

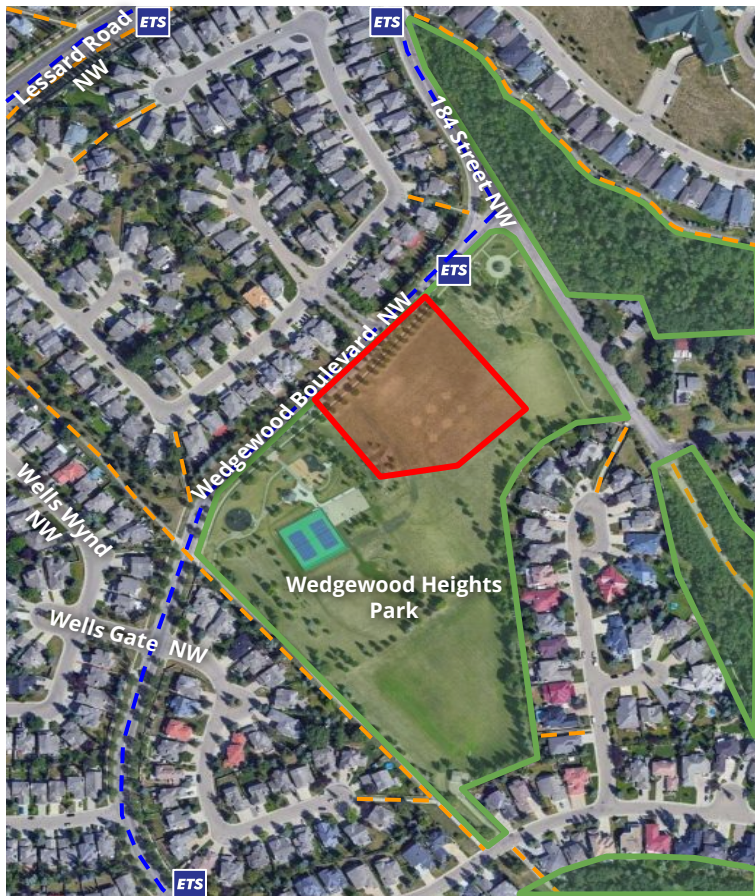


ITEMS 3.14
BYLAW 20956
WEDGEWOOD HEIGHTS

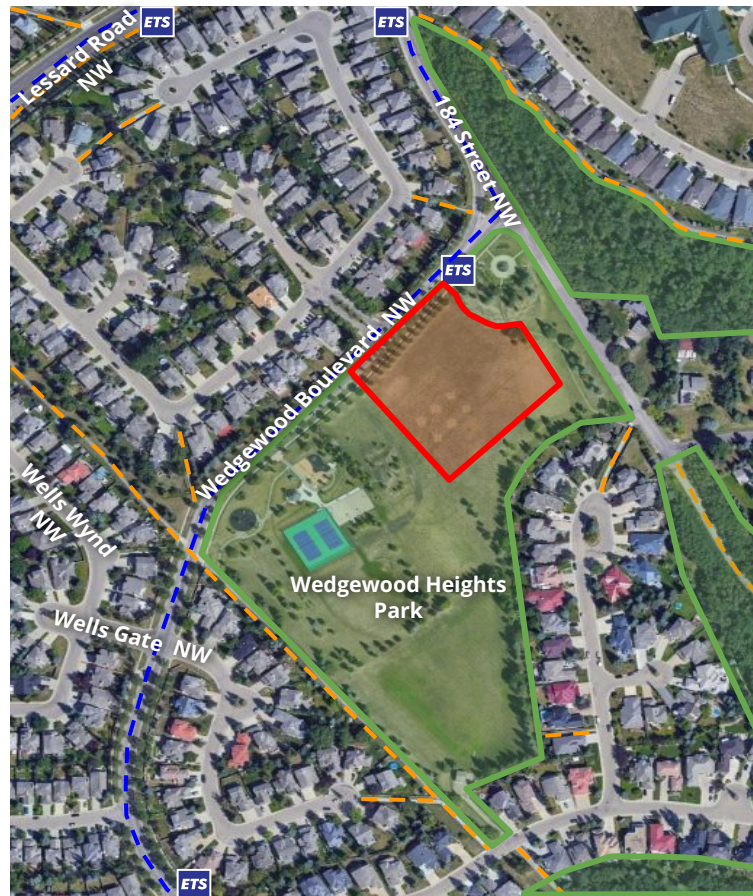
DEVELOPMENT
SERVICES
November 4, 2024



SITE CONTEXT



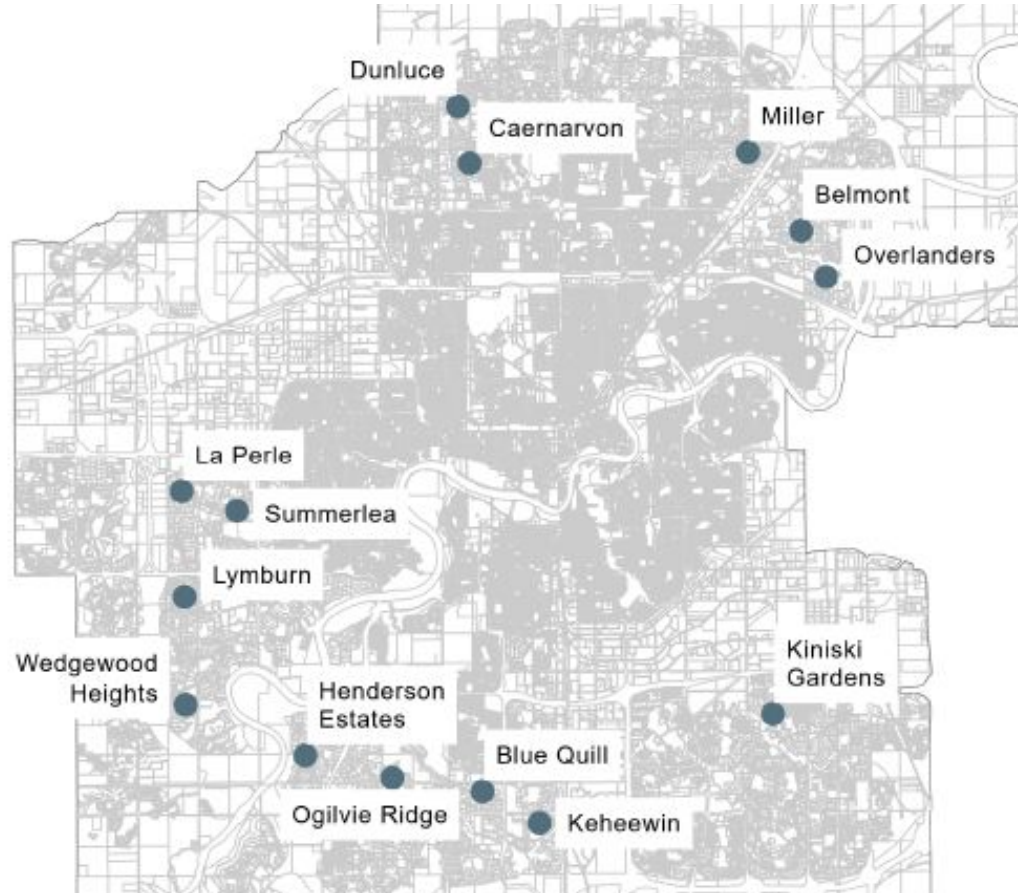
BEFORE



AFTER

SURPLUS SCHOOL SITE HISTORY

- Policy C583A prioritizes:
 - Access to affordable housing
 - Increased housing choice
 - Integration of housing, services and amenities



C583A SURPLUS SCHOOL SITES

Respondents (517)

9 in support

508 in opposition

Common Concerns

- Traffic / congestion
- Will increase demand for on-street parking
- Loss of green space
- Increase in criminal activities
- Decrease in property values
- Character of neighbourhood



CITY WEBPAGE
July 15, 2024



MAILED NOTICE
July 16, 2024



SITE SIGNAGE
August 8, 2024



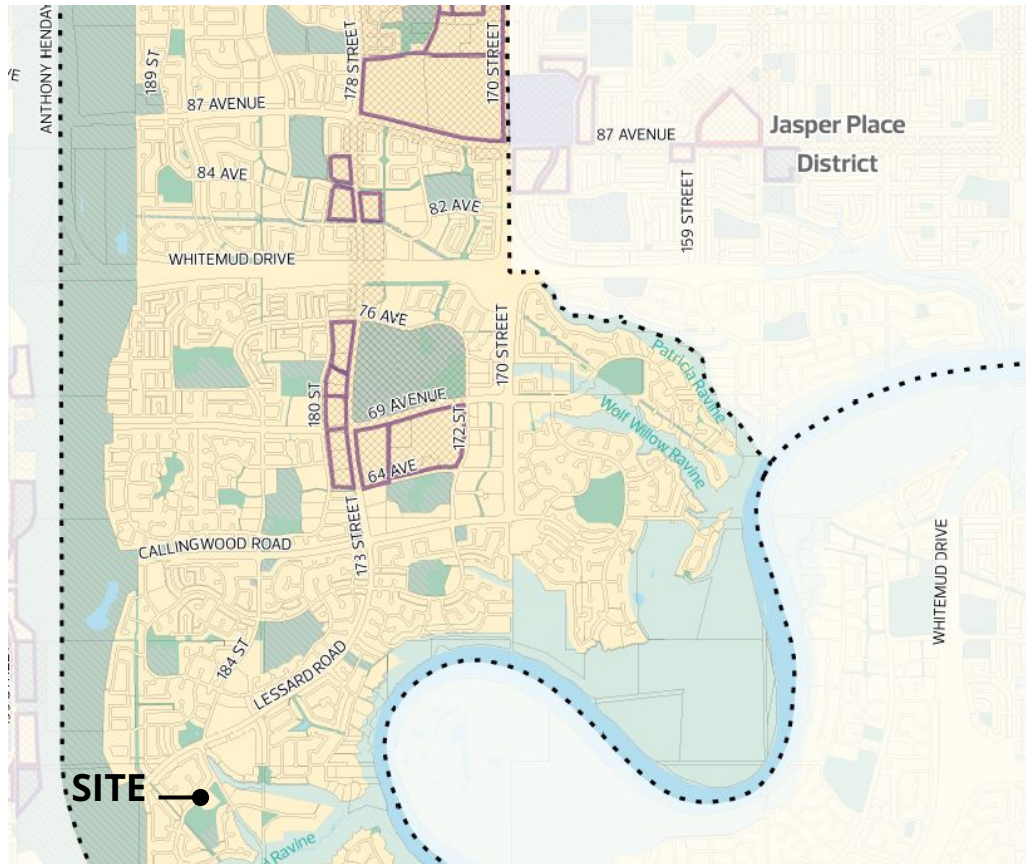
ONLINE ENGAGEMENT
July 22- Aug 11, 2024



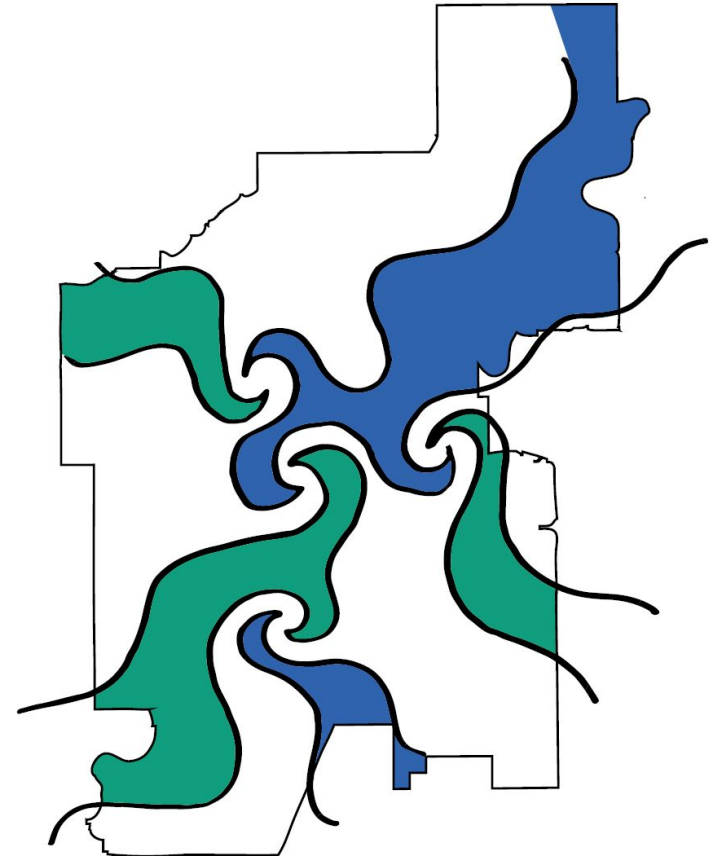
PUBLIC HEARING
NOTICE
Sept 26, 2024



JOURNAL AD
Oct 4 & 12, 2024



WEST EDMONTON DISTRICT PLAN

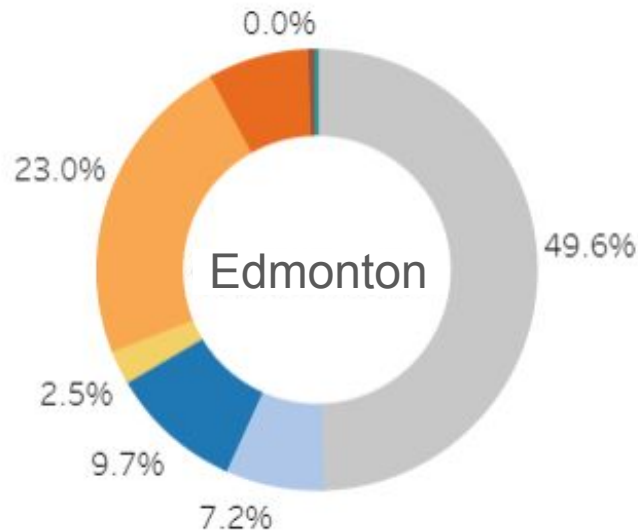


INCLUSIVE & COMPASSIONATE

6 Neighbourhood Profile



- Single-detached house
- Semi-detached house
- Row house
- Apartment or flat in a duplex



- Apartment (4 storeys and under)
- Apartment (5 storeys and up)
- Movable dwelling
- Other single-attached house

2021 Federal Census



- 3.61 ha/1000 people
- Access to a diversity of open spaces
 - Playground
 - Sport field
 - Gathering spaces
 - Trails
- Wedgewood Heights Park is multi-functional:
 - Wellness
 - Celebration
 - Ecology

8 PROPOSED ZONING



REGULATION	PS Zoning	RM h16 Zoning
Principal Building	School	Residential Housing
Height	16.0 m	16.0 m
Density	None	Min: 45 du/ha Max: None
Setbacks		
Front	6.0 m	3.0 m
Side	4.5 m	3.0 m
Rear	4.5 m	3.0 m



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**