

1003 & 1021 Wedgewood Boulevard NW

Position of Administration: Support



Summary

Bylaw 20956 proposes a rezoning from the Parks and Services Zone (PS) and Medium Scale Residential Zone (RM h16) to the Parks and Services Zone (PS) and Medium Scale Residential Zone (RM h16). The proposed rezoning site represents an undeveloped school building site. As per a City Council motion in 2012, the existing RM h16 zoned site will shift by approximately 29 meters and continue to allow for medium scale housing and open space uses.

A separate council report entitled "Wedgewood Heights Municipal Reserve Removal" (FCS02656) is being advanced concurrently with this Bylaw. The Municipal Government Act requires City Council to hold a public hearing on removing the Municipal Reserve (MR) designation before developing the site for an alternate use. As a result of the Bylaw, the MR designation will be removed from the entire area identified as RM h16 and allow for multi-unit uses.

The City is also reviewing an associated Subdivision application (under LDA24-0272) to create one multi-unit housing lot.

Public engagement for this application included a pre-application notice (from the applicant), a mailed notice, site signage, information on the City's webpage, and an Engaged Edmonton webpage. Approximately 517 people were heard from, with approximately 9 (2.0) % in support and 508 (98)% in opposition. Most concerns were related to the loss of green space and sports fields.

Administration supports this application because it:

- Will create a diversity of housing choices.
- Is compatible with surrounding land uses.
- Aligns with the objectives of The City Plan to accommodate an additional 1 million people within Edmonton's current boundaries through target growth areas.
- Contributes to The City Plan's Big City Move, Inclusive and Compassionate, by providing an opportunity for affordable housing, and reducing the number of Edmontonians who are in core housing need.
- Is in alignment with *City Policy C583A: Developing Surplus School Sites*, which prioritizes access to affordable housing, increased housing choice and the integration of housing, services and amenities.

Application Details

This application was submitted by City of Edmonton's Real Estate Branch on behalf of the City of Edmonton Housing Action Team.

The proposed Parks and Services Zone (PS) would allow development with the following key characteristics:

- Community uses, including Parks and Child Care Services.
- A maximum building height of 16.0 m (approximately four storeys).

The proposed Medium Scale Residential Zone (RM h16) would allow development with the following key characteristics:

- Medium scale housing, including multi-unit housing in the form of row housing and/or apartment housing.
- Maximum building height of 16.0 m (approximately four storeys).
- Maximum Floor Area Ratio of 2.3.
- Minimum density of 45 dwellings per net residential hectare.

Site History

The subject site was intended for a school building; however, the school board determined that a school would not be built and, as a result, deemed the building envelope surplus to their needs. In the meantime, the building envelope has been temporarily used as open space.

The City received 20 surplus school sites from the Edmonton Public School Board in 2009 after they were no longer required for schools. In 2015, City Council designated 14 surplus school sites for affordable housing. The development of these sites is guided by policy C583A, which prioritizes access to affordable housing, increased housing choice and the integration of housing, services and amenities.

In 2012, the site was rezoned from Urban Reserve Zone (AGU) to Low Rise Apartment Zone (RA7) to allow seniors housing under Charter Bylaw 16253. During the Public Hearing, a City Council motion was passed to determine the feasibility of moving the Low Rise Apartment Zone (RA7) from its current approved location to mitigate the cumulative impact of Bylaw 16253 and the location of the proposed seniors housing.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Medium Scale Residential Zone (RM h16) Parks and Services Zone (PS)	Undeveloped Open Space
North	Small Scale Residential Zone (RS)	Single Detached Housing
East	Parks and Services Zone (PS)	Open Space
South	Parks and Services Zone (PS)	Open Space
West	Parks and Services Zone (PS)	Open Space



Street view looking southeast from Wedgewood Boulevard NW



Street view looking southwest from 184 Street NW

Community Insights

This application was brought forward to the public using a broadened approach. This approach was selected because the proposed rezoning generated community feedback and comments. The broadened approach included.

Pre-Application Notice (from applicant), June 26, 2024

- Notification radius: 120 metres
- Number of recipients: 66
- Number of responses (as reported by the applicant): 4
- Main comments received (as reported by the applicant):
 - Increase traffic congestion
 - Will increase demand for on-street parking.

- Loss of green space
- kids play, hosts sports, and dog walking must be preserved
- Increase in criminal activities
- Decrease in property values
- Character with the neighbourhood

Mailed Notice, July 16, 2024

- Notification radius: 120 metres (customized search)
- Recipients: 59
- Responses: 20
 - In support: 0 (0%)
 - In opposition: 20 (100%)
 - Mixed/Questions only: 0 (0%)

Engaged Edmonton Webpage, July 22, 2024 to August 11, 2024

- Visited the page: 1,361
- Submitted a question or forum response: 336
 - In support: 9
 - In opposition: 506
 - Mixed/Questions only: 17

Site Signage, August 8, 2024

- One rezoning information sign was placed on the property so as to be visible from Wedgewood Boulevard NW

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

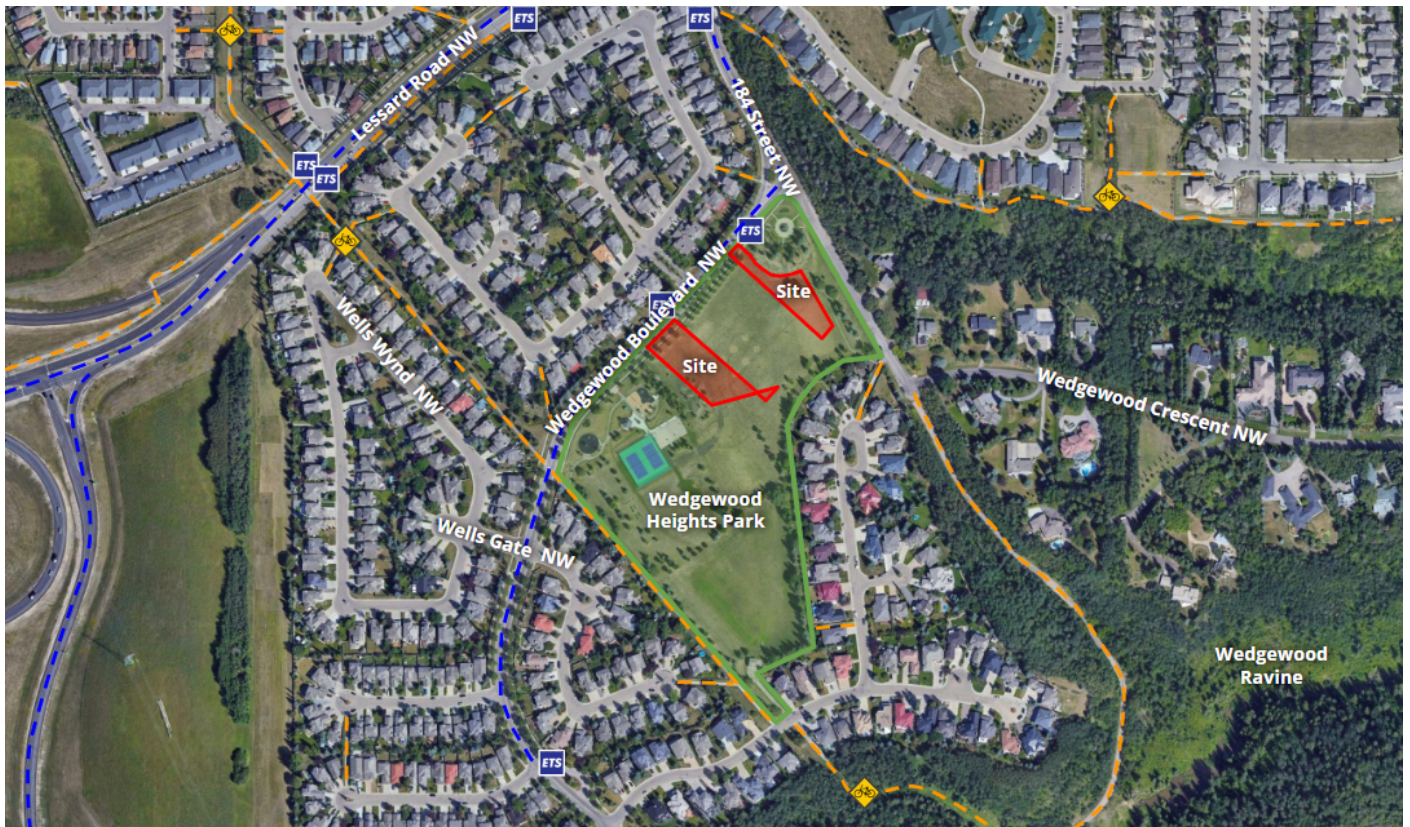
- Wedgewood Ravine Community League
- Wedgewood Ravine Homeowners Association

Common comments heard

A full “What We Heard” Public Engagement Report is found in Appendix 1.

Application Analysis

The undeveloped school building envelope site is approximately 1.0 hectares and is located south of Wedgewood Boulevard NW and west of 184 Street NW. The neighbourhood is predominantly residential and comprises residential and open space uses. The Wedgewood Ravine borders the neighbourhood along the north and east boundary, providing additional open space and shared use paths connecting to surrounding areas. On-demand transit service is offered via Wedgewood Boulevard NW, while active mode connections are available along 184 Street NW, offering alternative modes of transportation.



Site analysis context

The City Plan

Within The City Plan, the subject site is identified as residential land uses. In alignment with the Big City Move to be a Rebuildable City, repurposing a planned school building envelope for affordable multi-unit housing reflects shifting needs and opportunities that have emerged since the neighbourhood was initially planned. The proposal aligns with policies to enable all districts to achieve more income-diverse neighbourhoods and a greater mix of land uses and ensure all districts meet or exceed regional density targets as they redevelop over time.

The City Plan envisions a future where nobody is in core housing need and less than 35% of average household expenditures are spent on housing and transportation as part of its Big City Move to be an Inclusive and Compassionate City. The proposed rezoning enables the future provision of affordable housing under *City Policy C583A: Developing Surplus School Sites*,

contributing to the objectives of The City Plan to pursue partnerships to end poverty and streamline the provision of affordable housing in all neighbourhoods.

Draft District Plans

When writing this report, the District Policy and District Plans have received first and second reading from City Council and are now at the Edmonton Metropolitan Regional Board before they return to Council for consideration of third reading. Given this, the following analysis is provided for Council's consideration.

The site is within the boundaries of the West Edmonton District Plan (DP), which identifies it as Urban Mix and Open Space. The proposed rezoning conforms to the intent of the DP.

Additionally, the proposed rezoning aligns with the District General Policy 4.2.3.4 to support access to affordable housing in all districts, with a target affordable housing rate of 16 percent in all neighbourhoods or as otherwise directed by City Council policy.

City Policy C583A

Approved in 2015, the *City Policy C583A: Developing Surplus School Sites* provides guidelines for the development of identified surplus school sites, including Blue Quill. The guidelines include the following principles:

- **Access to affordable housing:** Surplus school sites provide a valuable opportunity for increasing Edmontonians access to affordable housing, while utilizing existing infrastructure in established neighbourhoods.
- **Increase housing choice:** Development on the surplus school sites will align with the City Plan objective to establish housing for a range of household types and sizes, excluding single detached housing, and provide access to affordable housing in neighbourhoods where it may be limited.
- **Integrate housing, services and amenities:** Ensure housing services and amenities are available to support the needs of residents and the community, where possible.

The development of this site prioritizes access to affordable housing, increased housing choice and the integration of housing services and amenities.

Land Use Compatibility

The proposed rezoning will shift the site's location towards 184 Street NW and continue to allow for the development of multi unit housing and open space. The revised building envelope site will provide an additional buffer between the proposed site and the open space to the southwest, resulting in a more significant contiguous park site. The proposed land uses are compatible with existing and surrounding residential land use.

The table below summarizes the main regulations of each zone.

	PS Proposed	RM h16 Proposed
Typical Uses	Park Outdoor Recreation Service Child Care Service	Residential
Maximum Height	16.0 m	16.0 m
Minimum Density	N/A	45 du/ha
Minimum Front Setback (Existing treed boulevard)	6.0 m	3.0 m
Minimum Interior Side Setback	4.5 m	3.0 m
Minimum Rear Setback	4.5 m	3.0 m

Mobility

A Transportation Impact Assessment (TIA) was submitted to support this application. The study recognizes that the shift in zoning boundaries does not significantly alter existing development rights. It finds that the existing roadways in the area have enough capacity to support the additional vehicle trips generated by the site. The study additionally recommends that access to the site will align with Weber Gate NW, with both the site access and Weber Gate NW operating as stop controlled. The shared pathway within the site is to be realigned along the northeast corner of the site within parkspace.

On Demand Transit serves the Wedgewood Heights neighbourhood, and the rezoning site has an active On Demand Transit stop adjacent to it. Residents using on-demand transit in Wedgewood Heights are taken to the Lewis Farms or West Edmonton Mall Transit Centres to connect to the more extensive city-wide transit network. Just a short walk from the rezoning area to Lessard Road, ETS also has a local routing that connects transit users to the West Edmonton Mall Transit Centre.

Open Space

The subject site was deemed surplus to municipal requirements in 2009 by City Council and designated for affordable housing. The subject site is designated Municipal Reserve and the said designation will require to be removed for the proposed redevelopment. Redevelopment of this site shall consider field impacts and identify appropriate relocation or realignment opportunities to ensure programming needs are maintained.

Utilities

The applicant has submitted a Drainage Servicing Report that has been reviewed and accepted by Development Services for the purpose of supporting this rezoning application. Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilizing a controlled outflow rate to mitigate its impact on the existing drainage infrastructure.

Edmonton Fire Rescue Services has performed a risk-based Infill Fire Protection Assessment and determined that the subject site is reasonably compliant with municipal standards for firefighting water. This could potentially be re-evaluated at the development permit stage. The applicant/owner will be responsible for all costs associated with providing the required water supply, including any changes to the existing water infrastructure required by the proposed zoning.

Appendices

1. "What We Heard" Public Engagement Report

Written By: Planning Coordination

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

What We Heard Report

Wedgewood Heights

LDA24-0249

Edmonton

Public Engagement Feedback Summary

Project Address:	1003 & 1021 Wedgewood Boulevard NW
Project Description:	<p>The City is reviewing an application to rezone from the Parks and Services Zone (PS) and Medium Scale Residential Zone (RM h16) to the Parks and Services Zone (PS) and Medium Scale Residential Zone (RM h16). As per a City Council motion in 2012, the existing RM h16 zoned site will shift by approximately 29 meters and continue to allow for medium scale housing and open space uses. Key characteristics of the proposed RM h16 and PS Zones include:</p> <ul style="list-style-type: none">• Medium scale housing, including multi-unit housing in row housing and/or apartment housing.• A maximum building height of 16.0 m (approximately four storeys).• A maximum Floor Area Ratio 2.3.• A minimum density of 45 dwellings per net residential hectare.• Community uses, including Parks and Child Care Services.• A maximum building height of 16.0 m (approximately four storeys).
Engagement Format:	Online Engagement Webpage - Engaged Edmonton: https://engaged.edmonton.ca/wedgewoodsurplusschoolsiterezoning
Engagement Dates:	July 22 to August 8, 2024
Number Of Visitors to Engaged Edmonton page:	Submitted question or forum response: 336 Visited the page: 1,361

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About This Report

The information in this report includes summarized feedback received between July 22 to August 8, 2024 through online engagement via the Engaged Edmonton platform and emails submitted directly to the file planner.

Public feedback received will be considered during the planning analysis to ensure the review of the application takes local context into consideration and is as complete as possible. It will also be used to inform conversations with the applicant about potential revisions to the proposal to address concerns or opportunities raised.

This report is shared with all web page visitors who provided their email address for updates on this file. This summary will also be shared with the applicant and the Ward Councillor and will be an appendix to the council report should the application proceed to a public hearing.

The planning analysis and how feedback informed that analysis will be summarized in Administration's report to City Council if the proposed rezoning goes to a future City Council Public Hearing for a decision. The City's report and finalized version of the applicant's proposal will be posted for public viewing on the City's public hearing agenda approximately three (3) weeks prior to a scheduled public hearing for the file.

Engagement Format

The Engaged Edmonton webpage included an overview of the application, information on the development and rezoning process, a brief history of the surplus school sites across the City and contact information for the file planner. Two participation tools were available for participants: the 'Ask a Question' and 'Share Your Thoughts'. The 'Ask a Question' tool allowed participants to ask questions directly to the project team. Once answered, the question and response would both either be shared publicly on the Engaged Edmonton page, or sent privately back to the participant. The 'Share Your Thoughts' tool allowed participants to share feedback on an open forum. They could also respond to and 'like' the comments of others, allowing participants to engage in conversation with each other.

The comments received are summarized by the main themes below, with the number of times a similar comment was made by participants recorded in brackets following that comment. The questions asked, and their answers are also included in this report.

What We Heard Report

Wedgewood Heights

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Feedback Summary

This section summarizes the main themes collected.

Number of Responses (includes emails and phone calls received):

In Support: 9

In Opposition: 506

Mixed/Questions only: 17

The most common **concerns** heard were:

Loss of Greenspace/Sports Fields (x393): The community is concerned that the proposed development will result in the loss of well used greenspace and sports fields in their community. The park is valued in the community and surrounding neighbourhoods for community events, sports, and recreation. Maintaining access to the existing park space is essential as it is already small and neighbouring communities such as Donsdale do not have a park.

Loss of greenspace - mental/ community health impacts(x144) - There is a worry that the proposed development will negatively impact mental and community health due to reduced access to greenspace.

Alternative location / relocated to more appropriate location (x104) - Concerns were raised that the location of the proposed development is not appropriate and that alternative locations would provide better outcomes for the community and the development if relocated.

Impacts to Community Character(x86) - It was expressed that the multi-unit housing nature of the proposed development does not fit the neighbourhood's character and that the proposal would negatively impact the community by changing the aesthetics and use of the park space.

Feeling unheard by representatives (council, government leaders, etc) (x72) - There is concern that the community's comments are not being heard by City Council and Administration. There are frustrations with the public engagement process and the impact of public feedback on the decision-making process.

Loss of Greenspace - environmental (x65) - The loss of greenspace from the proposed development and its impact on the natural environment was a concern of respondents. The community wants to preserve this greenspace and is frustrated that this valued space is being developed.

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Traffic congestion (x64) - The proposed development's impact on traffic congestion, road safety, and access to the neighbourhood were several of the topics discussed in the responses. Increased traffic congestion and the availability of parking were concerns that were raised. There is a potential for increased risk to traffic and pedestrian safety due to increased congestion. There were worries that the proposal would limit access to and from the neighbourhood from the one roadway to the neighbourhood (184 St NW).

What We Heard

The following section includes a summary of collected comments with the number of times a comment was recorded in brackets (comments received once do not have a number).

Reasons For Opposition

Greenspace

- The greenspace is a highly used and valued space for recreation and events for the residents of Wedgewood and surrounding communities, and it should be preserved for future generations. (379)
- Concerns about the loss of greenspace and associated impacts to community wellness and mental health. (144)
- Concerns about the loss of greenspace and associated impacts to the environment, climate change, and wildlife. (65)

Site Location and Proximity to Amenities and Services

- Feel that other areas may be more suitable for the proposed development. (105)
- The City should consider the adaptive reuse of existing buildings for affordable housing projects. (8)
- Does not agree that the site is the best location for affordable housing due to not being in close proximity to amenities and services for the future residents of this project. (31)
- Site is too small for the proposed development. (58)
- Site is not easily accessible by transit. (30)

Community Character

- The proposed building will not fit with the character of the neighbourhood. (89)
- Concerns that property values will decrease. (17)

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Traffic

- Concerns about increased traffic congestion in the area along roads already busy with traffic and parking. (64)
- Concerns about pedestrian safety due to increased traffic. (16)
- Concerns about limited entry points into the neighbourhood and limited access for emergency vehicles. (54)

Homeowner Association Contributions

- Residents contribute to enhanced greenspace maintenance through HOA fees and questions about whether new residents will contribute to the HOA. (27)

Communication about the project

- Concerns about insufficient public notification and engagement. (12)
- Concerns that information shared about the project may have been misrepresented. (14)
- Questioned if community feedback is being heard by City Council and City representatives. (72)
- Questioned that the project will actually result in affordable housing objectives and that the proposed application was being pushed through in order to receive the federal grant funding. (27)

Infrastructure and Service Impacts

- Concerns about the strain on existing infrastructure, utilities, and services. (19)

Increased Crime

- Concerns about increased crime (11)

Other

- General opposition to affordable or subsidized housing within the area. (9)
- Paid for the park by way of purchasing the lot. (1)
- Access to diverse housing options within the area is already sufficient. (2)
- Concerns regarding potential nuisances such as noise and pollution during construction. (8)
- Concerns about school capacity and crowding. (4)

Reasons For Support

- Increased access to affordable housing and diverse housing options. (6)

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- Increased density will help support local businesses and demand for services, such as transit. (3)

Questions & Answers

- 1. Why we are not building condos behind sister annata brockman school ? The size of the space is almost 3 times? Why not allowing townhomes to be built ? Donsdale doesn't have a park. They rely on our park.**

The school board is still using the site and has not declared it surplus to their needs. As a result, the site is not currently a consideration for residential development. With regard to row housing, the proposed RM h16 Zone allows for residential housing which may include row housing (townhomes). Please see the Edmonton Zoning Bylaw 20001 (RM Zone) for more information. This question was responded to on 06 August, 2024.

- 2. Is there compensation for loss of property value ? Will the condo pay HOA fees ?**

Property values are influenced by numerous factors and variables beyond changes to surrounding land uses. The purpose of this review is to determine if the proposed land use zone is appropriate at this location and whether city infrastructure can support the proposed use. In Edmonton, the factors that impact your assessed property value include things like location, lot characteristics such as size, shape or corner lot, along with how close it is to commercial areas, transit, utilities and green space. The development site is not part of the Homeowners Association. However, we will advise the future developer that there is an HOA in the area as part of the sales listing and will encourage collaboration. This question was responded to on 06 August, 2024.

- 3. Why are only residents and or businesses within 120 meters only notified? As building affects the entire community of Wedgewood all of its residents should be notified. Thank you, Carol N.**

The City is legislated to include a radius of 60 metres. However, based on local community interest, we doubled that to 120 metres for this circulation. The local community league and the Homeowners Association were also included in the notification. For more information, please see

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Zoning Bylaw 20001 Section 7.50 Zoning Bylaw Amendments. This question was responded to on August 14, 2024.

4. Why would a resource to the residents of Wedgewood and area be removed and turned into more housing. For the community there is little else for recreation opportunities.

The City received 20 surplus school sites from the Edmonton Public School Board in 2009 after they were no longer required for the development of the physical schools. In 2015, City Council designated 14 surplus school sites for affordable housing. The development of these sites is guided by policy C583A, which prioritizes access to affordable housing, increased housing choice and the integration of housing, services and amenities. In addition, this site is already zoned RM h16. The application shifts the site slightly by approximately 29 metres towards 184 Street NW. The remainder of the site will be maintained for open space uses. This question was responded to on August 14, 2024.

5. How has the City assessed the value and quantity of open space in this district?

The City of Edmonton received 20 surplus school sites, including this site in Wedgewood, from the Edmonton Public School Board in 2009 after it was determined they were no longer needed for schools. These sites have always been planned for development, first as school buildings and then as affordable housing, following Council's designation in 2015. We recognize that while awaiting development, the surplus school sites have served different purposes, including their temporary use as open space and sports fields. As the proposed development site was initially intended for a school building, an assessment of open space in this district was not required. This question was responded to on August 15, 2024.

6. What opportunity will be lost by converting a community open space into residential development in terms of future recreation needs?

This site has always been planned for development, first as a school and then as affordable housing, following Council's designation in 2015. We recognize that while awaiting development, the surplus school sites have served different purposes, including their temporary use as open space and sports fields. The site is already zoned RM h16. The application shifts the site slightly by approximately 29 metres towards 184 Street NW. The remainder of the site will be maintained for open space uses. The development of these sites is guided by policy C583A, which prioritizes access to affordable

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housing, increased housing choice and the integration of housing, services and amenities. This question was responded to on Aug 15, 2024.

7. Is there a lack of residential land in the City? Is there a surplus of park sites in the City.

This site is already zoned RM h16. The application shifts the site slightly by approximately 29 metres towards 184 Street NW. The remainder of the site will be maintained for open space uses. The development of these sites is guided by policy C583A, which prioritizes access to affordable housing, increased housing choice and the integration of housing, services and amenities. This question was responded to on Aug 15, 2024.

8. From the Urban Parks Management Plan "The City will undertake a thorough audit of parkland holdings every five years to determine if parkland surplus decisions should be considered." and What was the result of this audit with respect to this site?

The City of Edmonton received 20 surplus school sites, including this site in Wedgewood, from the Edmonton Public School Board in 2009 after EPSB determined they were no longer needed for schools. The City of Edmonton then approved Policy C583 and subsequently Policy C583A, which prioritizes access to affordable housing, increased housing choice and the integration of housing, services and amenities. As the proposed development site was initially intended for a school building, there is no loss in allocated park space. The site is already zoned RM h16. The application shifts the site slightly by approximately 29 metres towards 184 Street NW. The remainder of the site will be maintained for open space uses. This question was responded to on August 15, 2024.

9. From the Urban Parks Management Plan "A recreational community needs assessment is required to determine if a parcel may be surplus to needs. The public good must be considered in all surplus decision making." and What was the result of this recreational community needs assessment.

The City of Edmonton received 20 surplus school sites, including this site in Wedgewood, from the Edmonton Public School Board in 2009 after it was determined they were no longer needed for schools. These sites have always been planned for development, first as school buildings and then as affordable housing, following Council's designation in 2015. We recognize that while awaiting development, the surplus school sites have served different purposes, including their temporary use as open space and sports fields. As the proposed development site was initially intended for a

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school building, a recreational community assessment was not required. This question was responded to on August 15, 2024.

10. From the Urban Parks Management Plan “Cash resulting from land sales is directed to reserves.” To what reserve will the sale of this site be directed?

Proceeds from the sale would follow direction as per Policy C468A, Policy to Govern the Use of Funds from the Sale of Surplus School sites. As per Policy C468A, proceeds would transfer to the Funds in Lieu of Reserves account. However, to provide more affordable housing in the City, these sites will be sold for a nominal value or leased to developers so there will not be any proceeds. This question was responded to on Aug 15, 2024.

11. From the Urban Parks Management Plan: “The City will surplus parkland based on approved processes and guidelines.” Did the City follow the approved processes and guidelines? What are they?

This site was not intended as parkland; it was initially set aside for a school. When the site was declared surplus by the school board, the City of Edmonton exercised its right of first refusal and claimed the land for an alternate use, therefore the parkland approvals process does not apply. This question was responded to on August 15, 2024.

12. From the Urban Parks Management Plan: “When redevelopment of existing plan areas is proposed by a developer, (e.g., plan amendments, zoning bylaw amendments, etc.), the impact of the development on the existing parkland network must be assessed and addressed by the developer. The following steps will be taken: • A Parkland Impact Assessment will be provided by the developer. • A Parkland Impact Assessment, will be reviewed, and if appropriate, will be approved by the City. • If the impact on the parkland network is negative, corrective action is required (e.g., new parkland must be purchased, redevelopment of existing parkland is required, etc.). • Corrective action is approved by City Council and funded by the developer (e.g., a Parkland Redevelopment Levy will be applied)” – Where is the Parkland Impact Assessment (PIA) for this proposed rezoning? And What was the result of the PIA? What corrective action is being taken, if any?

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schools. These sites have always been planned for development, first as school buildings and then as affordable housing, following Council's designation in 2015. We recognize that while awaiting development, the surplus school sites have served different purposes, including their temporary use as open space and sports fields. As the proposed development site was initially intended for a school building, a Parkland Impact Assessment is not required. This question was responded to on August 15, 2024.

13. Is any reason why the city waited for the last a few days to put a sign on Wedgewood bolvd? More than half of the residents over 60. Most of them low key. Not many tech savvy. We ask the city to rectify the timeline for closing comments submissions by Wedgewood residents please. This almost same scenario by the city the whole city rezoning saga. Without the citizens comprehending effect to communities, the council pushed it through and put a sign up when the decisions were already made.

This City of Edmonton sign is intended to share information about the land development application. The Zoning Bylaw 20001 (Section 7.50 4. Zoning Amendments) regulates sign placement. A sign must be placed 21 days before the Public Hearing. We have yet to schedule a Public Hearing, but the sign has been placed on the site. In addition to this mode of communication, the City of Edmonton mailed out information regarding the engagement opportunity on Engaged Edmonton to residents within 120m of the site, as well as to the Wedgewood Community League and Wedgewood Ravine Homeowners Association. Given the volume of questions and responses, we can confirm that project awareness and engagement is high. While online public engagement is complete for this project, residents are still welcome and encouraged to send comments by email or call and speak to the file planner directly. All contact information is available on the sign and the mailed LDA notice, which is also posted on edmonton.ca/HousingDevelopments. It's important to note that no decisions have been made on the future of the site. A decision will be made after a Council public hearing and you and your neighbours are welcome to speak to Council at that time. This question was responded to on Aug 15, 2024.

14. Why is it that the city put up a sign just today August 8th about the proposed Re-zoning of the wedgewood heights green space. With out 3 days left to comment you are leaving residents in the dark. The deadline for commenting should be postponed due to the cities lack of communication and engagement.

This City of Edmonton sign is intended to share information about the land development application. The Zoning Bylaw 20001 (Section 7.50 4. Zoning Amendments) regulates the sign's

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15. Has there been an adequate study done on how this low income building will affect crime rates in the wedgewood and surrounding area? I can assure the crime and vandalism rates will sky rocket if this is in fact built.

Affordable housing is a home like any other. Its residents share their neighbours' interest in maintaining a safe environment. Overall, research shows that affordable housing does not have a negative impact on community safety. This question was responded to on Aug 15, 2024.

16. As the city and population of Edmonton expands there is much need for affordable outdoor sports such as soccer as well as accessible and safe fields to play they game. Will the city consider keeping this green space and adding additional soccer fields?? Especially since Wedgewood keeps that feild so well groomed... it's a no brainer. Make Wedgewood a SOCCER DESTINATION feild at no additional cost to the city.

We recognize that while awaiting development, the surplus school sites have served different purposes, including their temporary use as open space and sports fields, but they are not considered open space by the City. The site is already zoned RM h16. The application shifts the site slightly by approximately 29 metres towards 184 Street NW. The remainder of the site will be maintained for open space uses. The development of these sites is guided by policy C583A, which prioritizes access to affordable housing, increased housing choice and the integration of housing, services and amenities. There are currently no plans in place to expand the soccer fields in the Wedgewood neighbourhood. This question was responded to on August 15, 2024.

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17. Hello, has a wildlife impact study being done? I believe the east edge of the surplus school site border at 184th St., in the area you're proposing to move the site eastwards into, is a place that I see a number of animals at night. Due to my remote work schedule, I'm up late and then go for a walk in that area, multiple deer, and a few times a moose can be seen standing under those trees look carefully. A coyote or two on the hill by the fountain is a semi regular sight between 1 and 3 am. It's possible there is a wildlife corridor coming out from the ravine, and going into a path directly across 184th St. just north of the house #8 Wedgewood Crescent NW. Animals are sometimes seen coming in and out of that "goat trail". So please report to us what assessments have been done, considering that spot as a refuge and temporary rest stop in that corridor.

The City of Edmonton received 20 surplus school sites, including this site in Wedgewood, from the Edmonton Public School Board in 2009 after it was determined they were no longer needed for schools. These sites have always been planned for development, first as schools and then as affordable housing, following Council's designation in 2015. We recognize that while awaiting development, the surplus school sites have served different purposes, including their temporary use as open space and sports fields. As the site was initially intended for school building, a wildlife impact study is not required. This question was responded to on August 15, 2024.

18. At our June 13th meeting with Councillor Hamilton and the team, we were informed that an updated transportation study was being conducted for the Wedgewood Heights neighbourhood in regards to the proposed rezoning of the the Wedgewood School Surplus Site. Has this study been completed and how and when will it be shared with the residents of Wedgewood? Thank you in advance.

As a part of this rezoning application a Transportation Impact Assessment (TIA) is being reviewed. The TIA will be posted on this Engaged Edmonton webpage once it has been shared with City Councillors as part of the package of information they review prior to making a decision. The TIA analyzes the trips generated from the proposed development and its impacts on the adjacent roadways and intersections. In order to obtain current traffic data, the TIA also includes traffic counts at the Wedgewood Boulevard and 184 Street intersection, and at 184 Street and Lessard Road. Using this background data and the site-generated traffic, any upgrades or improvements needed to minimize any traffic impact and appropriately support the development are proposed. This question was responded to on August 15, 2024.

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Next Steps

The public feedback received will be considered during the planning analysis and will be included in the administration report for City Council. The administration report and finalized version of the applicant's proposal will be posted for public viewing on the [City's public hearing agenda](#) website approximately three (3) weeks prior to a scheduled public hearing for the file.

When the applicant is ready to take the application to Council (the Administration makes a recommendation of Support or Non-Support):

- Notice of Public Hearing date will be sent to surrounding property owners, residents and applicable nearby Community Leagues and Business Associations.
- Once the Council Public Hearing Agenda is posted online, members of the public may register to speak at Council by completing the form at edmonton.ca/meetings or calling the Office of the City Clerk at 780-496-8178.
- Members of the public may listen to the Public hearing on-line via edmonton.ca/meetings.
- Members of the public can submit written comments to the City Clerk (city.clerk@edmonton.ca).

If you have questions about this application, please contact:

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