



TREATY 8
FIRST NATIONS
OF ALBERTA

Engagement Report: Treaty 8 First Nations of Alberta Wedgewood Housing Development

Report prepared by Y Station Communications & Research

July 2026



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Project Background

Treaty 8 First Nations of Alberta is seeking to develop housing in Edmonton to meet the needs of both its members and the broader community. Treaty 8 First Nations of Alberta applied to several sites made available through the City of Edmonton's Surplus School Site program and were the successful proponent for the surplus school site at Wedgewood Boulevard and 184 Street.

The surplus school site currently operates as part of a well-loved park in the community of Wedgewood and is used for recreation and community activities by residents and visitors in Wedgewood.



Figure 1: Building rendering (as presented in session and survey)

The planned development will include 60 units of townhome housing and will be three storeys tall. 29 of the units will be offered at market-rate rent, and 31 of the units will be offered as affordable housing, with rent set at 50 per cent of the market rate. Units will include a mixture of three- and four-bedroom units, with on-site garage parking for tenants, as well as 12 spaces for visitor parking on site. The design of the building, illustrated in Figure 1, is not finalized, and was presented during the session and in the survey as an initial design for community review and response.



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3 Bedroom Townhome

1,312 sqft
18' wide



Figure 2: Three-bedroom unit floor plan



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4 Bedroom Townhome

1,709 sqft
20' wide



Figure 3: Four-bedroom unit floor plan

All units will be rented to tenants, with priority for those with families or multi-generational households. The building will be managed by a professional property management company (that is yet to be selected), operating under contract with Treaty 8 First Nations of Alberta. Tenants will be selected using criteria jointly developed by Treaty 8 First Nations of Alberta and the property management company. Tenants can also be referred from Treaty 8 First Nations of Alberta's other services if they align with the criteria for this housing. The housing will not be offered exclusively to Treaty 8 members.



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Figure 4: Completed development site plan



Community Engagement

Treaty 8 First Nations of Alberta is eager to build a relationship with the community of Wedgewood as neighbours, and to meet the City of Edmonton's expectations of affordable housing developers on surplus school sites.

In May 2026, Treaty 8 First Nations of Alberta submitted a Community Engagement Plan to the City of Edmonton, describing planned engagement with the community on specific elements of the planned development. That plan included a commitment to:

- One drop-in community information session
- An online survey
- Outreach to the Wedgewood Ravine Home Owners Association, the Wedgewood Community League, and the area City Councillor about the project
- A comprehensive set of communications tactics to support awareness of the engagement in the community.

That plan was approved by the City of Edmonton.

Engagement Tactics

Engagement with the community of Wedgewood occurred through two principal methods: an online survey and a drop-in community information session. In order to allow for roughly equitable access to the process for those who could only engage in one method or another, the feedback questions available in the survey and at the drop-in community session were kept fairly similar, though some additional information was available at the drop-in session.

Online Survey

The online survey was open for public submissions from May 25 to June 17, 2026. It contained eight questions, two of which were optional based on responses to other questions. The survey was hosted through Y Station Communications & Research, Treaty 8 First Nations of Alberta's public engagement and research partner on this project. The complete text of the survey is available in Appendix A.



By the close of the survey period, the online survey received 166 responses. All but 20 of the survey responses (146) came from individuals who listed a T6M postal code, suggesting that most responses came from participants who live in or around Wedgewood.

Drop-in Information Session

Treaty 8 First Nations of Alberta hosted a drop-in community information session on June 10 at the Westridge Wolf Willow Country Club Community League. Registration for the event was requested through Eventbrite, exclusively to help the organizing team predict capacity for staffing and resourcing.

The engagement was originally planned at the Lessard Community League, but the location was moved to accommodate the volume of participants who registered through Eventbrite. A staff resource was deployed at the Lessard Community League during the engagement to redirect any participants that did not receive information about the venue change.

The drop-in information session was organized as a circle of stations for participants to move through, including information and feedback opportunities about:

- Treaty 8 First Nations of Alberta (*information station only*)
- The relationship between Treaty 8 First Nations of Alberta and the Wedgewood community (*feedback station*)
- Early design details of the development (*information and feedback station*)
- Site plan details (*information and feedback station*)
- The site name (*feedback station*)
- City of Edmonton engagement on recreation space (*information and feedback station*)
- Other feedback on the development and next steps in the process (*information and feedback station*)



The complete text of the questions that were displayed at the information session is available in Appendix B of this report.

183 people registered to attend the drop-in information session, with 145 participants in total eventually attending the session.

Meetings with Stakeholders

During May and June, Treaty 8 First Nations of Alberta met with some key stakeholders in the community to discuss collaboration and the engagement tactics. These meetings included:

- Two meetings with representatives of the Wedgewood Ravine Home Owners Association
- One meeting with a representative of the Wedgewood Community League
- One meeting with representatives of both the Wedgewood Ravine Home Owners Association and the Wedgewood Community League
- One meeting with City Councillor Thu Parmar

Community representatives offered helpful feedback on the form of the engagement tactics, including the location of the drop-in event, and were able to ask questions about the engagement process.

These meetings helped to develop the foundations of working relationships that will continue past this formal engagement period, through the development and occupancy of this site.

Communications Tactics

Between May 25 and June 17, 2026, the engagement team worked to ensure there was high awareness of the opportunities to provide feedback on the project and learn more about the details of the development. The engagement team communicated about the engagement opportunities and project details through the following means:

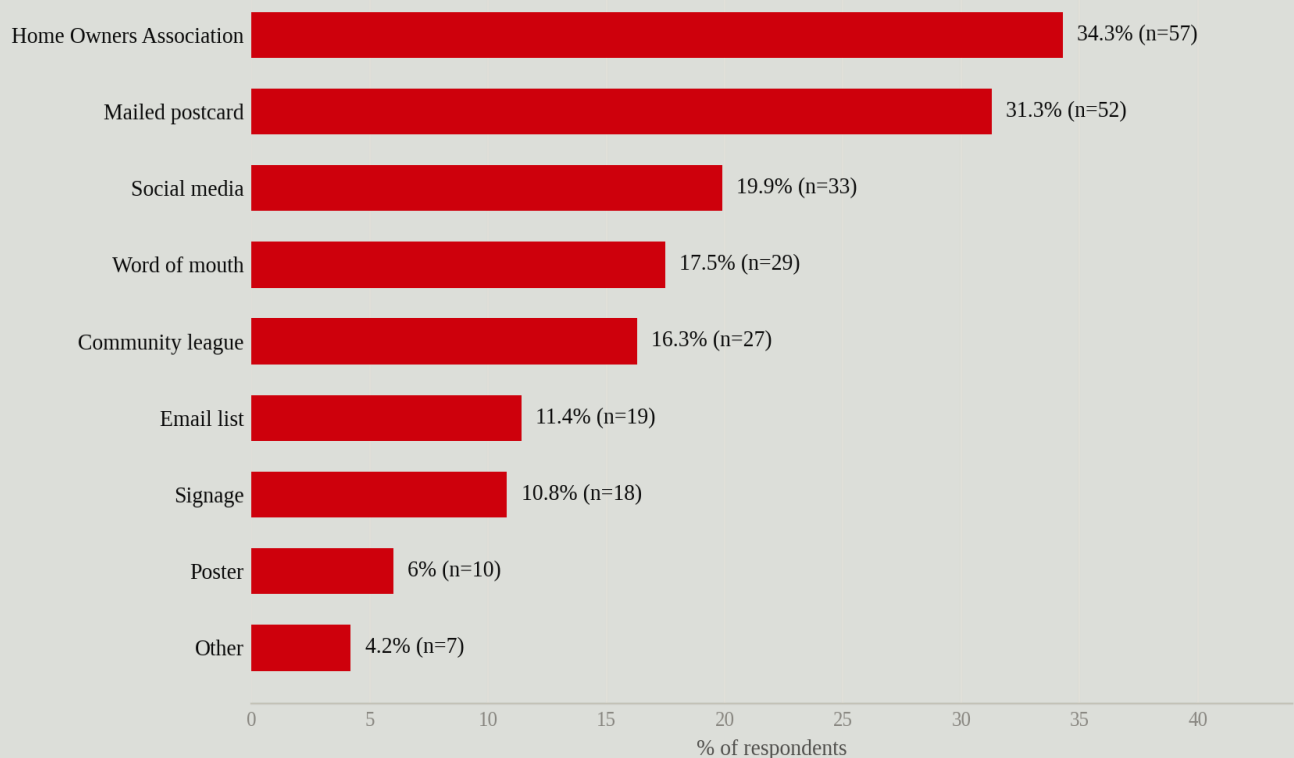


- **520** postcards were hand-delivered directly to all homes in the neighbourhood of Wedgewood, as well as homes in Donsdale that back directly onto the portion of the ravine next to 184 Street. These postcards directed participants to the project website, where they could register for the engagement session and participate in the online survey. These postcards were distributed between May 26 and 27.
- A further **520** postcards were delivered via Canada Post. These postcards were identical to the hand delivered postcards and served as a reminder mechanism as well as coverage for those who may not have noted or been exposed to the first postcard delivery. These postcards were delivered during the week of June 1 to June 5.
- A large format sign was placed on the development site, advertising the opportunity to engage on the project and directing participants to the project website.
- Treaty 8 First Nations of Alberta developed a project specific webpage sharing details of the project and the engagement opportunities at <https://treaty8.org/wedgewood-housing-project/>.
- The website also featured a link to sign up for the project mailing list, which will be used for on-going communication to participants about the project through development and occupancy. At the time of writing, 115 people had registered for the project mailing list.
- Treaty 8 First Nations of Alberta also distributed a written summary of the planned engagement activities to representatives of both the Wedgewood Ravine Home Owners Association and the Wedgewood Community League with a request to share the information through their communications channels.
- Ward sipiwiyiniwak Councillor Thu Parmar's office was provided with a written summary of planned engagement activities to ensure her office could share information with any interested constituents who might reach out.
- Treaty 8 First Nations of Alberta posted on their social media channels regarding the opportunity to engage on the development three times between May 25 and June 10.
- Two reminder emails were sent regarding the upcoming drop-in information session to individuals who registered through Eventbrite, and an email was also

sent to the mailing list to make those participants aware of the venue change for the drop-in information session.

- The engagement team replied to nine emails received to the project inbox at housing@treaty8.org regarding the engagement or the project during the engagement period. Four of these emails were regarding community questions or concerns, and five were from Treaty 8 members inquiring about access to future housing.

In the survey responses, participants indicated they had learned about the opportunity to engage in the survey through the following mechanisms (n=166, meaning 166 survey responses were received on this question):



Note: respondents could select more than one option, so figures do not sum to 100%. "Other" (n=7) included mentions of the City of Edmonton, the City Councillor's office, and a door flyer.



Engagement Results

The following section details the results of the engagement, including the feedback received through the online survey, the drop-in information session, and emails to the project inbox. Where possible, Treaty 8 First Nations of Alberta has provided responses to the feedback received, including areas where they can take action to respond to feedback, or areas where constraints may prevent or delay action on a piece of feedback that was received.

Analysis Methodology

Y Station Communications & Research led the analysis and reporting on data from the different engagement streams. All data points from the three identified sources (survey, information session, and emails) were themed and coded by topic by Y Station's research team. Comments that included more than one theme (for example, both traffic volumes and a specific suggestion for a solution) were added to the respective frequency totals of all the themes represented in the comment.

1,029 total inputs were received and analyzed (survey responses, sticky notes, stickers, and inbox emails). To streamline the feedback in this report, **themes that fell below a threshold of five mentions across all sources** have not been included in the report. Regardless of the number of mentions, all feedback received was reviewed by the project team.

In some cases, within both the survey and the engagement session, participants gave feedback that was not applicable to the topic of that station or question. For the purposes of clarity and collecting themes in a clear and transparent way, in cases where feedback was given that clearly applied to another existing question within the survey and/or display boards from the session, that feedback was added to the frequency tally in the appropriate section. In cases where the feedback was not related to any of the topic-based display boards or survey questions, that feedback has been categorized either with the City of Edmonton's feedback or the Other Feedback section.

For example, there were responses throughout the engagement questions expressing disapproval for the development moving forward. To provide the most complete picture of the number of expressions of this sentiment throughout all engagement tactics and questions, the total mentions of opposition to the development moving forward have been collected in the Other Feedback section.

Key Themes by Topic

Draft MOU/Relationship with the community

In this section, our team wanted to understand the community's expectations as to how Treaty 8 First Nations of Alberta should work with the community now and going forward. Specifically, we wanted to understand what engagement forums and activities the community felt would best suit the community, and expectations around frequency of touchpoints between Treaty 8 First Nations of Alberta and community group(s).

In the survey, we asked:

How would you like Treaty 8 First Nations of Alberta to create and sustain a relationship with the community of Wedgewood?

We offered the following options, with respondents able to select "option:

- a. Participation in Community League meetings
- b. Participation in Wedgewood Ravine Home Owners Association meetings
- c. Contributing fees to the Home Owners Association
- d. Participation in community events
- e. Other

Responses to the survey (sample size of 166) were as follows:

- Contributing fees to the Home Owners Association: 135 selections (81.3% of survey respondents)
- Participation in Wedgewood Ravine Home Owners Association meetings: 117 selections (70.5% of survey respondents)
- Participation in Community League meetings: 99 selections (59.6% of survey respondents)
- Participation in community events: 95 selections (57.2% of survey respondents)
- Other: 37 selections (22.3 of Survey respondents)
 - Following HOA design guidelines received 10 mentions within the Other category
 - Additional suggestions within the "Other" category did not meet the threshold of number of mentions for inclusion.

At the drop-in session, we asked:



How frequently should Treaty 8 First Nations of Alberta join meetings of the Home Owners Association and/or Community League during construction, and during occupancy of the development?

We received some replies to this question in the drop-in session that applied directly to the question. The leading suggestion that applied directly was that Treaty 8 First Nations of Alberta attend all meetings of the Home Owners Association (*10 mentions*).

The bulk of responses we received to this question at the session spoke more generally to expectations and hopes for the project, as well the relationship between Treaty 8 First Nations of Alberta and the community, rather than meeting frequency. These responses overlapped considerably with themes we saw in response to the survey question **What other ways would you like Treaty 8 First Nations of Alberta to be a part of the Wedgewood community? (n=166)**

Top themes that emerged in this category included:

- A desire to see Treaty 8 First Nations of Alberta approach the community with a collaborative spirit and be invested in the community as a whole (*52 mentions*)
- The development must be maintained to a high standard, including during the construction (*40 mentions*)
- Treaty 8 First Nations of Alberta should participate in the maintenance of community spaces (*33 mentions*).
- Treaty 8 First Nations of Alberta should provide clear communication to the community throughout the process, and be responsive to community concerns (*27 mentions*)
- A desire to see a community league/public gathering space developed on the site in addition to housing (*21 mentions*)
- The inclusion of background checks for renters, clear guest policies for future tenants, and an overall investment by Treaty 8 First Nations of Alberta in the on-going safety of the community (*14 mentions*)
- Treaty 8 First Nations of Alberta participates in Neighbourhood Watch or other crime prevention programs (*10 mentions*)
- The development must be built to a high-quality architectural standard (*10 mentions*)



- A desire to see Treaty 8 First Nations of Alberta demonstrate general accountability to the Wedgewood community and be transparent in their communications (9 mentions)

Treaty 8 First Nations of Alberta Response: Treaty 8 First Nations of Alberta and the Wedgewood Ravine Home Owners Association (WRHA) have signed a Memorandum of Understanding (MOU) committing to consistent communication throughout the project. This includes a dedicated community contact point, regular construction schedule updates, and consideration of WRHA design guidelines and neighbourhood character in site planning.

The community's feedback has reinforced our approach: to develop housing that complements the existing neighbourhood. We believe strong communities are built on trust, mutual respect, and open communication. As planning and development continue, Treaty 8 remains committed to working constructively with residents, the City, and other stakeholders—sharing information, listening to feedback, and being a positive, responsible neighbour throughout the life of the project.

While we did not receive much feedback directly related to meeting frequency in the drop-in session, when we asked the same question in the survey, we received clearer results. This was a forced order question based on respondents' selection in the prior survey question (see Appendix A for clarity), so the sample size of this question and the subsequent one is 124 responses.

How often do you think Treaty 8 First Nations of Alberta should have a representative at meetings of either the Community League or the Wedgewood Ravine Home Owners Association to provide project updates during construction (n=124):

- Every three months: 73 selections (58.9%)
- Every six months: 12 selections (9.7%)
- Annually: 6 selections (4.8%)
- Other – specify: 33 entries (26.6%)



- Monthly: 12 entries (9.7%)
- Every meeting: 12 entries (9.7%)
- Other entries did not meet the required frequency threshold

We also asked survey takers to weigh in on frequency of engagement post-occupancy, to understand how the community's expectations might evolve through the course of construction and occupancy.

In the survey, we asked:

How often do you think Treaty 8 First Nations of Alberta should have a representative at meetings of either the Community League or the Wedgewood Ravine Home Owners Association to provide project updates after building occupancy? (n=124):

- Every three months: 61 selections (49.2%)
- Every six months: 17 selections (13.7%)
- Annually: 17 entries (13.7%)
- Other – specify: 28 selections (22.6%)
 - Every meeting: 16 entries (12.9%)
 - Monthly: 7 entries (5.6%)
 - Other entries did not meet the required frequency threshold

Treaty 8 First Nations of Alberta Response: Based on this feedback along with conversations with leadership of both the WRHA and the Wedgewood Community League, future communications and meetings between Treaty 8 First Nations of Alberta and the community will be held through the WRHA. Our team is in conversation internally and with WRHA to determine the appropriate frequency of check-ins at WRHA meetings, and will arrive at a decision based on the feedback provided by the community along with practical considerations for both the WRHA and Treaty 8 First Nations of Alberta.

Fencing Design

In the survey, we asked **What would you like Treaty 8 First Nations of Alberta to know about your preferences for the colour and/or materials used for fencing on site** (n=166). In the community engagement session, the question was worded as **What colour(s) and/or materials would you prefer to see used for the fencing on the site?**

Top response themes received on this topic included:

- Keep the design/materials of the fencing in line with the requirements of the Home Owners Association (*67 mentions*)
- Use Wedgewood green as the colour (*65 mentions*)
- Use brick/red brick as the colour/material (*36 mentions*)
- Use wood as the material for fencing (*13 mentions*)
- Use iron fencing materials, similar to those in other parts of the community (*10 mentions*)
- Don't know/not stated [survey only] (56 respondents)

Treaty 8 First Nations of Alberta: Response: Our team and our developer, Landmark Homes, have recently submitted the Development Permit for the site to the City of Edmonton. A firm decision on fencing materials will be made pending the City's review of the Development Permit application, as their feedback may include advice or direction on fencing. Following the receipt of the City's notes on the Development Permit application, our team will review materials and pricing options, including for the fence colours/materials proposed here, and make a determination. We will continue to work with the WRHA as we determine fencing materials and design.

Fencing Configuration

In both the survey and the session, we asked participants about their **thoughts on the configuration of fencing on the site**. In the survey, this took the form of an open response question, and in the session, we asked participants to choose between four defined configurations, with an option for open response via sticky note. The four options were:

1. Fencing on all four sides
2. Fencing on three sides, with the side facing Wedgewood Boulevard unfenced
3. Fencing along the portions of the site facing into the green space, the southwest and southeast sides of the development
4. No fencing

Across the survey and session, respondents answered that they:

- Preferred fencing on all four sides of the site (*96 mentions*)
- Preferred fencing on three sides, but not along Wedgewood Boulevard (*68 mentions*)
- Preferred a fence configuration along the two sides facing the park space (*15 mentions*)
- Preferred that the site have no fencing (*9 mentions*)
- Wanted to see the site fenced on all four sides, but with a lower fence height along Wedgewood Boulevard (*8 mentions*)
- Hoped to see the fence materials match Home Owners Association design guidelines (*7 mentions*)



- Desired a high fence height along Wedgewood Boulevard to discourage street parking along Wedgewood Boulevard (*5 mentions*)
- Don't know/not stated [survey only] (12 respondents)

Treaty 8 First Nations of Alberta Response: Our team and our developer, Landmark Homes, have recently submitted the Development Permit for the site to the City of Edmonton. Once the Development Permit has been approved, we will have more clarity from the City on expectations for fencing on the site and will be able to announce a planned fencing configuration and height(s). Our current intention, based on public feedback and design conversations, is to fence the site on all four sides.

Landscaping

In both the survey and the engagement session, open response questions were posed about **participants' preferences for landscaping on the site**, both in terms of configuration and types of plants used.

The following are the most frequent responses we received regarding the configuration/approach to landscaping on the site:

- Include lots of trees in the landscaping plan (*41 mentions*)
- Keep as many existing trees on and around the site as possible, including the boulevard trees on Wedgewood Boulevard (*33 mentions*)
- Follow Home Owners Association guidelines for landscaping (*23 mentions*)
- Maintain the trees and landscaping well (*17 mentions*)
- Choose similar types of trees to what is already present in the community (*14 mentions*)
- Include lots of shrubs and bushes (*13 mentions*)
- Plan for low maintenance landscaping that will require minimal upkeep (*5 mentions*)
- Don't know/not stated [survey only] (66 respondents)

With respect to general or specific types of plants participants would like to see used in the landscaping for the site, participants offered the following top suggestions:



- Use aspen trees as they are endemic to the area (*7 mentions*)
- Plant additional trees around the green space, with conifers on the perimeter for privacy (*7 mentions*)
- Plant a medicine garden or use medicine plants, including sage, cedar, tobacco, and mint (*6 mentions*)
- Plant spruce trees (*5 mentions*)
- Don't know/not stated [survey only] (66 respondents)

Treaty 8 First Nations of Alberta Response: Our builder's approach to managing existing trees on the site will be to remove as few as possible, only those that are required to facilitate the construction of the project. The majority trees along the inside of the fence running along Wedgewood Boulevard will very likely need to be removed to facilitate development. We can commit to preserving as many of the trees on the outside of the sidewalk running along Wedgewood Boulevard as possible.

A specific landscaping plan for the site itself is under development. Our team will take the community feedback offered here forward into that process to assist in making decisions about plant and tree selections. Those decisions will be communicated to the WRHA further along in the development process.

Roof Materials

Participants were given the opportunity to weigh in on the colours and materials used for the roof of the development. In the survey, the open question was framed as: **What would you like Treaty 8 First Nations of Alberta to know about your preferences for the colour and/or materials used for the roof on the development?** In the engagement session, the question was: **What colour(s) and/or materials would you prefer to see used for the roof of the development?**

Leading feedback here was to follow the Wedgewood Ravine Home Owners Association guidelines, with some specific materials and colours suggestions offered as well:

Top themes included:



- Roof materials and colour should align with the Wedgewood Ravine Home Owners Association (*129 mentions*)
- No asphalt shingles (*19 mentions*)
- Use cedar shakes (*12 mentions*)
- Use Euroshield rubber (*10 mentions*)
- Roof should be black (*10 mentions*)
- Subtle/natural colours (*7 mentions*)
- Roof should be grey (*6 mentions*)
- Don't know/not stated [survey only] (*59 respondents*)

Treaty 8 First Nations of Alberta Response: Once the City response to our Development Permit is received, Treaty 8 First Nations and Landmark will be able to make more informed decisions about the project budget and materials selections for the roofing. We are committed to exploring design options that align with the WRHA design guidelines and will consider those options in our design process. A decision on roofing materials and colours will be shared with the WRHA.

Siding

In the survey, we asked respondents the open question: **What would you like Treaty 8 First Nations of Alberta to know about your preferences for the colour of the development's siding?** In the session, the question was framed as: **What colour(s) would you like to see used for the development's siding?** Feedback on this question emphasized a desire for natural/earth tones, following the HOA guidelines, and specific interest in Wedgewood green as the colour for the building, among other points.

Top themes in the engagement feedback on siding colour were:

- Earth/natural tones (*58 mentions*)
- Align with Home Owners Association design guidelines (*39 mentions*)
- Specific Wedgewood green (*17 mentions*)
- All red brick (*11 mentions*)

- Beige (8 mentions)
- Brown (8 mentions)
- Look at alternatives to cedar siding as it ages poorly (7 mentions)
- Materials that are easy to maintain (6 mentions)
- Use cedar renditions and aluminum cladding (6 mentions)
- Do not use blue as a colour for the development (5 mentions)
- Don't know/not stated [survey only] (61 respondents)

Treaty 8 First Nations of Alberta Response: Due to the Development Permit process, we cannot confirm exact colours at this time, however we can confirm that based on the guidance from the community, we will use earth/natural tones. Exact colours will be shared with the WRHA following the Development Permit and budgeting processes.

Site Name

In both the survey and the session, we asked participants for their suggestions as to **what this development should be named**. Both the survey and the session display materials included a note that this feedback would be used along with input from Treaty 8 members to help guide the selection of a name.

The response set for this question includes participants from the drop-in session and the full 166 survey respondents.

As expected, given the open, non-directive nature of the question asked here, we received a diverse set of responses, ranging from thematic ideas to specific names.

Top themes or specific suggestions that emerged included:

- A name that incorporates the word Wedgewood, with diverse suggestions as to specific names within this response set (60 mentions)
- A name in a First Nations' language, with diverse suggestions as to specific names within this response set (22 mentions)
- A name that is easy to pronounce and spell (22 mentions)



- A name which reflects both Wedgewood and Treaty 8 (*13 mentions*)
- A name that relates to Wedgewood and family (*12 mentions*)
- Wedgewood Townhomes/Wedgewood Ravine Townhomes (*7 mentions*)
- 94 respondents in the survey did not provide an answer to this question

Treaty 8 First Nations of Alberta Response: These suggestions provide an excellent starting point as the process moves forward. There will be an online engagement with Treaty 8 members to solicit their feedback on the name as well, to ensure future tenants of the building are represented in the naming process.

Once that engagement is complete, we expect to be able to socialize a name or some options for the name with the community through the Home Owners Association by early 2027.



City of Edmonton Engagement Feedback & Engagement Question

For the purposes of clarity in the reporting, all feedback received across modes (survey, emails, information session) that pertains to City policy has been added to this section of the report.

The drop-in community information session included a station staffed by members of the City of Edmonton team seeking feedback on the future of the remaining park space in Wedgewood. The station also accepted feedback on other topics related to City of Edmonton policy.

The suggestion offered by the City of Edmonton was that the existing baseball diamonds southeast of the community league grounds could be converted into a U9 soccer field, effectively replacing the soccer field that will be eliminated through the development of housing. The City of Edmonton offered participants the choice to indicate a preference between keeping the existing park space as is, including the baseball diamonds, or converting that space into a soccer field.

In total, **38 responses** indicated a preference for leaving the green space as is and retaining the existing baseball diamonds to the south of the community league. Written responses in favour of this option noted that this space is used by families looking for recreational space without programming on it such as soccer and is also used for baseball.

Seven responses indicated a preference for converting the space into a soccer field. Participants did not leave much additional written feedback about their preference for this option. Two participants expressed a desire to see both a soccer field and a baseball diamond at the location.

As the engagement team did not receive the information on this portion of the consultation in advance of the launch of the online survey, we were not able to include a question on this aspect of the site in our online engagement. This means that the sample size for this element of the consultation is smaller than that of many of the other themes described in this report (145 participants at the information session had access to this question).

We have included the responses from this station in this report as a means of relaying community feedback to the City for their consideration and potential action. Treaty 8 First Nations of Alberta is not responsible for the decision on this matter.



Figure 5: City of Edmonton Recreation Options Illustration



Other Feedback at the City Station

While the principal purpose of the City of Edmonton's station was to engage on the recreation space and answer questions about City policy, respondents offered feedback on the project more generally.

The leading theme we saw expressed at this station, outside of the green space options, was moving the exit/entrance of the site to 184 Street instead of Wedgewood Boulevard. Through sticky notes and stickers, there were 98 expressions in favour of this idea at the City station, and a further 171 mentions of this idea throughout the other display boards at the session and in the survey, for a total of 269 mentions across all inputs.

The Treaty 8 First Nations of Alberta team had discussed this idea with the City of Edmonton in the past, and our team raised it with the City of Edmonton again following the session.

City of Edmonton Response: Move the entrance/exit to 184 Street

The City of Edmonton provided Treaty 8 First Nations of Alberta with the following response concerning moving the entrance/exit of the site to 184 Street:

Changing the access location from Wedgewood Boulevard to 184 Street would require upgrading 184 Street, resulting in significantly increased costs. A traffic impact assessment conducted during the rezoning process determined that there is sufficient capacity to accommodate between 50 and 185 dwelling units on Wedgewood Boulevard. Sixty units are planned for the site. The City of Edmonton has conducted a Traffic Impact Assessment and can share the report of that assessment upon request.

Parks and Open Space stated that the development is required to use the property's road frontage for access, rather than adding an access that would bisect the remaining open space along 184 Street. The current site design leaves that flank of the park with the SUP uninterrupted and intact.

We also heard concerns from the community about the adequacy of sewage infrastructure in the neighbourhood, specifically in reference to accommodating additional system load from new homes (9 mentions). We relayed this comment to the City of Edmonton, and they responded that the City of Edmonton and EPCOR will review the surrounding



infrastructure during the development permitting process to ensure there is adequate capacity in the system.

Similarly, we heard concerns about water pressure and a desire to see it improved through utility upgrades (*8 mentions*). Respondents felt that the water pressure in the community has been an issue for some time and would like to see something done to address it. We communicated this concern to the City and they noted that water pressure would be included in the utility review with EPCOR during the development permit stage of the project.

The City of Edmonton has also noted that they will be initiating a project to relocate the current pedestrian pathway as part of the development of the site. They are aiming to have the development of that pathway coincide with site construction in order to minimize disruption to the neighbourhood.

Feedback on Additional Topics

In both the survey and at the drop-in session, participants were given the opportunity to note their thoughts that fell outside of the scope of the other questions that were asked. In the survey, this took the form of an open response page asking for other feedback on the development; at the session, this was a staffed station with an open display board where participants could add sticky notes and review feedback from other participants.

Top themes we heard in the other feedback sections of the survey and session included:

- Overall opposition to the development proceeding (*112 mentions*)
- Concerns about parking capacity along Wedgewood Boulevard (*18 mentions*)
- Concerned specifically about the impacts of losing the green space (*11 mentions*)
- Supportive of seeing the project move forward (*11 mentions*)
- Concerns about crime rates (*9 mentions*)
- Concern about a potential negative impact on surrounding property values (*8 mentions*)
- Civic corruption (*8 mentions*)
- A desire to see the units be accessible for those with different abilities and for Elders (*8 mentions*)
- Question about whether Treaty 8 First Nations of Alberta will pay property taxes (*5 mentions*)
- Don't know/not stated [survey responses only] (48 responses)



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Treaty 8 First Nations of Alberta's response: Opposition to the development and concerns about the loss of green space

Our team understands that there is a strong feeling of opposition among many members of the community to this development proceeding. Our mandate as an organization is to provide services to our members, many of whom need family-oriented housing, both affordable and otherwise.

We recognize that for members of this community, the loss of this park space and the overall change for the community as they know it is upsetting. Our hope is that with time, the whole community will be able to see the benefits that this housing offers to the many people in and around Edmonton who are in need of housing, people who will become neighbours and community members who will work with existing Wedgewood residents to keep making Wedgewood a great place to live.

Treaty 8 First Nations of Alberta's response: Concerns about parking capacity along Wedgewood Boulevard

We have tried to maximize parking for residents on site within the site footprint while still delivering the number of housing units that are needed by including garage parking in each unit; one garage space in the four-bedroom units (as the fourth bedroom takes the footprint of the additional parking space) and two garage spaces in the three-bedroom units. There will also be 12 spaces for visitor parking on site.

We have heard clearly that concerns about visibility, safety and traffic volumes exist along Wedgewood Boulevard already and that residents are concerned about these issues increasing. Through our relationship with the Home Owners Association, we are open to continuing conversations about how traffic and parking on Wedgewood Boulevard evolves during both construction and occupancy. If the community is interested in pursuing traffic calming measures along Wedgewood Boulevard, we would be interested in participating in those conversations within the community and with the City of Edmonton.

We also passed along the information about parking concerns to the City of Edmonton, and they responded that traffic calming features for the neighbourhood will be explored as part of the upcoming budget cycle in late 2026.



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Treaty 8 First Nations of Alberta's response: Concerns about property values and crime

Research on the impacts of affordable housing on property values has shown repeatedly that well-managed affordable housing has either no impact or a positive impact on surrounding property values. This [page from the U.S.-based National Association of Realtors](#) provides some links to more recent research studies on this topic.

Any criminal record checks for potential tenants will be the responsibility of the property manager, who will be contracted by Treaty 8 First Nations of Alberta to manage the site and tenants. We commit that we will recommend to the property manager that criminal record checks be required for all tenants.

Treaty 8 First Nations of Alberta's response: Accessible units

The four-bedroom units include a bedroom on the main floor that is wheelchair accessible. Due to funding constraints, other accessibility features are not being contemplated at this time.

Treaty 8 First Nations of Alberta's response: Payment of property taxes

Treaty 8 First Nations of Alberta's holding company will be the eventual owner of this site. That company will pay property taxes for the market rental units at regular rates, commensurate to any other apartment building. The nonmarket rental units will be eligible for a property tax exemption.



Next Steps

The submission of this engagement report to both the community of Wedgewood and the City of Edmonton fulfills the requirements of Treaty 8 First Nations of Alberta's statutory Community Engagement Plan, but it does not represent the end of engagement between Treaty 8 First Nations of Alberta and the community of Wedgewood. Based on the recommendations Treaty 8 First Nations of Alberta received through this process, they will continue to engage and build relationships with the Wedgewood Ravine Home Owners Association and the Wedgewood Community League, through regular meetings and communications.

Treaty 8 First Nations of Alberta and the Wedgewood Ravine Home Owners Association now have a signed Memorandum of Understanding that will allow the parties to further explore collaboration and partnership, including the possibility of Treaty 8 First Nations of Alberta paying Home Owners association dues. The two parties will also work together to establish a community feedback mechanism that will provide a conduit for feedback from community members about the project during construction and occupancy.

Next steps in development on the site will be the start of land servicing (utilities) in the fall of 2026, so the community can expect to see work being done on the site in September. Servicing is scheduled to be completed in early spring of 2027, at which point unit construction will begin. Construction is expected to be completed by fall of 2028.

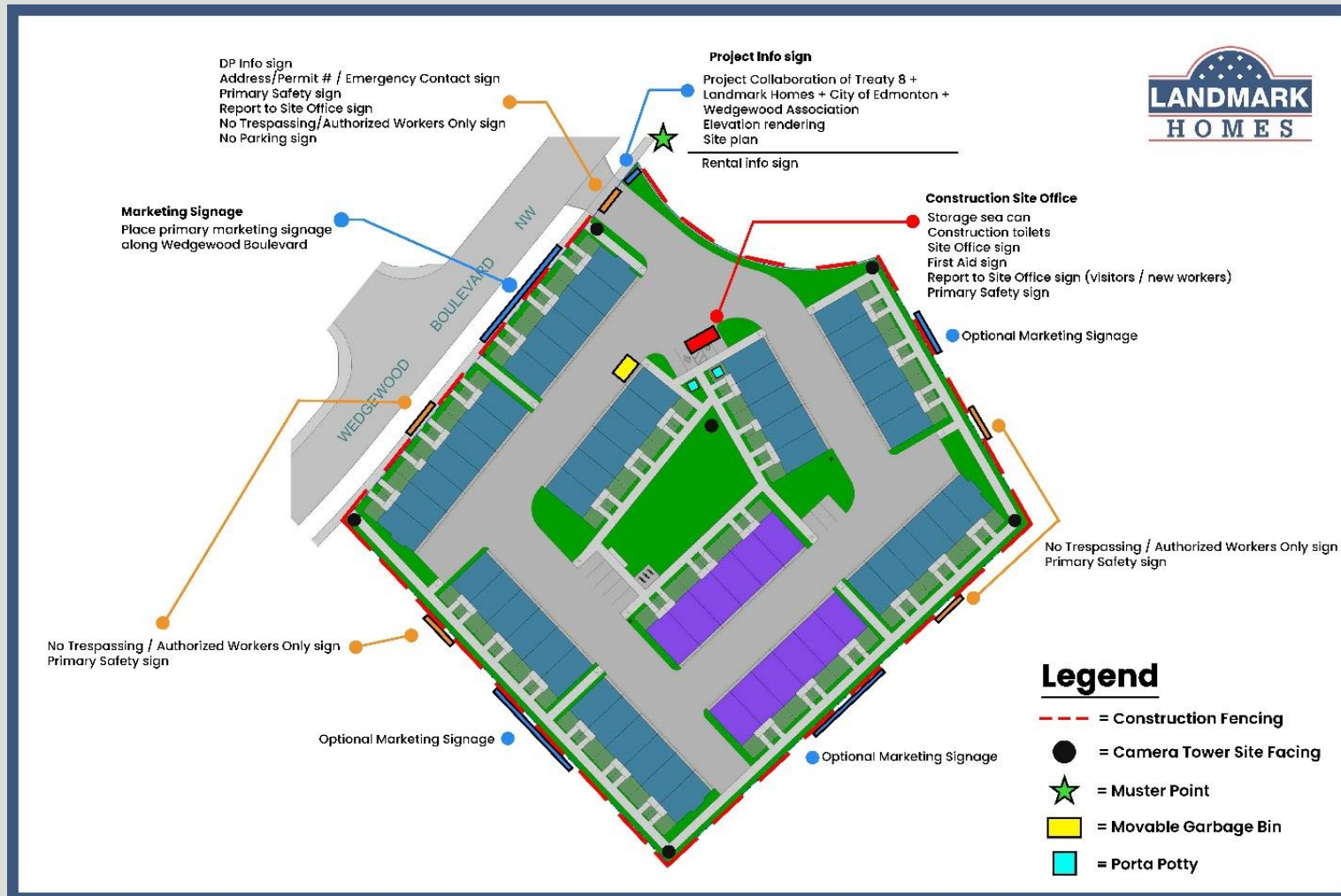


Figure 6: Map of the planned construction site layout



Closing Note From Treaty 8 First Nations of Alberta

We appreciate all the community members who took time to share their thoughts with us about this project. While we know the contents of this report will not satisfy the expectations of all parties, we hope that it illustrates our consideration of the suggestions you shared with us and our willingness to make changes where possible to address community feedback, both now and as we move forward with more detailed design decisions.

We acknowledge this project represents a significant change in the community of Wedgewood and does not come without cost to the existing residents. We believe that the benefits in terms of access to housing, stability, and opportunity for our members and folks in need of housing will become clear in time, and our hope is that this development will become an embedded and successful part of the broader community.

We are committed to furthering our work with the WRHA and community members to build connections, establish clear communications and collaboration pathways, and to operate in a way that builds trust between all parties involved.



Appendix A: Online Survey Full Text

About Us

Treaty 8 First Nations of Alberta is an organization wherein member Nations come together to guide collective decision-making and establish relationships with other governments to serve the needs and wellbeing of our members.

Treaty 8 First Nations of Alberta currently operates 96 units of housing throughout the City of Edmonton. We are proud of our record as community-builders within the City of Edmonton and beyond.

Wedgewood Housing Development

Treaty 8 First Nations of Alberta was the successful proponent to develop 1003 – 1021 Wedgewood Blvd into a mixed affordable/market rate housing development. The site was designated for housing through the City of Edmonton's Surplus School site process. The site has already gone through the City of Edmonton's approval process for a land sale to Treaty 8 First Nations of Alberta – you can read more about that process [here](#).

We are developing 60 units of townhomes with a maximum height of three storeys. This building will offer a mix of market-rate rental homes (29 units) and below-market rentals (31 units), where tenants will pay rent scaled to a third of their income. There will be a mixture of 3- and 4-bedroom units, designed to house families, with onsite parking for each unit.

Treaty 8 First Nations of Alberta will prioritize access to housing for Treaty 8 First Nations members with these units, but the units will not be offered exclusively to Treaty 8 members.

Your Perspective

We recognize that this development represents a significant change for this community in a space that is valued and used by community members. The loss of this community amenity is something we can understand as difficult, even as we seek to represent the serious housing needs of our members.

We want to offer the community the opportunity to weigh in on features of the site where possible, and work to create a relationship that can allow the community, including Treaty 8 First Nations and future residents, to move forward together in a good way.



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1. What is your postal code?:
2. How did you hear about the opportunity to engage with Treaty 8 on this development? *(select all that apply)*:
 - a. Social media
 - b. Mailed postcard
 - c. Word of mouth
 - d. Email list
 - e. Community league
 - f. Home Owners Association
 - g. Poster
 - h. Signage
 - i. Other: *[open]*
3. How would you like Treaty 8 First Nations of Alberta to create and sustain a relationship with the community of Wedgewood? *(select all that apply)*:
 - a. Participation in Community League meetings
 - b. Participation in Wedgewood Ravine Home Owners Association meetings
 - c. Contributing fees to the Home owners Association
 - d. Participation in community events
 - e. Other: *[open]*
4. *If 3A and/or 3B*: How often do you think Treaty 8 First Nations of Alberta should have a representative at meetings of either the Community League or the Wedgewood Ravine Homeowners Association to provide project updates during construction?
 - a. Every three months
 - b. Every six months
 - c. Annually
 - d. Other: *[open]*
5. *If 3A and/or 3B*: How often do you think Treaty 8 First Nations of Alberta should have a representative at meetings of either the Community League or the Wedgewood Ravine Homeowners Association after building occupancy?
 - a. Every three months
 - b. Every six months
 - c. Annually
 - d. Other: *[open]*
6. What other ways would you like Treaty 8 First Nations of Alberta to be a part of the Wedgewood community? *[open]*
7. Do you have any suggestions as to what this development should be named?
Feedback from survey respondents will be reviewed along with feedback from Treaty 8 First Nations members to inspire and influence a name: *[open]*



8. What would you like Treaty 8 First Nations of Alberta to know about your preferences for:
 - a. The colour of the development's siding: *[open]*
 - b. The colour and/or materials used for fencing on site: *[open]*
 - c. The colour and/or materials used for the roof on the development: *[open]*
 - d. The configuration of landscaping on the site and/or plant types used for landscaping on the site: *[open]*
9. Do you have any further thoughts regarding the development of affordable housing by Treaty 8 First Nations of Alberta at this site?: *[open]*



Appendix B: Information Session Questions

1. How frequently should Treaty 8 First Nations of Alberta join meetings of the Homeowners Association and/or Community League during construction, and during occupancy of the development?
2. What colour(s) would you like to see used for the development's siding?
3. What colour(s) and/or materials would you prefer to see used for the roof of the development?
4. How would you like to see landscaping configured on the site?
5. What types of plants would you like to see incorporated in the landscaping on the site?
6. What colour(s) and/or materials would you prefer to see used for the fencing on the site?
7. How would you like to see the fencing on this site configured?
 - a. I would like to see the site be fully fenced on all four sides
 - b. I would like the site to be fenced on three sides, but not along Wedgewood Boulevard
 - c. I would like the site to be fenced on the southwest and southeast sides that face towards the green space
 - d. I would like a different configuration:
8. What should this development be called?
9. Would you prefer:
 - a. To maintain the existing baseball diamond
 - b. To replace the baseball diamond with a U-9 soccer field
10. Other feedback on the development