



Neighbourhood: Belmont
Address: 13207 - 37 Street NW

RE: Notice and opportunity for engagement

Share your feedback on a proposed rezoning near you.

Ē-kihciyihtāhkwāhk Kiskiyihtamowin kicich ka meskwacihpayik kekwāyita kihcihwāk kā wekeyin.
Information importante concernant des changements dans votre quartier.

ਤੁਹਾਡੇ ਇਲਾਕੇ ਵਿੱਚਲੀਆਂ ਤਬਦੀਲੀਆਂ ਬਾਰੇ ਮਹੱਤਵਪੂਰਨ ਜਾਣਕਾਰੀ
Mahalagang impormasyon tungkol sa mga pagbabagong magaganap sa inyong lugar.

有關修訂區內土地用途規劃的重要信息

Información importante con respecto a los cambios en su vecindario.



Application Details

The City has received a rezoning application from the City of Edmonton Real Estate Branch on behalf of the Housing Action Team. The current zone is the Future Urban Development Zone (FD) and the proposed zone is the Medium Scale Residential Zone (RM h16) which would allow:

- for medium scale housing, including multi-unit housing in the form of row housing and/or apartment housing
- a maximum height of 16 metres (approximately four storeys)
- a maximum floor area ratio of 2.3
- a minimum density of 45 dwellings per hectare

A Municipal Reserve Removal Resolution is being advanced concurrently with the rezoning application.

Site History

In 2015, City Council designated 14 surplus school sites for affordable housing. The development of these sites is guided by policy C583A, which prioritizes access to affordable housing, increased housing choice, and the integration of housing, services and amenities.

Two surplus school sites 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 and municipal reserve removal, where required, and a below-market land sale to an affordable housing provider.

In spring 2024, the Housing Action Team is pursuing rezoning approval for five sites, including Belmont. For more information about the City's efforts to create more affordable housing, please visit edmonton.ca/HousingDevelopments or email the Housing Action Team at affordablehousing@edmonton.ca.



Public Engagement

Learn more about the application and provide feedback online.

Dates: May 21, 2024 to June 2, 2024

Website: engaged.edmonton.ca/BelmontSurplus

Please provide your comments by: **June 2, 2024.**

The online engagement will provide an opportunity to view the proposed rezoning and provide your comments and feedback, which will be summarized and given to City Council for their consideration prior to making a decision on the proposal.

Next Steps

We are in the early stages of reviewing this application and requesting your opinion. In addition to your opinion, we are requesting comments and a technical review from other City departments and utility agencies. The information we receive will be used to evaluate the application and make a recommendation to City Council. Once the review is complete, this application will be scheduled for a Public Hearing for City Council consideration.

City Council is the decision maker on all rezoning applications. Another letter will be sent when a Public Hearing date has been set.

Building design and construction happens at a later stage if the application is approved by City Council.

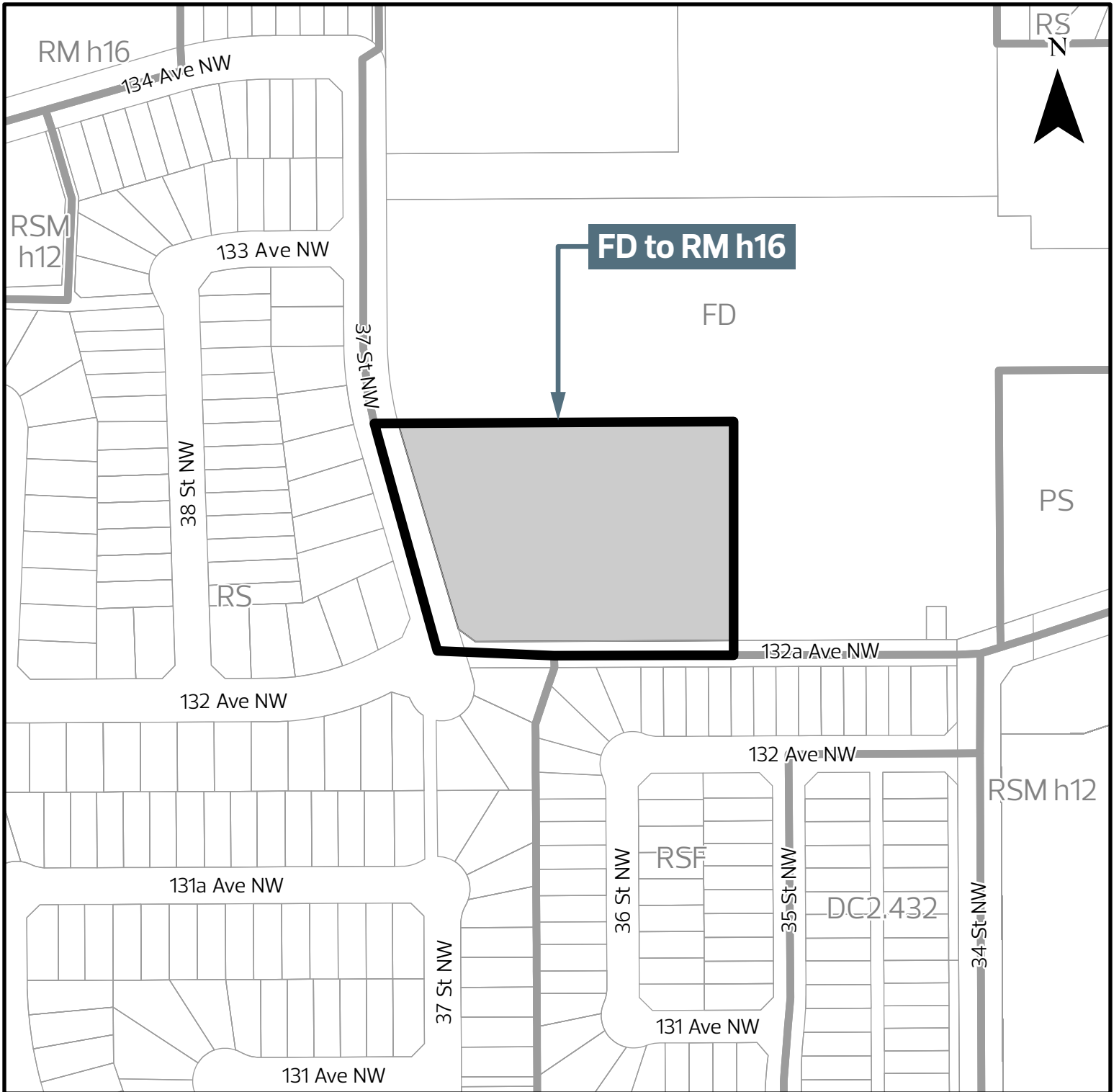
Contact the File Planner

Andrea Wadsworth, Planner
andrea.wadsworth@edmonton.ca
780-496-8159

edmonton.ca/RezoningApplications

Attachments

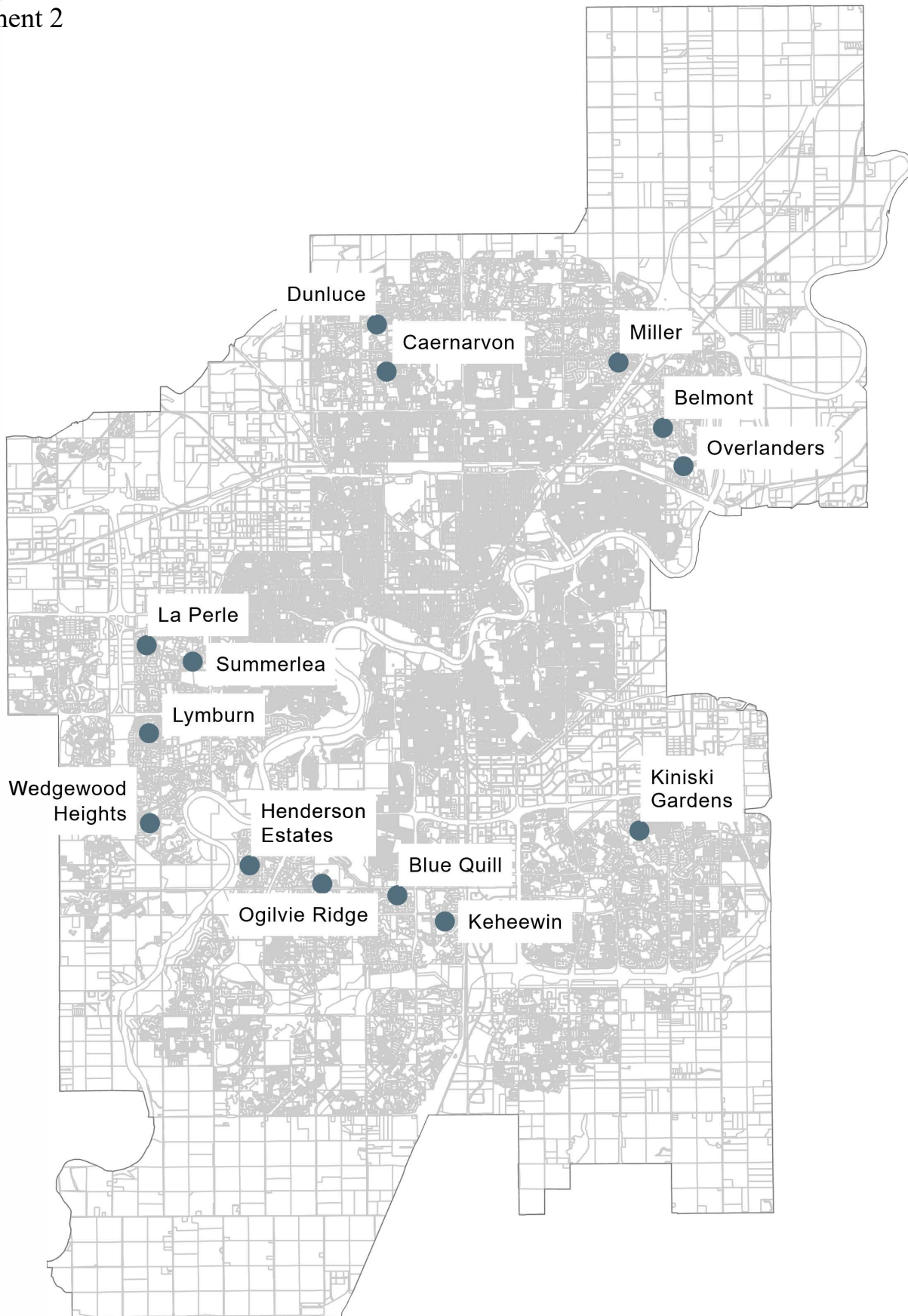
1. Rezoning Map
2. Undeveloped Surplus School Sites Map



PROPOSED REZONING - Belmont



-  From: Future Urban Development Zone (FD)
-  To: Medium Scale Residential Zone (RM h16)



Undeveloped Surplus School Sites

