



THE WAY WE GROW

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## Community Liaison Meeting Undeveloped Building Sites

February 5, 2013

### BACKGROUND

#### Chronology:

**October 2009** - Twenty undeveloped school sites become available. One site is allocated for storm water management.

**Summer 2011** - Senior City Administration directs 19 of the 20 undeveloped school building envelopes be used for residential purposes and that sports field portions be retained for community use. (Eight of the 19 sites would later be approved for future seniors' housing.)

**October/November 2011** - A public Request For Expression of Interest (RFEI) pertaining to residential interests in these building sites is advertised. Communities are invited to make RFEI submissions.

**Spring 2012** - City Administration determines initial preferred residential uses for each of the 11 remaining sites, based on a variety of considerations, including:

- The RFEI submissions, which indicated a strong interest in residential uses and offered a number of ideas for residential development.
- The neighbourhood's current housing mix, density, and tenure (i.e. ownership versus rental), relative to City-wide averages.
- The neighbourhood density relative to density targets for the Capital Region as a whole. The City is required to work towards reaching residential density targets established by the Capital Region Board. In 2010 Council approved new strategic directions to align with new regional residential density targets that exceeded those established 14 years ago.
- City Council's desire to achieve a more equitable distribution of different types of housing options across the City.
- The existing infrastructure supporting these sites. Wherever possible, the City tries to maximize investment in existing infrastructure. Surplus schools sites are already serviced and underutilized.

#### Initial Preferred Uses:

**Belmont Site** (13207 - 37 Street)  
Secondary Suite Housing

**Dunluce Site** (12030 - 162 Avenue)  
Secondary Suite Housing

**Ermineskin Site** (10620 - 25 Avenue)  
Secondary Suite Housing

**Henderson Estates Site** (3408 - Riverbend Road)  
Medium Density Mixed Housing

**Keheewin Site** (1910 - 105 Street)  
Medium Density Mixed Housing

**Kiniski Gardens - South Site** (3804 - 38 Street)  
Medium Density Mixed Housing



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La Perle Site - East Portion (18503 - 97A Avenue)  
Secondary Suite Housing

Lymburn Site (7204 - 184 Street)  
Secondary Suite Housing

La Perle Site - West Portion (18715 - 97 A Avenue)  
Medium Density Mixed Housing

Ogilvie Ridge Site (915 Ogilvie Boulevard)  
Medium Density Mixed Housing

Summerlea Site (17503 - 93 Avenue)  
Medium Density Mixed Housing

### ROADMAP

1. Community Liaison Group Meetings
2. Engage Community Regarding New Use
3. Recommendations on Land Use
4. Community Public Meetings
5. City Council Public Hearing
6. Builder-Community Design Engagement (*see separate handout "Builder Engagement Process"*)
7. Future Development

### COMMUNICATIONS

Three ways to receive ongoing information

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

### SUMMARY POINTS

- Administration's initial preferred uses are **aligned with The Way Ahead**, City Council's strategic direction for the City.
  - The Way Ahead directs Administration to work towards creating a City that:
    - is compact, transit-oriented and pedestrian friendly
    - is vibrant
    - has a mix and variety of neighbourhood housing choices
    - uses existing infrastructure
- Future development will occur on undeveloped serviced **building sites**. Lands assembled as sports fields and open space will not be developed.
- There will be **ongoing information-sharing** between the City and the community via a proposed community liaison group concept.
- Ongoing information about this program will also be made available online ([edmonton.ca/surplusschools](http://edmonton.ca/surplusschools)) and through our email subscription list (via [edmonton.ca/surplusschools](http://edmonton.ca/surplusschools)).

### CONTACT INFORMATION

If you have any questions or concerns, please email [surplusschools@edmonton.ca](mailto:surplusschools@edmonton.ca)

