



May 6, 2024  
File: LDA24-0149  
Neighbourhood: Dunluce  
Address: 12030 - 162 Avenue NW

RE: Notice and opportunity for engagement

### Share your feedback on a proposed rezoning near you.

Ē-kihciyihtāhk wāhk Kiskiyihtamowin kicih 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 Parks and Services Zone (PS) 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 building height of 16.0 m (approximately four storeys)
- a maximum Floor Area Ratio of 2.3
- a minimum density of 45 dwellings per hectare

### 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 Dunluce. For more information about the City's efforts to create more affordable housing, please visit [edmonton.ca/HousingDevelopments](https://edmonton.ca/HousingDevelopments) or email the Housing Action Team at [affordablehousing@edmonton.ca](mailto:affordablehousing@edmonton.ca).



## Rezoning

Learn more about the rezoning application and provide feedback online.

Dates: May 13, 2024 to May 26, 2024

Website: [engaged.edmonton.ca/dunlucesurplus](https://engaged.edmonton.ca/dunlucesurplus)

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. Please provide your comments by **May 26, 2024**.

## Subdivision

The City is also reviewing an associated Subdivision application to create one multi-unit housing lot. Please see the attached Subdivision map. The City will issue a decision on the proposed subdivision based on compliance with the applicable lot dimensions in Edmonton's Zoning Bylaw 20001 and technical requirements, such as the site's infrastructure capacity.

Section 653 of the Municipal Government Act requires the City to notify adjacent landowners when a subdivision application has been received. Responses will be received until **May 27, 2024**. Please note that the Subdivision Authority is not bound by any comments received when rendering its decision.

## Next Steps

We are in the early stages of reviewing the rezoning application and requesting your opinion on both the rezoning and the subdivision applications. 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 for the rezoning. Once the review is complete, the rezoning 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

Luke Cormier, Planner  
Email: [luke.cormier@edmontonca](mailto:luke.cormier@edmontonca)  
Phone: 780-496-7370

## Attachments

1. Rezoning Map
2. Undeveloped School Sites Map
3. Subdivision Plan Map

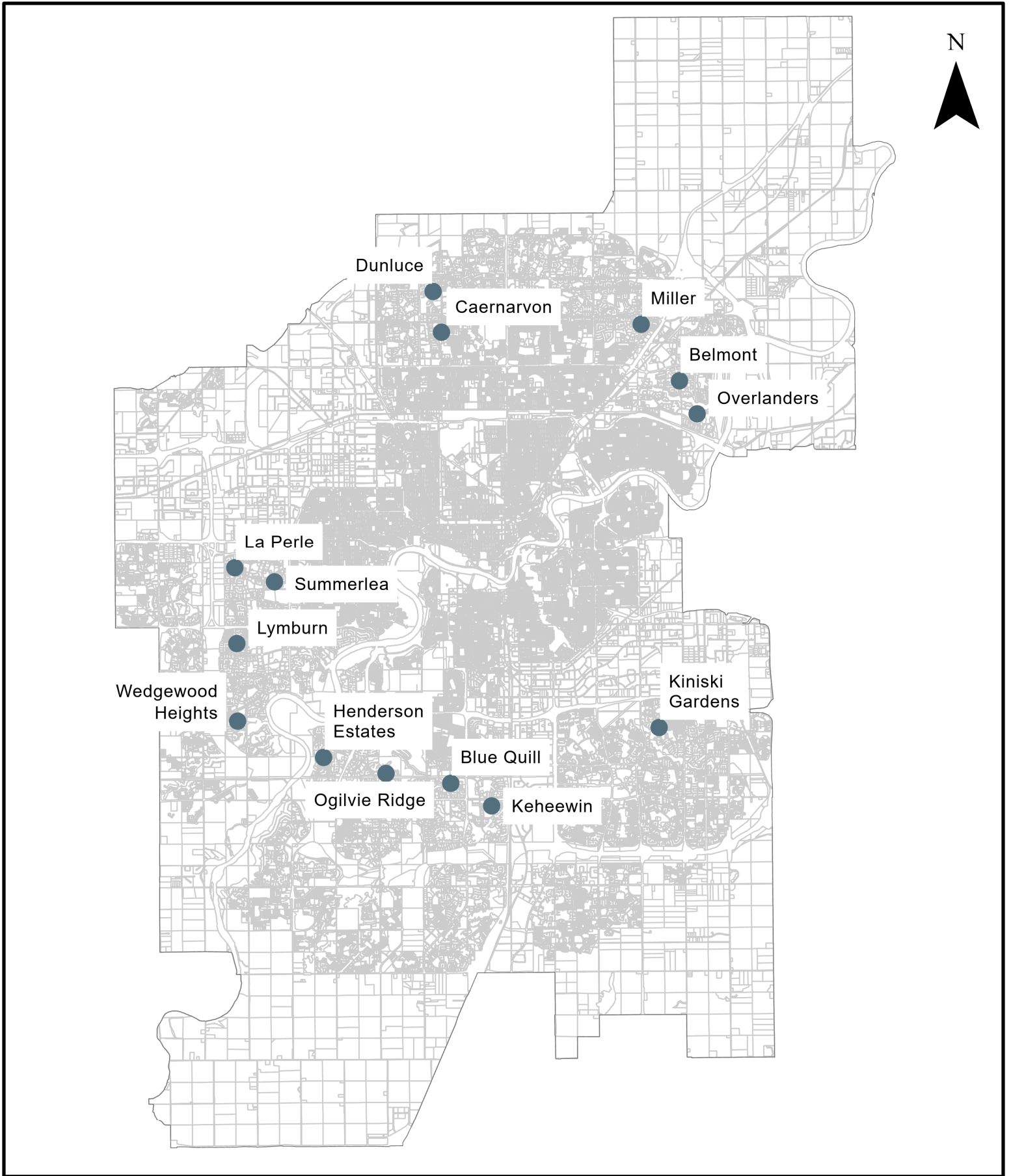
[edmonton.ca/RezoningApplications](https://edmonton.ca/RezoningApplications)



# PROPOSED REZONING – Dunluce



- From: Parks and Services Zone (PS)
- To: Medium Scale Residential Zone (RM h16)



# Undeveloped Surplus School Sites





Saved: Monday, December 18, 2023 1:54:34 PM  
 Printed: Monday, December 18, 2023 1:55:01 PM  
 C:\Building & Land Management\PS & P\UGM\School Sites\Dunluce\AutoCAD\Dunluce-555-2122664-56-69-SUB-Res zoning.dwg

NOTE: ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND MUST BE VERIFIED BY LEGAL SURVEY



**DUNLUCE SURPLUS SCHOOL SITE**



FROM PS TO RM h 16.0

LAND DEVELOPMENT PLANNING

PORTION OF PLAN 212 2664, BLOCK 56, LOT 69

FINANCIAL & CORPORATE SERVICES  
REAL ESTATE

DATE: December 18, 2023  
 DRAWN BY: Y.L.  
 SCALE: 1:2000

