

---

## Follow up on Community Liaison inquiries related to remaining building sites.

---

Tim McCargar <tim.mccargar@edmonton.ca>

30 April 2013 09:51

To: Victoria Carnaghan <victoria.carnaghan@edmonton.ca>

Dear community representative:

At our information meeting in February, City Administration met with residents regarding the process to re-purpose 11 undeveloped school building sites.

Following my presentation, a number of questions arose. In particular, residents representing Henderson Estates indicated they would like to know more details about how their site was proposed for medium density mixed housing.

Here are some more details on how Administration developed initial preferred uses for remaining sites overall, and for Henderson Estates in particular.

### **Are these recommendations final?**

Please note the list of [initial preferred uses](#) for these 11 building sites are not finalized and have not been presented to City Council. These are the uses that Administration believes fit best with City Council's strategic vision for Edmonton.

Before any recommendations are finalized, Administration will engage with local communities to provide information and will be open to consider alternative residential uses that align with Council strategic directions.

### **How did Administration come up with the initial preferred uses?**

We came up with this initial uses based on various directions, including:

- Council's direction to improve the range of housing choice throughout the City by creating a variety of housing form in the City
- The housing mix, density and tenures of various neighbourhoods, relative to City-wide averages
- Capital Region residential density ranges that the City is required to work towards
- Council's desire to achieve a more equitable distribution of different types of housing options across the City

### **How did we choose a particular use for a particular site?**

We examined information in each neighbourhood and considered details such as:

- The neighbourhood's current housing mix, density, and tenure relative to City-wide averages
- The current neighbourhood's density relative to planned density noted in approved statutory plans
- City Council's desire to achieve greater choice in housing form and tenure of housing options across the City
- The size and configuration of the surplus building envelope and its proximity to existing under-utilized infrastructure and transit in place to support new residents
- Thirty submissions received from a public Request for Expression of Interest (RFEI) that indicated interest and ability to develop new residential uses.

## **Why has Henderson Estates site been proposed for medium-density mixed housing?**

To better understand why this use was proposed Henderson Estates, we have attached [this neighbourhood profile](#), based on census data from Statistics Canada. It helped us arrive at this proposed usage for these reasons:

- The size and location of, and available servicing for the Henderson Estate surplus school building envelope is suitable for this type of development.
- Currently in Henderson Estates, the neighbourhood profile information shows that the built form is 90 per cent single-family dwellings, and all homes are owner occupied. In its strategic plans, City Council sets out a vision to improve the distribution of different types of housing across the City. Because Henderson Estates has a great number of single-family homes, adding a different type of housing form will help diversify the neighbourhood.
- The current gross density is approximately 72 persons per hectare. When the neighbourhood plan was approved a gross density of approximately 103 persons per hectare was planned. That means this neighbourhood is well below its planned density. Even with the possible addition of these proposed townhomes, the density would only increase to approximately 80 persons per hectare. This represents only a modest increase in the overall density in the area.

## **What does medium density mixed housing mean?**

This description is intended to mean town homes. City staff have worked hard to [create a graphic illustration](#) to help everyone better understand the range of housing forms and densities that have been or might be considered for these surplus building sites.

I hope this information answers this questions of how initial referred use recommendations were created. If you would like any further details please feel free to call or email at any time.

Thank you.

Sincerely,

Tim McCargar  
Director, Corporate Properties  
496-1543

FYI - to protect personal contact information and ensure privacy we have sent this email to our communication staff and bcc'd all community contacts. I hope this has not confused anyone.

P.S. the City has moved to Google mail. Please advise if you have any trouble reading this email or opening the attached links to information.