

## Why is the City applying to rezone the surplus school site in my neighbourhood?

The City received 20 surplus school sites from the Edmonton Public School Board in 2009 after they were no longer required for schools. In 2015, City Council designated 14 of the sites for affordable housing. The development of these sites is guided by policy [C583A](#), which prioritizes:

- Access to affordable housing
- Increased housing choice
- Integration of housing, services and amenities

Providing shovel-ready land for development is one of the most effective tools the City has to address the housing crisis.

Two surplus school sites (Ogilvie Ridge and Keheewin) have already been prepared for development and sold at below-market value to affordable housing providers. The remaining 12 surplus school sites will be developed over the next three years. This includes seeking Council's approval of rezoning, subdivision, and municipal reserve removal, where required, and below-market land sale to an affordable housing provider.

In spring 2024, the City is pursuing rezoning approval for five sites, including the one in your neighbourhood

## What is affordable housing?

Affordable housing is rental housing offered at below-market rates for individuals and families that earn less than the median income for their household size. Affordable housing is operated, funded, or created through direct government subsidies. Affordable housing itself is very diverse, ranging from social housing to near-market housing:

- Social housing: rent-g geared-to-income for very low to low income households.
- Non-market affordable rentals: Shallow subsidy (less than 80% market rent) and deep subsidy (less than 50% market rent) for moderate income households.
- Near-market affordable rentals: 80-90% market rent for moderate income households.

## Who is developing the site in my neighbourhood?

Developers have not yet been selected for the surplus school sites. The City will prepare the land for sale, including rezoning, subdivision, and municipal reserve removal, where required. The sites will then be sold to housing providers for development; they will need to obtain permits to develop the

sites and be responsible for construction. Each site will be evaluated on its individual opportunities and constraints to provide housing opportunities.

The intent is to select developers with proposals for some form of affordable housing, ranging from deep subsidy to a mix of rentals offered at both market rent and below-market rent.

**What type of housing will be built?**

These sites will be used for multi-unit housing, including row housing (townhouses) and apartments. The surplus school sites policy excludes single detached dwellings.

**The site in my neighbourhood was designated for seniors housing. Why is that changing?**

In 2012, six of these sites (Blue Quill, Caernarvon, Kiniski Gardens, Miller, Overlanders, and Wedgewood Heights) were designated for seniors housing. Over the next decade, the City shared this opportunity with seniors' housing providers but were not able to secure developers for any of the sites.

Each site had its seniors housing designated removed when either the neighbourhood structure plan or neighbourhood outline plan was repealed. That happens when neighbourhoods are considered fully built out. With the designation no longer in place, there is more flexibility to fulfill their use for residential development.

Although these designations were removed, the City would consider proposals for seniors housing located on any of the sites.

**Will this development negatively impact safety in my neighbourhood?**

Affordable housing is a home like any other. Its residents share their neighbours' interest in maintaining a safe environment. Overall, [research](#) shows that affordable housing does not have an impact on neighbourhood safety.

**Will affordable housing affect my property value?**

Research tells us there is no evidence to suggest non-market housing, including supportive housing, negatively affects the value of surrounding properties. A recent study from [BC Housing Research Centre](#) looked at residential property value trends (sale/assessed values) in areas surrounding 13 affordable and supportive housing sites across British Columbia. It found that "median residential sale prices and assessed values in the areas surrounding the case study sites mirrored or surpassed trends for the surrounding municipality, suggesting non-market housing does not have an impact on surrounding property values."

This research suggests that residential real estate values are driven by local and global economic factors, rather than new non-market housing in a community.

In Edmonton, the factors that impact your property value include things like location, lot characteristics such as size, shape or corner lot, along with how close it is to commercial areas, transit, utilities and green space. The residents in surrounding homes and their level of income or ownership status are not factors in your property value.