

Lymburn Citizen Group Dispute Resolution Choices:

On July 10, 2024 our Lymburn Citizens Group, met to discuss the City identified rezoning application and development intentions for the Lymburn Surplus School Site. From that meeting, our citizen group explored a number of development choices which were shared with all our citizen group members through Facebook and email. The results from respondents choices are identified below.

1st Choice. 100% of respondents voted in favour of this choice.

Our Lymburn Citizens Group request that the City **cancel its April 16th rezoning application** concerning the Lymburn surplus school site, legally described as Plan 8321754 Block 42 Lot 60, municipal address 7204 - 184 Street NW. We request that, **this site be retained as park space by the City of Edmonton**, and it's title be caveated, so its current use as park space would continue into perpetuity. It would then continue to serve for existing school activities, citywide community league sports, frisbee football, cross country skiing, and other recreational activities for the enjoyment of all residents both within and outside the neighbourhood.

2nd Choice. 83% of respondents voted in favour of this choice.

In the event that City Council will not agree to leave the surplus school site as park space, our Lymburn citizen group, request the following;

That the City as owners of all lots, legally described as Plan 8321754 Block 42 Lots 58, 59 and 61MR, (directly to the north of the current surplus school site) **re-subdivide these lots** to create a 1.4 hectare parcel for any future proposed affordable housing development.

Then the City make application to **rezone this new site, from PS to RSMh12**, and **relocate the affordable housing site** to the **northeast corner** of the existing park space. This would place any future affordable housing development adjacent to an already existing privately owned row housing rental complex (Lymburn Place), currently zoned RSMh12, located at 18415-75 Avenue NW, and legally described as Plan 8321698 Block 42 Lot 56.

We are aware that the City has previously agreed to relocate developments on two affordable housing surplus school sites within the neighbourhoods of **Summerlea and Wedgewood**.

The City or developer would then **construct a road** to this site, west of 184 Street, creating 73A Avenue NW, which would then provide access / egress along the north side of the new site. Additional access / egress would also be provided to the site along the east side from 184 Street.

In addition our citizen group request that the City/developer then **utilize the 1.15 hectare PS zoned land area**, previously identified in their application of April 16th, as an additional buffer or setback along the west side of 184 Street.

This PS zoned park space would be landscaped and treed, so current residents located along the east side of 184 Street, north of 73 Avenue, would be provided a landscaped green park space with trees to view when looking west towards any future development.

The majority of residents along 72 Avenue, west of 184 Street, facing north, would continue to view park space, as well as the majority of residents facing west along 184 Street, north of 72 Avenue.

The corner at 184 Street and 72 Avenue would become less of a health and safety concern for parents of school children, residents, and sports enthusiasts when crossing the intersection at 184 Street and 72 Avenue.

This RSMh12 land use zoning will efficiently add density to the Lymburn neighbourhood, while maintaining a more compatible land use with surrounding existing single family homes and limit any development to a lower building height.

Our citizens group also encourage, that under the affordable housing designation, the current Building Housing development program choice for an affordable subsidized rental development for seniors living be given the highest consideration for development for this site.

This development type would provide Lymburn neighbourhood seniors with the ability to continue to remain within their neighbourhood when downsizing.

3rd Choice. Less than 9% of respondents voted in favour of this choice, while a small number, 4%, picked no 3rd choice or 4 as 3rd choice 4%.

In the event that City Council will not agree to leave the surplus school site as park space, our Lymburn citizen group, **request the following**; that the existing City RMH16 zoning **application** of April 16, 2024 **be cancelled** and a **new application** be made to reflect a land use zoning of **RSMh12 Scale Transitional Residential Zone and PS.**

Utilize the 1.15 hectare PS zoned parcel, (identified in prior application) **for future park space only**, to provide an additional set back along both 72 Ave and 184 street, instead of along the prior application described western boundary of lot 60.

This RSMh12 land use zoning will efficiently add density to the Lymburn neighbourhood, while maintaining a more compatible land use with surrounding existing single family homes and limit any development to a lower 12 metre building height.

Our citizens group also encourage, that under the affordable housing designation, the current Building Housing development program choice for an affordable rental development for seniors living be given the highest consideration for development for this site. This development type would provide Lymburn neighbourhood seniors with the ability to continue to remain within their neighbourhood when downsizing.

4th Choice. 4% of respondents voted in favour of this choice.

Our Lymburn citizens group request that the existing City zoning application of April 16, 2024 be cancelled. Then a new application be made by the City Real Estate Branch to rezone Plan 8321754 Block 42 Lot 60 to **RSMh12 Scale Transitional Residential Zone and PS**.

The City would continue to utilize the existing surplus school site with the **restriction that developers could only construct row housing with a two storey maximum height along the peripheral of the site, along both 72 Ave and 184 Street, and then construct a maximum 3 storey height multi residential development behind the row housing.**

Then the City utilize the additional **1.15 hectare PS zoned parcel, for future park space only, to provide an additional set back along both 72 Ave and 184 Street, instead of just along the prior described western boundary of lot 60.**

Our citizens group also encourage, that under the affordable housing designation, the current Building Housing development program choice for an affordable subsidized rental development for seniors living be given the highest consideration for development for this site.

This development type would provide Lymburn neighbourhood seniors with the ability to continue to remain within their neighbourhood when downsizing.

Our Citizen Group Conclusion:

Lymburn already has the highest density at 25 total dwelling units per hectare, compared to other Westend neighbourhoods within close proximity. Our 2024 single family home assessment values are lower than the 2024 average citywide median. Our neighbourhood affordable ratio is identified as 1.74%, less than or similar to the vast majority of citywide neighbourhood ratios citywide which were identified as 0 to 5% by the City within their 2018 report.

Based upon the below information our citizen group have complied, reviewed and identified, we encourage our City Council to consider the development choices we have provided for development of our surplus school site. It would provide a much more equitable treatment for the citizens and taxpayers of Lymburn in terms of adding density to our neighbourhood.

Our Lymburn citizen group feel that by City Council agreeing to either our 1st or 2nd highest rated choice, it would be a compromise which would benefit our neighbourhood citizens /taxpayers while still supporting City Councils affordable housing initiative.

Respectfully Submitted,

Lymburn Citizen Group

Citizen objections to current City rezoning and development intentions:

Our Lymburn citizen group, object to the City of Edmonton's, April 16, 2024 rezoning application "506812029-002" to rezone the current designated surplus school site located at 7204 - 184 Street NW from FD to RMh16 and PS. The legal description of the surplus school site site; Plan 8321754 Block 42 Lot 60. Tax account 1283910. Total lot size 2.55 hectares.

We object to the City plan to subdivide Lot 60 into a **1.4** hectare parcel and rezone it from FD to RMh16 for the development of a 4 storey multi residential rental apartment or row housing complex for subsidized "Affordable Housing" with a minimum density of 45 dwelling units per hectare. The Lymburn surplus school site is situated within the middle of single story residential homes, a development with a 16 metre story height will neither conform nor be harmonious with existing single family homes. This type of intended development belongs situated along the frontage of major roads, such as 178 Street or 69 Avenue east of 172 Street.

We object to the City plan to use the remaining **1.15** hectares, for any use but park space, with the rezone from FD to PS, it can allow for the development on parkland that is intended to serve educational, recreational, and community needs at the city-wide, district, and neighbourhood level. This zoning will also accommodate the development of community use improvements to a maximum storey height of 16 metres.

Under RMh16 zoning, the minimum density will increase by a minimum of 63 units. The Lymburn neighbourhood dwelling unit density is currently higher than other Westend neighbourhoods within close proximity. Our citizens object to the current City rezoning and development option, our residents do not want this added density this type of development would bring and place on existing infrastructure within our neighbourhood.

Parents of school aged children have safety concerns, given the transient tenancy this type of development would bring and object to it being located adjacent to the elementary school.

Concerns were expressed about the development impact on enrolment issues and overcrowding at the Lymburn public elementary school. The elementary school, opened in 1984, with an enrolment of 292 students and 28 staff. The current 2024 school profile identifies an enrolment of 420 students, with 33 full and part time staff.

Additional traffic and parking congestion concerns were expressed along 184 Street and 72 Avenue. Parking already spills into neighbourhood streets and avenues around the park site during sporting events and school drop off and pickup. Traffic issues along 184 Street north of 69 Avenue has already been identified by numerous residents to both police and the City "Vision Zero" team as having a frequent speeding problem, as drivers shortcut through the neighbourhood.

The development of a proposed government subsidized, non-market, low income transient rental housing infill development will also create higher crime incidents within the neighbourhood.

Citizens expressed concern with the loss in property values due this type of development within the middle of the neighbourhood. The City Assessment Department currently acknowledge a moderate negative impact on home values located adjacent to large multi residential or row housing rental unit properties.

A number of citizens purchased homes within the neighbourhood because of the location, facing the green space, only now to be negatively impacted by this city proposed zoning and potential development.

Citizens are concerned about the loss of our existing recreational space, which currently is being actively used by both neighbourhood and citywide residents for recreational and sporting activities. Once developed this space can never be replaced.

Lymburn Surplus School Site History:

The Lymburn site, situated on the SE corner of 72 Avenue and 184 Street NW, originally was to have been developed as a **public junior high school in the late 1980's**. Years later, in **October, 2009**, Edmonton Public Schools, recommended to Board Trustees to declare the site as surplus and turn ownership over to the City of Edmonton. The public junior high school site location was then relocated to the SE corner of 57 Avenue and 184 Street NW, where in 1991, S. Bruce Smith Junior High School was opened. Unfortunately, junior high school children from our Lymburn neighbourhood weren't able to attend, as they fell outside of S. Bruce Smith's closed boundaries. The school boundary ended south of 69 Avenue, Lymburn neighbourhood boundary begins north of 69 Avenue.

After being declared surplus, the site in question, has remained vacant for decades and has been continuously used since by residents, both within and outside the neighbourhood, for recreational activities.

In 2015, Edmonton City Council designated the Lymburn surplus school to be developed as "Affordable Housing". After numerous citizen requests to view the documentation and studies to understand how Lymburn became designated for affordable housing by council, **no documentation has been provided as to what criteria and which studies were utilized in designating the Lymburn surplus school site for "Affordable Housing"**.

The surplus school site land use zoning was originally **AGU**. This zoning provided the opportunity for agricultural and rural land use activities and a limited range of other uses that would not impact future development of the land. It remained zoned as AGU, until the end of **2023**. City Council approved the new citywide Zoning Bylaw 20001, which took effect on January 1, 2024, and this amended the zoning from AGU to **FD** "Future Urban Development Zone".

In April 2024, the **City of Edmonton** received a rezoning application, from the **City of Edmonton Real Estate Branch**, on behalf of the **City of Edmonton Housing Action Team**. The application number was identified as 506812029-002. File LDA24-0148 and created April 16, 2024.

Given the extended time that has passed since 2009, and the numerous city policy changes and reports concerning surplus school site development, City Council should agree to review their past 2009 Affordable Housing surplus site designation decision process.

Within all past City administration policies, beginning with the "2005 Edmonton Cornerstone Program for Affordable Housing" and from review of prior surplus school site citizen impact feedback "What We Heard Reports", there appears to be a current theme "better community engagement". The City Administration identifies that they need to better engage with communities to set the stage for positive community outcomes.

This has definitely not been the case with our Lymburn citizens. Perhaps the City could benefit by practising a more effective listening strategy when reviewing and responding to the concerned citizens who live and pay taxes within these neighbourhoods versus just other government agencies?

The Lymburn surplus school site has sat vacant since the mid 1980's, it had been declared surplus by the school board in 2009 and designated by council for Affordable Housing in 2015.

Then 9 years later, May 17, 2024, a small sampling of impacted citizens received notification letters outlining the City intentions to rezone and develop the site. Citizens were provided a 14 day window to provide feedback comments by June 9, 2024. As just a small sampling of citizens (within 120 metres) supposedly were sent the notification letter, an extension was requested so citizens could spread the word and additional neighbourhood citizens could be made aware and provide their feedback. Unfortunately no extension was granted.

A number of our neighbourhood senior citizens expressed concern while attempting to utilize the city administration "engaged Edmonton website". Another request was made of the City to just provide an email address to allow citizens to forward their comments and that the City would then add these comments to the engaged website for all citizens to view. The City did provide an email address.

During the feedback period May 27th to June 9, citizens were advised (although an in person meeting had been requested) by councillor Hamilton's office, a virtual meeting was to be held, on June 4, 2024. Attendees were also advised that in the event of an Oiler game being scheduled, it would be broadcast during that meeting.

We were advised, that the City doesn't hold in person meetings anymore. Then we find out that councillor Andrew Knack hosted an in person surplus school site meeting for La Perle neighbourhood citizens on July 11, 2024.

This whole rushed communication process, after this site has sat vacant since the mid 1980's, has left our citizens feeling we are neither being listened too or being heard. The process appears to be simply just a regimented timeline of events for city administration with no intention by our council or administration to improve on a better community engagement process with its citizens.

All citizens share the city philosophy that all people deserve to live in a safe an affordable home. Coupled with that desire should also come some responsibility for any city policy benefactor to contribute to securing that dream. Habitat for Humanity uses a process where people may use sweat equity to help secure that dream. This allows potential residents the ability to contribute to that dream while also taking pride and showing respect for that home and the future community they then will live in.

Securing funding from the Federal Home Accelerator Program, should not be the sole driving factor for expediting construction of these developments on surplus schools sites in mature neighbourhoods. These developments, which from review of impacted citizen responses citywide, in "What we Heard Reports" are negatively impacting tax paying citizens who have also had to make sacrifices in order to have been able to have secured that dream of a safe affordable home.

Lymburn Citizen City Communication Process Review:

Lymburn citizens had requested the City provide them with the criteria, analysis and studies which were completed in order to designate the 2009 declared Lymburn surplus school site as “Affordable Housing” in 2015. As no detail was received, our citizen group began reviewing a couple of 2015 identified surplus school sites where the City had yet to decide future uses.

Two surplus school sites were chosen in an attempt to review the consistency in communication process utilized by the City concerning their surplus school site development policy. Our review of two 2015 surplus school sites, Ozerna and Oleskiw identified a significant variance by the City in terms of the communication process utilized when seeking feedback from impacted residents concerning rezoning and building options. This was significantly different than what was afforded our Lymburn neighbourhood citizens.

Within both identified neighbourhood “What We Heard Reports”, were significant differences in communication process utilized by the City in contrast to the communication provided Lymburn citizens. Although both neighbourhood reports identify similar variances, the Oleskiw neighbourhood, was chosen to illustrate these differences due to its closer proximity to Lymburn. Comments provided below identify these variances by the City within their communication processes between both neighbourhoods.

City Administration mailed 1,347 Postcards to all Oleskiw residents through Canada Post, notifying them of the upcoming online engagement. Lymburn residents were provided notification letters concerning online engagement only if they were within an identified radius of 120 metres of the surplus school site.

An online engagement was hosted on the Engaged Edmonton website, www.engaged.edmonton.ca/Oleskiw, from February 16, 2021 to March 16, 2021 (30 days). Lymburn residents were given from May 27, 2024 to June 9, 2024 (14 days) in which to provide their feedback comments to the www.engaged.edmonton.ca/Lymburn site. Extensions were requested, none were granted.

Details on the history of the Oleskiw surplus school site, proposed zoning options, site photos and a property map were provided. A survey was linked on the engaged.edmonton.ca/Oleskiw web page asking which zone was preferred and why? A question and answer section was also published on the website. In order to provide feedback on the surplus school site webpage, participants were required to create and register a profile with Engaged Edmonton and provide a username and their postal code.

In contrast, no survey was provided to Lymburn citizens, offering zoning options or development options. Only a small sampling of Lymburn citizens (within 120 metres) received mailed letters from the City Urban Planning and Economy Development Services identifying City intentions to amend the current land use zoning from FD to a PS & RMh16. It also identified the maximum allowable storey height, and minimum permitted dwelling unit density. No other zoning option preferences were provided to Lymburn residents.

Participation for the Oleskiw surplus school site engagement has been high and, as a result, City Administration has a clear understanding of the community concerns. City Administration will continue its review of the Oleskiw surplus school site. The information gathered through this engagement will inform additional work to be completed that will assist in determining appropriate future use of the site. The City will seek to balance the concerns of the community with its ongoing efforts to achieve the strategic goals of ConnectEdmonton and The City Plan.

The City choose to utilize Canada Post to deliver notifications by postcard to every resident within the Oleskiw neighbourhood boundary inviting them to participate in the online public engagement. In contrast, Lymburn citizens were not afforded this same engagement process. The online feedback engagement process was not provided to all neighbourhood citizens, but supposedly only to citizens located within 120 metres of the surplus school site.

However, when Lymburn neighbourhood citizens were canvassed, within close proximity to the surplus site, many citizens identified that they had received no notification and were unaware of the City's intentions concerning rezoning and potential development of the surplus school site.

Lymburn citizens identified concerns with the City Urban Planning and Economy Development Services decision, to just include notification letters to citizens within a 120 metre distance, perhaps City administration should review other civic departmental distribution communication processes to develop a more consistent process. Recently Lymburn citizens received a construction bulletin concerning overland drainage work being conducted within our neighbouring community to the south, Ormsby Place. Surely if citizens could receive city communication concerning issues not directly impacting directly them, the area for communication should be expanded to all neighbourhood citizens regarding issues which actually do impact them.

Our Lymburn citizen group requested on several occasions, that the City identify its rezoning and development intentions to all neighbourhood citizens. This item should have been a priority issue for the City administration, because a government subsidized affordable rental multi residential complex is to be located adjacent to an existing public elementary school. Surely this issue would impact all neighbourhood parents of school aged children and not just simply residents within a 120 metre government allocated area? This proximity issue should be a more prominent variable of consideration within any city administration impact study due to potential safety concerns.

Had the City chosen to provide, all Lymburn neighbourhood residents, with the same communication processes it had provided the Oleskiw residents, then likely the Lymburn surplus school site engagement process would have received a much higher comment response rate, to allow the City Administration to form a much clearer understanding of our neighbourhood citizen concerns and wishes.

Recommendations by the City Real Estate Housing Branch concerning the Oleskiw neighbourhood identified City surplus site zoning and future development;

City Administration has reviewed the surrounding land uses, existing City policies, statutory plans, and available market information to determine a suitable land use that helps Edmonton reach its strategic goals and is compatible with the existing neighbourhood. Development of the site for medium density residential uses supports Edmonton's Strategic Plan, The City Plan, and Reimagine goals for supporting infill development, providing a variety of housing types, and management of surplus land.

For this engagement, the project team recommendation was to rezone the site to the Row Housing (RF5) zone, to efficiently add density to the neighbourhood, while maintaining a more compatible land use with the existing single family houses and limiting development to a lower building height.

The City's Real Estate branch is looking to submit a land development application to rezone the surplus school site in Oleskiw to a residential use. Before submitting the application, we wanted to hear community thoughts on the rezoning options. Feedback has been received through this engagement process and will be considered for selecting an appropriate zone for this site. The three zones being suggested were Residential Mixed Dwelling Zone (RMD), Row Housing Zone (RF5), and Low Rise Apartment Zone (RA7), along with "other" and "none" options for citizens to provide their input.

The opulent status of any identified neighbourhood should not be a deciding factor within implementation of the City C583A surplus school site development administration policy decision making process. Council has been provided funding through both the Federal Housing Accelerator and the Affordable Provincial Housing Partnership Program to create affordable housing, treat all neighbourhoods equally.

Our Lymburn citizen group feel, from our review of city administration communication process review, we have not been afforded the same communication and review process as provided citizens in neighbourhoods where surplus school sites were not yet designated for “Affordable Housing”.

We feel all surplus school sites under the City surplus school development policy should be applied equitably with the same consistent communication process!

It appears from our review, that the 2009 council designated “affordable housing” surplus school sites have definitely not been provided this same communication courtesy.

Citizen Review of Citywide Neighbourhood Affordability Ratios:

In 2018, the City of Edmonton administration created a report CR-5073, identifying all citywide neighbourhoods affordable housing ratios. The majority of neighbourhoods throughout the city identified below fell within the range of 0% to 5%.

0-5% Albany, Aldergrove, Allard, Allendale, Ambleside, Argyll, Aspen Gardens, Athlone, Avonmore, Beacon Heights, Bearspaw, Beaumaris, Belgravia, Belle Rive, Bellevue, Bisset, Blackburne, Blue Quill, Blue Quill Estates, Breckenridge Greens, Brintnell, Brookside, Bulyea Heights, Callaghan, Callingwood North, Callingwood South, Cameron Heights, Canossa, Capilano, Carlton, Carter Crest, Chambery, Chappelle Area, Charlesworth, Clareview Town Centre, Cloverdale, Crawford Plains, Cromdale, Crystallina Nera West, Cumberland, Cy Becker, **Dechene**, Delton, Delwood, **Donsdale**, Dovercourt, Eaux Claires, Ebbers, Edgemont, Ellerslie, Elmwood Park, Elsinore, Empire Park, Evergreen, Falconer Heights, Forest Heights, Fraser, Fulton Place, **Gariepy**, Garneau, Glastonbury, Glengarry, Glenora, Glenridding, Gold Bar, Goodridge Corners, Grandview Heights, Granville, Graydon Hill, Greenfield, Greenview, Griesbach, Grovenor, Haddow, Hawks Ridge, Hays Ridge Area, Hazeldean, **Henderson Estates**, Heritage Valley Town Centre Area, High Park, Highlands, Hodgson, Hollick-Kenyon, Holyrood, Homesteader, Hudson, Inglewood, Jackson Heights, **Jamieson Place**, Jasper Park, Keheewin, Kenilworth, Kernohan, Keswick Area, Kilkenny, Killarney, King Edward Park, Kiniski Gardens, Kinokamau Plains Area, Klarvatten, Lago Lindo, Lansdowne, Larkspur, Lauderdale, Laurel, Laurier Heights, Leger, **Lymburn**, Lynnwood, Macewan, Mactaggart, Magrath Heights, Malmo Plains, Maple, Maple Ridge, Matt Berry, Mayfield, Mayliewan, Mcconachie Area, Mckernan, Mcleod, Meadowlark Park, Meyonohk, Mill Woods Town Centre, Miller, Minchau, Newton, North Glenora, Ogilvie Ridge, **Oleskiw**, Oliver, **Ormsby Place**, Overlanders, Oxford, **Ozerna**, Paisley, Parkallen, Parkview, Patricia Heights, Pembina, Pollard Meadows, Potter Greens, Prince Charles, Prince Rupert, Queen Mary Park, Quesnell Heights, Ramsay Heights, Rapperswill, Rhatigan Ridge, Richford, Rideau Park, Rio Terrace, Riverview Area, Rosenthal, Rossdale, Royal Gardens, Rural North East Horse Hill, Rural North East South Sturgeon, Rural South

East, Rural West Big Lake, Rutherford, Satoo, Schonsee, Secord, Sherbrooke, Silver Berry, Skyrattler, South Terwillegar, Starling, Stewart Greens, Strathcona, Suder Greens, Summerlea, Summerside, Sweet Grass, Tamarack, Tawa, Terra Losa, Terrace Heights, Terwillegar Towne, The Hamptons, Ellerslie, Thorncliff, Trumpeter Area, Twin Brooks, Walker, Webber Greens, **Wedgewood Heights**, Wellington, West Meadowlark Park, Westbrook Estates, Westmount, **Westridge**, Westview Village, Westwood, Wild Rose, Windermere, Windsor Park, York.

Under attachment 3, of the C583A, (Developing Surplus School Sites) policy review by Executive committee December 6, 2023, current affordability ratios were supposedly updated from 2018 for each of the 12 undeveloped 2009 affordable housing designated surplus school site neighbourhoods.

Interesting to note that a number of other current 2015 identified neighbourhood surplus school sites, (not designated as Affordable Housing), such as the “Oleskiw” neighbourhood, had no updated affordable housing neighbourhood ratio identified.

As, well the **Henderson Estates**, neighbourhood declared surplus school site in **2009 and designated as Affordable Housing**, located at 3408 Riverbed Road appears to have no current affordability ratio or any city identified development plan status. Is this potentially due to litigation?

Updated Affordability neighbourhood ratios were provided for two of the Westend neighbourhoods, designated for Affordable Housing, Wedgewood Heights with an affordable ratio of **0%** and Lymburn at **1.74%**.

It would not seem uncommon, given the age demographic for most mature neighbourhoods, that when compared with new, redeveloping or transient neighbourhoods, that citizens would likely have a higher owner occupied status. Most long term resident senior home owners, likely would have no or low mortgage obligations. Why would the percentage of income paid by neighbourhood residents on housing be an attribute of consideration for the City to use as a reason for redevelopment of surplus school sites within these mature neighbourhoods? Seniors within these mature neighbourhoods have worked hard all their lives and have contributed to social programs through various forms of government taxation. Why now, while in retirement, are these same citizens being stressed by the impact from the City affordable housing policy and housing program development options?

Unfortunately, currently no updated citywide affordable ratios by neighbourhood are available. The City Planning Department, has indicated that all affordable neighbourhood ratios will be updated once data is confirmed for each neighbourhood. It is difficult to believe that given the priority city council has placed upon its affordable housing initiative, these citywide neighbourhood affordable housing ratios are currently unavailable and have not been updated since 2018.

Lymburn density comparison to other Westend neighbourhoods:

From city data; “**City of Edmonton Dwelling Unit Density by Neighbourhood 2014**” final report publication, in comparison with other close proximity west-end neighbourhoods, identified below, Lymburn has the **highest density of dwelling units per hectare**. Lymburn does not need the increased dwelling unit density from a rental, multi-res or row housing development within this neighbourhood.

In the mid 1980’s when interest rates were 18-20%, the City provided developers the ability to rezone large parcels within the neighbourhood from RF1 to RPL, RSL, and RF4. The result was smaller built homes on smaller lots, with increased density. These prior land use zoning changes have made homes within the Lymburn neighbourhood already very affordable.

City 2014, “latest” identified dwelling units density per neighbourhood:

Neighbourhood Name	2014 Total Dwelling Units	Residential Hectares	2014 Dwelling unit density per Net Residential Hectare Area	2024 Single Family property count from City Assessment	2024 Single Family property count per Net Residential Area
Lymburn	2,200	89.1	25	1,509	17
Ormsby Place	1,940	84.8	23	1,038	12
Jamieson Place	1,333	66.7	20	1,251	19
**Wedgewood Heights	519	47.2	11	516	11
Oleskiw	1,103	86.2	13	907	11
Westridge	498	41.2	12	453	11
Gariepy	740	41.3	18	489	12
**Donsdale	577	41.6	14	387	9
Deschene	596	35.9	17	530	15

** original dwelling units identified within Developing Growth Areas in 2014. The 2024 City of Edmonton Assessment Department provides an updated single family property count (1 to 3 units) for Wedgewood Heights of total 516 residential dwelling units. While the Donsdale 2014 dwelling units from Planning appear skewed, as it includes the Touchmark at Wedgewood retirement community, a 10.12 hectare parcel developed with independent living and supportive assisted living units. Updated single family property counts for Donsdale can be viewed below.

A subsidized affordable rental seniors development at this location, would also ease Wedgewood Heights concern about ability of tenants to contribute to HOA fees, as none would be required within Lymburn.

The City of Edmonton “2024” Median Property Assessment per (Single Family) & (Condominiums & Townhouse)

Neighbourhood	Single Family Property Count	Single Family Median Assessment	Condominium & Townhomes Property Count	Condominiums & Townhomes Median Assessment
Lymburn	1,509	\$368,500	393	\$161,000
Ormsby Place	1,038	\$441,500	718	\$159,000
Jamieson Place	1,251	\$423,000	131	\$279,500
Wedgewood Heights	516	\$544,250	0	\$0
Oleskiw	907	\$688,500	87	\$568,000
Westridge	453	\$583,500	0	\$0
Gariepy	489	\$525,500	0	\$0
Donsdale	387	\$738,500	196	\$167,750
Deschene	530	\$470,000	67	\$375,500

The City Assessment Branch identified the 2024 median single family property assessment as **\$428,500, citywide**. The City identifies Lymburn, as a neighbourhood with 1,509 single family properties and having a median assessment of \$368,500.

Of the Westend neighbourhoods in close proximity identified above, Lymburn already appears to be the **most affordable** in terms of housing price.

Our Citizen Group Conclusion:

Lymburn, already has the highest density at 25 total dwelling units per hectare, compared to other Westend neighbourhoods within close proximity. Our 2024 single family home assessment values are lower than the 2024 average citywide median. Our neighbourhood affordability ratio is identified as 1.74%, less than or similar to the vast majority of citywide neighbourhood ratios citywide which were identified as 0 to 5% by the City in their 2018 report.

Based on the above information our citizen group have complied, reviewed and identified, we encourage our City Council to consider the development choices we have provided for development of our surplus school site. It would provide a much more equitable treatment for the citizens and taxpayers of Lymburn in terms of adding density to our neighbourhood.

Our Lymburn citizen group feel that by City Council agreeing to either our 1st or 2nd highest rated choice, it would be a compromise which would benefit our neighbourhood citizens /taxpayers while still supporting City Council's affordable housing initiative.