



Surplus School Sites Community Meeting

Seniors' Housing Initiative

January 23, 2013

The Seniors' Housing Initiative is a City Council-approved program that aligns with City Council's strategic direction.

PROGRAM BACKGROUND

Chronology:

2009 - Twenty undeveloped building sites become available.

2011 - Senior City Administration directs 19 of the undeveloped building sites be used for residential purposes.

2011 - A public Request For Expression of Interest (RFEI) pertaining to potential uses on sites is advertised. At the same time, the City notifies communities of the City's intent to recommend seniors' housing on some of these sites. Communities are invited to make RFEI submissions.

2011 - RFEI submissions indicate a great need for seniors' housing.

September 2012 - The City holds public information meetings to explain why they are proposing seniors' housing on eight undeveloped sites, in communities where this housing is proposed.

October 2012 - A public hearing is held on the proposed land use change.

October 2012 - Council approves seniors' housing on eight of the 20 undeveloped building sites.

About the Seniors' Housing Initiative:

- In October 2012, Council approved the re-purposing of eight undeveloped building sites to become seniors' housing, including changes to statutory plans and zoning, and the removal of the reserve designation on the sites.
- These approvals apply to existing building sites, not any planned open space. However, changes will affect any temporary sports fields that have been established on undeveloped school building sites.
- City Council also directed City Administration to conduct a technical review of the suitability and feasibility of relocating building sites for approved programs in: Bulyea Heights and Blue Quill (First Place), and Wedgewood Heights (Seniors' Housing).
- In addition, Sustainable Development was asked to lead the development of restrictive covenants and conditions of sales agreements to ensure a public engagement process between residents and builders of seniors' housing occurs and to ensure only seniors' housing is developed on these sites.

Why Seniors' Housing?

- There is a growing need for more seniors' housing in Edmonton. Recent reports have identified that the number of seniors age 80 and over will increase by 266 per cent over the next 30 years, while the number of those age 55 to 64 will more than double.
- Choosing to use these eight vacant building envelopes to support senior housing initiatives will also:



- Help increase housing choices available to seniors in familiar areas (i.e. aging in place).
- Help to diversify neighbourhood demographics and make existing housing stock flexible for the changing needs of community members, making a neighbourhood more stable in the long term.

COMMUNICATIONS

Ongoing communications

Three ways receive ongoing information:

1. Visit the City of Edmonton website: edmonton.ca/surplusschools.
2. Subscribe to our newsletter mailing list (via edmonton.ca/surplusschools).
3. Talk to your Community Liaison: (see separate handout "Community Liaison Concept").

ENGAGEMENT

Communications at the neighbourhood level

What can you expect when your site is slated for development in the immediate future?

- Approximately a year before construction begins, the City will notify your Community League, Community Liaison, and residents of the adjacent neighbourhood (via mail-out or advertisement) of the upcoming development.
- Volunteers will be sought to take part in a unique design engagement process with builders before plans for the development are finalized.

MOVING FORWARD

- Sustainable Development is undertaking a review of three sites (Bulyea Heights, Blue Quill and Wedgewood Heights) and will report their findings to City Council before proceeding with any development of undeveloped building sites in each of these communities.
- The City is working with various provincial ministries to establish:
 - Key project elements and program requirements for both the market and non-market components of new seniors housing
 - The most feasible delivery model and timelines given existing funding and provincial priorities, and anticipated future funding over the next three to five years
- The City's first priority will be to engage development sponsors for one or two pilot projects, with project planning and community engagement likely to occur in 2013, and construction beginning no earlier than 2014.

CONTACT INFORMATION

If you have any questions or concerns, please email surplusschools@edmonton.ca

