

Financial and Corporate Services
Real Estate
Land Development

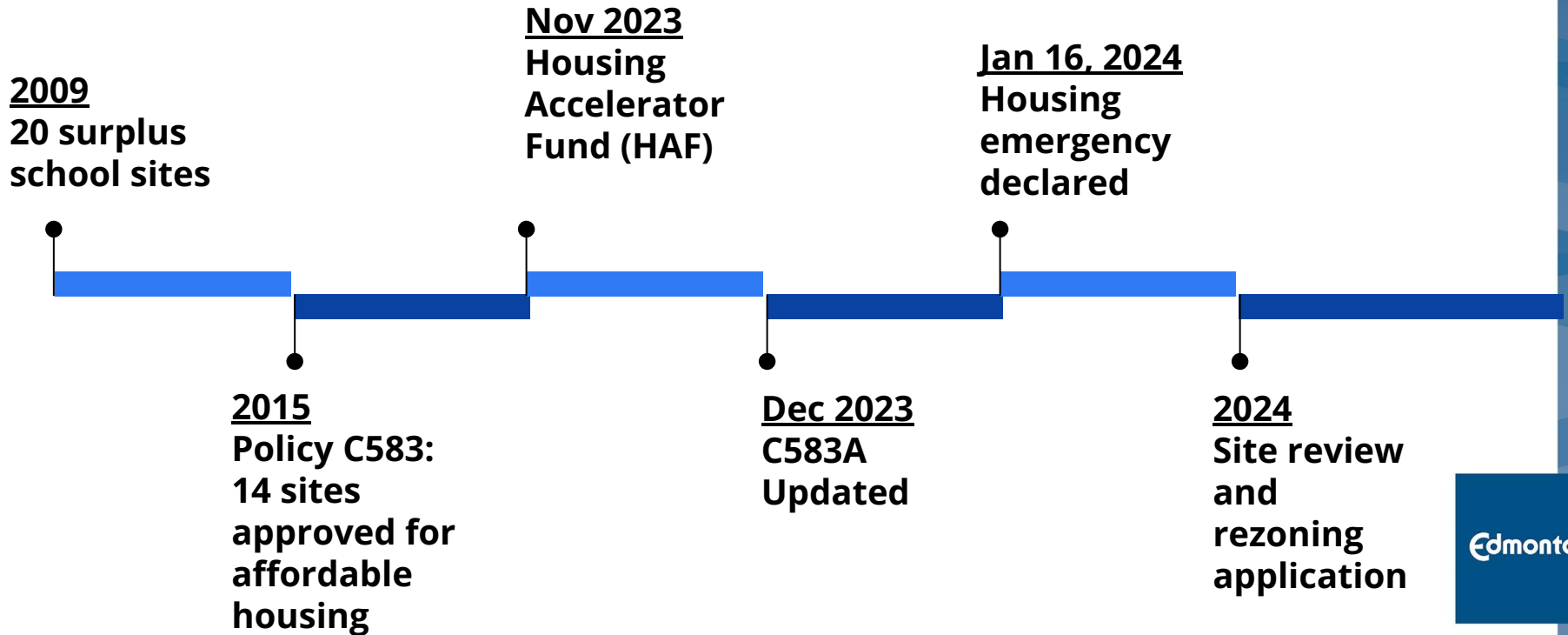
Edmonton

**Wedgewood Heights Municipal Reserve
Removal and Rezoning**

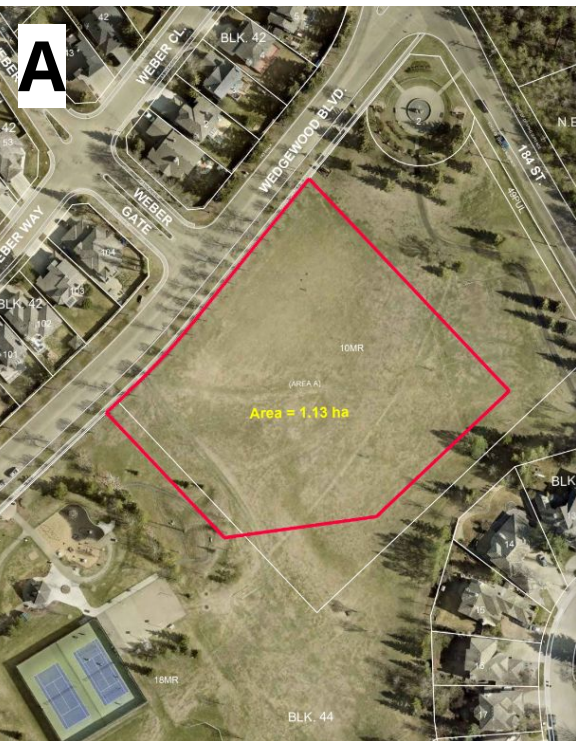
Resolution and Bylaw 20956

Neal Osaduik, Director, Land Development

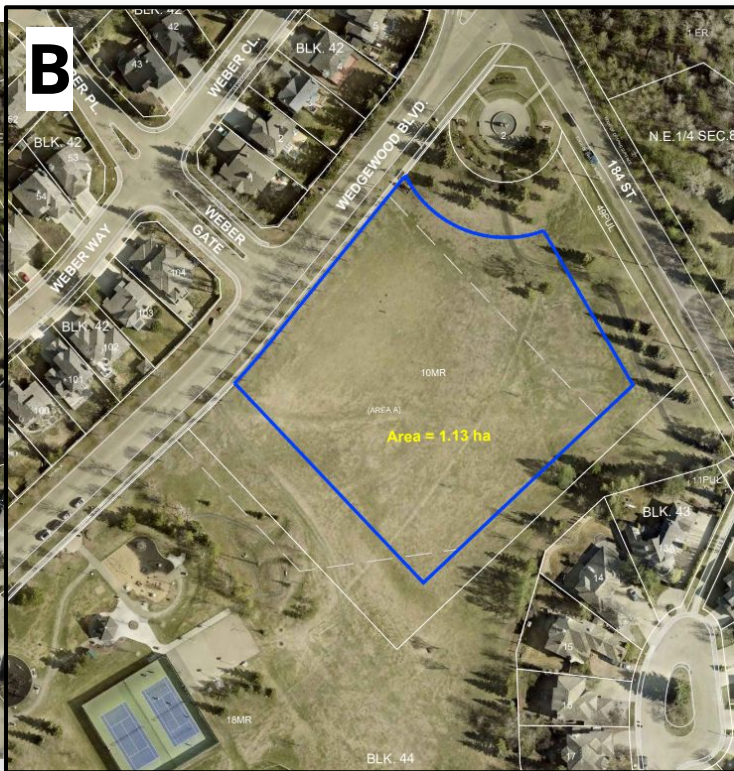
| Surplus School Site History



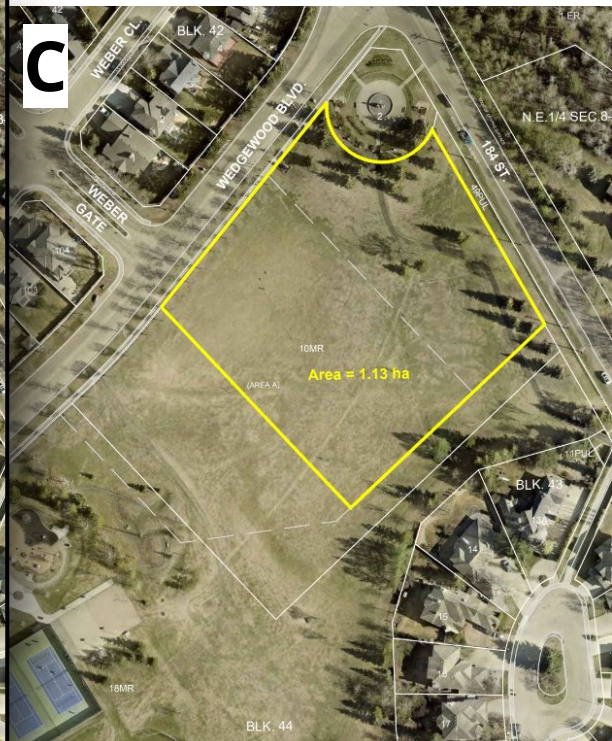
Wedgewood Heights Proposed Configuration



Option A
Approved RMh16 Site



Option B
Revised Site



Option C
Alternate 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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