

WEDGEWOOD HEIGHTS MUNICIPAL RESERVE REMOVAL

Recommendation

1. That the removal of the municipal reserve designation from a portion of the lands legally described as Lot 10MR, Block 44, Plan 8822434, as shown as Lot 100 in Attachment 1 of the October 21, 2024, Financial and Corporate Services report FCS02656, be approved.
2. That a designated officer within Administration notify the Registrar of the Northern Alberta Land Titles Office that the provisions of the *Municipal Government Act*, R.S.A. 2000, c. M-26 have been complied with and request the Registrar to remove the designation of municipal reserve from a portion of the lands legally described as Lot 10MR, Block 44, Plan 882243, as shown as Lot 100 in Attachment 1 of the October 21, 2024, Financial and Corporate Services report FCS02656.

Requested Action	Council decision		
ConnectEdmonton's Guiding Principle	ConnectEdmonton Strategic Goals		
CONNECTED This unifies our work to achieve our strategic goals.	Healthy City, Urban Places		
City Plan Values	LIVE.		
City Plan Big City Move(s)	A rebuildable city Inclusive and compassionate	Relationship to Council's Strategic Priorities	Community safety and well-being 15-minute districts
Corporate Business Plan	Transforming for the future		
Council Policy, Program or Project Relationships	<ul style="list-style-type: none"> • Policy C583A - Guidelines for Developing Surplus School Sites • 2023-2026 Updated Affordable Housing Strategy • Policy C468A - Policy to Govern the Use of Funds from the Sale of Surplus School Sites • City Plan Policy 2.2.2.1- Streamline provision of affordable housing in all neighbourhoods through continual regulatory and procedural review and improvement. 		

WEDGEWOOD HEIGHTS MUNICIPAL RESERVE REMOVAL

Related Council Discussions

- December 15, 2015, Sustainable Development report CR2403, Wedgewood Heights Seniors' Building Location Review
- July 7, 2015, Sustainable Development report CR2360_rev, Policy Direction for 2009 Surplus School Sites Development
- December 12, 2023, Sustainable Development report CS01758, Policy Direction for Developing Surplus School Sites Development
- October 21, 2024, Bylaw 20956 - LDA24-0249, Application to Rezone from PS and RM h16 to PS and RM h16

Executive Summary

- In 2015, City Council approved 14 surplus school sites, including the Wedgewood Heights surplus school site, for affordable housing.
- The *Municipal Government Act* requires the removal of the municipal reserve designation at a public hearing to sell and develop this site.

REPORT

In 2015, City Council approved 14 surplus school sites, including the Wedgewood Heights surplus school site, for affordable housing. The development of these sites is guided by City Policy C583A - Guidelines for Developing Surplus School Sites and by the City's aspirational target of 16 per cent affordable housing in every neighbourhood. Initiating the development of these affordable housing sites is part of the City of Edmonton's Council-approved Housing Accelerator Fund (HAF) action plan, which has also provided the City with the financial resources to move development forward.

As part of the development process, Administration is seeking City Council approval to remove the municipal reserve designation for a portion of the lands legally described as Lot 10MR, Block 44, Plan 8822434, shown as Lot 100 in Attachment 1, prior to the disposition of the surplus school site, as required by the *Municipal Government Act*. The municipal reserve removal only applies to the development site (Attachment 2). The remainder of the park site will continue to function as open space.

A developer has not been selected to construct and operate the site. The City will publicly list 11 surplus school sites for sale for the purposes of developing affordable housing by the end of 2024.

In 2015, Administration investigated the feasibility of revising the approved Wedgewood Height surplus school site to mitigate the impact of the development. City Council passed a motion directing Administration to carry out the rezoning and plan amendment to revise the site to an alternate configuration (Attachment 3). The revised building site provides an additional buffer between the housing site and the park and playground to the south west resulting in a larger contiguous park site. This report proposes to remove the municipal reserve designation from the alternate location in alignment with City Council's previous direction. The municipal reserve designation will remain on the balance of the remaining park space.

WEDGEWOOD HEIGHTS MUNICIPAL RESERVE REMOVAL

Budget/Financial Implications

In accordance with City Policy C468A - Policy to Govern the Use of Funds from the Sale of Surplus School Sites, any net proceeds of the sale of a surplus school site will be credited to the Funds in Lieu Reserve Account to be disbursed accordingly.

Legal Implications

Upon removal of the municipal reserve designation, the lands may be disposed of and the proceeds (if any) from such disposal must be used for municipal reserve purposes in accordance with the *Municipal Government Act*.

Community Insight

Administration has carried out the following community touchpoints in regards to developing this surplus school site for affordable housing purposes:

- On April 12, 2024, Administration sent an email to the ward Councillor, Wedgewood Ravine Community League and Homeowners Association about its intent to proceed with the development of the site, in alignment with the 2015 Council motion.
- On May 28, 2024, Administration met with the Ward Councillor and representatives from the Wedgewood Ravine Community League to provide more information and answer questions.
- On June 13, 2024, another meeting was held that also included community members to advise them of the City's intention to proceed with development and answer questions.

Throughout June to August 2024, additional engagement activities related to the associated rezoning were carried out and community feedback is summarized in the associated October 21, 2024, City Council Public Hearing rezoning report, Bylaw 20956 - To allow for the continued development of medium scale housing and open space uses, Wedgewood Heights. No additional engagement was conducted specifically around the municipal reserve removal.

As per requirements of the *Municipal Government Act*, the reserve designation removal notice was advertised in the Edmonton Journal on October 4 and October 12, 2024, and a sign was posted at the site.

GBA+

The City of Edmonton aims to provide people from all backgrounds with the opportunity to live in a safe, comfortable home that they can afford. This project seeks to increase Edmonton's supply of housing that is safe, affordable and adequate for those in need by providing shovel-ready land for affordable housing development. Building affordable housing in every neighbourhood enables lower-income households to choose where they live. A diversity of housing types brings new residents to a range of neighbourhoods, increasing the sustainability of schools, businesses and community organizations, regardless of average income.

Environment and Climate Review

- The development of new residential housing could cause an increase to community greenhouse gas emissions and could impact the City's ability to achieve its energy transition

WEDGEWOOD HEIGHTS MUNICIPAL RESERVE REMOVAL

targets. However, the impacts could be mitigated where developments abide by sustainability standards as required by applicable funding programs.

- Future development activities in the current open space could alter environmental functions such as air temperature regulation (impacting the urban heat-island effect), surface water management, carbon sequestration and storage. The retention and/or installation of additional trees and shrubs in future landscaping plans can help offset some of these alterations.
- Opting to develop higher-density housing in established or developing communities, rather than in undeveloped areas, can help lower community greenhouse gas emissions by reducing urban sprawl and shortening commute times.
- As part of the development process, design plans will be required and Administration will review these materials. Developers are also responsible for following environmental regulations that may apply to future construction activities.

Attachments

1. Wedgewood Heights Legal Survey
2. Wedgewood Heights Municipal Reserve Removal Map
3. Wedgewood Heights Revised Site Location Map