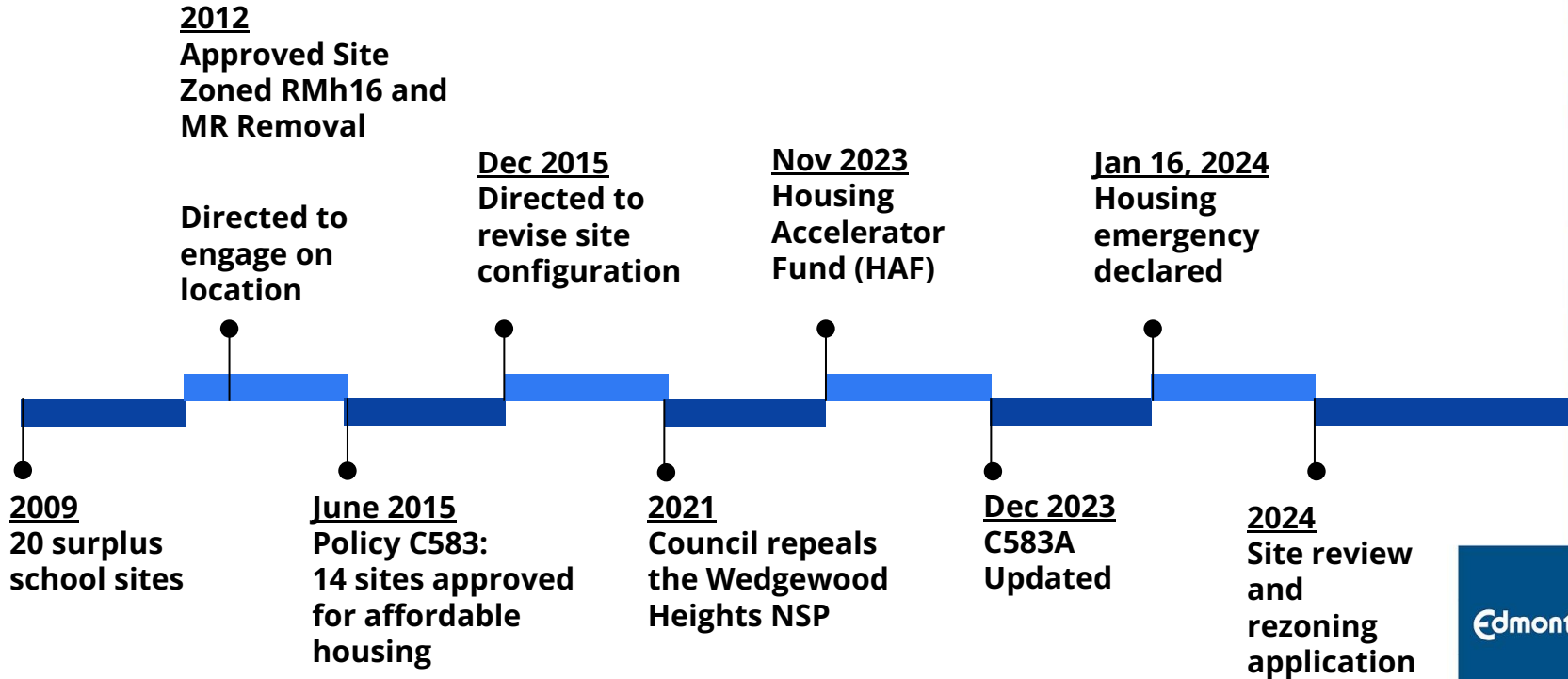
Edmonton

**Wedgewood Heights Municipal Reserve
Removal and Rezoning**

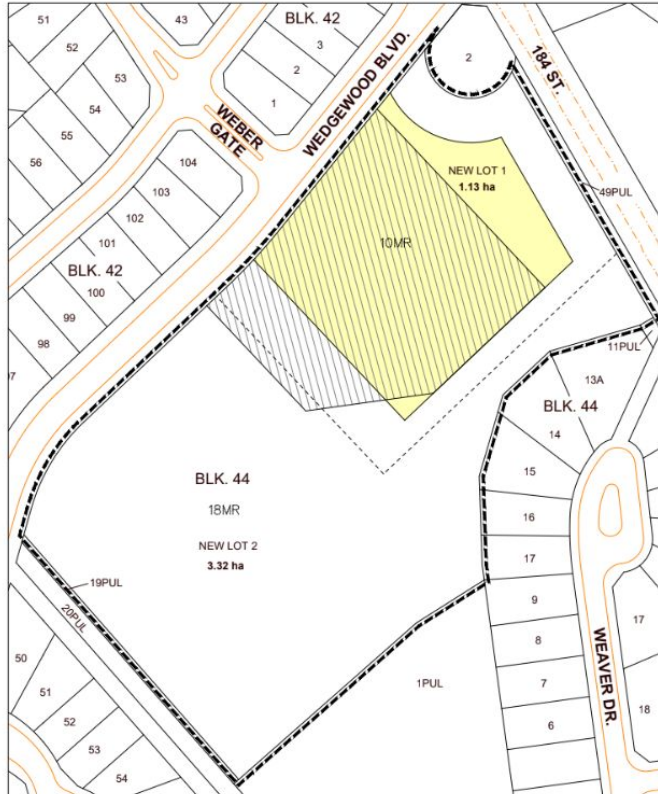
Resolution and Bylaw 20956

Neal Osaduik, Director, Land Development

Site Specific History



Wedgewood Heights Revised Site Configuration



- Revised building site provides:
 - Additional buffer between the housing site and playground
 - Setback from trees and NE entrance
 - Result in a larger contiguous park site

LEGEND

-  Revised Affordable Housing Site
-  Original Affordable Housing Site

Site Suitability



 Municipal Reserve Removal Area



- Proximity to Parks & Recreation
- Access to On-demand Transit
- Serviced & developable
- City owned
- Non-market Housing Ratio = 0%
- Above Urban Parks Management Plan minimum 2.0 ha/1000 residents

11 Additional Community Touchpoints

Nov 27, 2023	Informed Community League of the Policy C583A Update
Feb 7, 2024	Participated in Virtual Town Hall
Apr 12, 2024	Emailed Community League and HOA reintroducing the project
May 28, 2024	Attended Councillor-hosted meeting with Community League
Jun 13, 2024	Participated in Councillor-hosted virtual Information Session for Residents
Jun 26, 2024	Advanced notice to residents within 120m of rezoning, webpage and mailing list
Jun 28, 2024	Emailed Wedgewood Mailing List (42 subscribers) with information about the rezoning application
Jul 22, 2024	Emailed Wedgewood Mailing List (42 subscribers) with opportunity to provide feedback through Engaged Edmonton
Aug 20, 2024	Informed Community League and HOA of tentative Public Hearing Date
Oct 3, 2024	Informed Community League and HOA of Public Notice being Mailed
Oct 7, 2024	Notified Wedgewood mailing list (46 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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