

WAHKOHTOWIN
COMMUNITY

WHAT WE HEARD

2026

Community Engagement Report
Métis Capital Housing Corporation



Otipemisiwak
Métis Government

PROJECT WEBSITE

metishousing.ca/housing/wahkohtowin-community



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EXECUTIVE SUMMARY

Métis Capital Housing Corporation (MCHC) is developing Wahkohtowin Community, a new affordable housing development featuring townhomes and multi-family homes on the former surplus school site in Edmonton's Overlanders neighbourhood. As part of our commitment to transparent, community-informed development, MCHC conducted a multi-stage engagement process in October and November 2025 to gather feedback from residents, community stakeholders and the broader public.

Engagement included two in-person sessions with key community representatives, an online survey open to nearby residents and the wider public, direct emails, and ongoing dialogue with schools and community partners. A total of 62 survey responses were received, along with written submissions and discussion at both engagement sessions.

Across all engagement activities, several consistent themes emerged. Community members emphasized the importance of meaningful communication, human-scale housing that fits the neighbourhood, preserving trees and green spaces, cultural gathering areas, safe pathways, and school access, as well as careful planning around construction impacts and traffic circulation. Participants were also interested in cultural representation, long-term neighbourhood integration, and ensuring the development supports families, youth, seniors and people with disabilities.

The feedback summarized in this report will help guide design refinements and ongoing collaboration with partners, including local school boards, the Homesteader Community League, and the City of Edmonton.

Conceptual renderings in this report reflect early-stage planning and are subject to refinement through design and permitting.

PROJECT OVERVIEW

∞ **97 three-storey townhomes and multi-family homes**, designed to foster community connection and support efficient long-term management

∞ **Adequate surface parking** for residents and visitors

∞ **An outdoor cultural gathering space** for residents and neighbours

∞ **Accessible homes** designed to support families, youth, seniors and people with disabilities

∞ **Opportunities for cultural programming and community supports**, including on-site cultural activities, learning opportunities, service navigation, early learning initiatives, life-skills development and access to wellness programming.

∞ **Energy-efficient and environmentally responsible design**, including improved wall and roof insulation, triple-pane windows, LED lighting, low-flow plumbing, high-efficiency hot water systems, energy-recovery ventilation, accessibility features, and other measures that reduce greenhouse gas emissions, lower utility costs, and increase comfort for residents



The word *Wahkohtowin* means kinship in Cree, reflecting the project's goal of strengthening family, culture, and community connections.

PROJECT CONTEXT AND TIMELINE

The Wahkohtowin Community site is located at 12770 Victoria Trail NW and is a former surplus school property identified through the City of Edmonton's Surplus School Site Program. The timeline below outlines key milestones in planning, developer selection, design and community engagement.

CITY OF EDMONTON PLANNING AND NOTIFICATION

- **April 2024** – City of Edmonton issued the [Overlanders Project Kickoff Notification](#) to the neighbourhood, notifying residents of future planning for the Overlanders surplus school site.
- **January 2025** – City of Edmonton distributed the [Surplus School Sites Mailout](#) to the neighbourhood, providing information about surplus school sites and next steps.

PROJECT DEVELOPMENT AND SELECTION

- **Early 2025** – Métis Capital Housing Corporation submitted a proposal through the [City of Edmonton's Surplus School Site Program](#)
- **April 2025** – MCHC was selected as the successful proponent for the Overlanders site.
- **June 2025** – City of Edmonton issued the [Developer Selection Letter](#) confirming Métis Capital Housing Corporation as the developer for the site.

DESIGN AND TECHNICAL WORK

- **June–July 2025** – Preliminary design work, environmental site assessments and soil testing completed.
- **August 2025** – Site planning work advanced.
- **October 2025** – Preliminary renderings prepared.

COMMUNITY ENGAGEMENT

- **October–November 2025** – Community engagement led by MCHC, including in-person stakeholder sessions, an online survey, and written submissions. Engagement focused on gathering feedback to help ensure the development reflects community needs and priorities.

ENGAGEMENT OVERVIEW



The engagement process for Wahkohtowin Community was designed to gather meaningful feedback to help ensure the development reflects community needs and priorities, while aligning with the project timeline under the City of Edmonton’s Surplus School Site Program and broader infrastructure planning supported through the federal Housing Accelerator Fund.

The approach prioritized both broad public participation and more focused, in-depth engagement with organizations and representatives most directly connected to the site and the surrounding neighbourhood. Multiple engagement methods were used to accommodate different preferences, availability and comfort levels, and to support both written and in-person feedback.

Engagement Methods

Community input was gathered through a range of engagement activities, including:

- Two in-person stakeholder engagement sessions with representatives from community leagues, local school boards and other community partners
- An online survey open to residents and the wider public
- Direct written submissions via email
- Ongoing conversations with school boards and community organizations outside of formal sessions

Communications and Outreach

To support awareness and participation, Métis Capital Housing Corporation implemented a multi-channel communications approach throughout the engagement period. Outreach efforts included:

- A dedicated project webpage on the Métis Housing website
 - Geo-targeted paid advertising on Facebook and Instagram
 - Social media posts across Facebook, Instagram, X and LinkedIn
 - The Métis Housing Hub Newsletter distributed by email
 - Email invitations to key stakeholders
 - Outreach through community league networks
 - Door-to-door postcard delivery to homes within a 200-metre radius of the site
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Participation Summary

Engagement activities resulted in a mix of public and stakeholder participation:

- **Online survey:** A total of 62 survey responses were received. The survey was open to anyone in Edmonton to allow for broad input, while residents of the Overlanders and Canon Ridge neighbourhoods were eligible for a gift card draw to encourage local participation. All prizes were distributed following survey closure.
- **In-person stakeholder sessions:** Two in-person engagement sessions were held to support more detailed discussions on site-specific considerations and community priorities. Participation in these sessions was intentionally focused on representatives and organizations most directly connected to the project area, including:
 - Youth- and family-serving organizations
 - Local school boards
 - Neighbourhood and community league leadership
 - Service providers working with residents in the area
 - Elected officials or City representatives

Members of the project team, including representatives from architectural, engineering, and development, attended these sessions to listen, respond to questions, and gain a deeper understanding of community perspectives on design, circulation, safety, and long-term neighbourhood integration.

- **Written submissions and ongoing dialogue:** Additional feedback was received through direct email submissions from community members and stakeholders. Ongoing conversations also took place with school boards and community partners outside of formal engagement sessions, ensuring key considerations related to education, access and community capacity were captured.

Together, these engagement activities provided a range of perspectives that informed the key themes summarized in this report.

Engagement Challenges

During the engagement period, a labour disruption at Canada Post affected the delivery of printed materials. As a result, postcards could not be delivered to closed-access apartment buildings.

Métis Capital Housing Corporation engaged a third-party delivery provider to distribute postcards door-to-door to open-access homes. Despite efforts to buzz in, connect with building management and confirm the purpose of the delivery, delivery staff were not granted access to secured buildings. As a result:

- 299 postcards were successfully delivered to open-access homes
- 253 units in secured buildings could not be reached, including Avenue Living Apartments and Ravines at Hermitage

To help mitigate this limitation, MCHC supplemented postcard delivery with additional outreach through newsletters, social media and paid digital advertising to support awareness and participation across the broader community.



WHAT YOU SAID

The themes below reflect patterns and recurring topics identified across survey responses, in-person sessions, written submissions and stakeholder conversations. Together, they capture the key priorities and considerations raised during engagement and help inform next steps for the project.

THEME 1: Desire for Meaningful Engagement and Clear Communication

WHAT WE HEARD

Residents emphasized the importance of being meaningfully included in decisions that affect their neighbourhood. Some participants drew parallels between this and their experiences with previous development processes, expressing a desire for open communication and transparency throughout the project lifecycle. Across various engagement activities, residents emphasized the importance of receiving timely information and clear updates as the project progresses.

OUR RESPONSE

Clear and timely communication will remain a priority for Métis Capital Housing Corporation. Project updates will be shared quarterly through the project webpage, social media channels and the email newsletter.

THEME 2: Support for Human-Scale, Family-Oriented Housing

WHAT WE HEARD

Participants expressed strong support for the proposed townhomes and multi-family homes, noting relief that the development is not a high-rise. Many described the scale and form as appropriate for families and consistent with the surrounding neighbourhood. Some survey respondents also expressed interest in larger units to support multigenerational or larger households.

OUR RESPONSE

The Wahkohtowin Community project is informed by housing needs identified through the Métis Housing Needs Assessment conducted in early 2025. The proposed development includes a mix of townhomes and multi-family homes designed to support a range of household types and life stages, including individuals, families, youth, seniors and people with mobility or accessibility needs.

The development includes the following housing types:

- **Type A:** 19 three-storey, five-bedroom townhomes
- **Type B1:** 20 barrier-free, one-bedroom units on the main floor
- **Type B2:** 19 one-bedroom units on the main floor
- **Type B3:** 39 three-bedroom units on the second floor

THEME 3: Trees, Green Space, and Environmental Identity

WHAT WE HEARD

Trees and green space were consistently identified as highly important to the community. Residents highlighted their role in providing shade, improving air quality, supporting privacy, enhancing neighbourhood character and contributing to overall well-being. Several participants referenced recent tree loss in nearby areas and expressed a desire to see tree preservation prioritized. Survey responses reinforced a strong interest in natural landscaping, native and low-maintenance plants, traditional Métis plants and shaded outdoor areas.

OUR RESPONSE

We intend to incorporate low-maintenance, native and traditional plants to support environmental stewardship and enhance the site's natural landscape. The majority of existing trees along Hooke Road will be preserved to help retain green space and support privacy for neighbouring homes. Additional trees, shrubs and perennial plants, including species with cultural and medicinal significance, will be incorporated into the landscape design.

THEME 4: Outdoor Spaces, Play Areas, and Cultural Gathering Spaces

WHAT WE HEARD

Residents consistently prioritized shared outdoor spaces that support connection, recreation and cultural activity. Children’s play areas, accessible seating, community gardens and picnic or gathering spaces were frequently identified as essential amenities. Many respondents expressed interest in culturally meaningful outdoor spaces, including opportunities to gather sage, sweetgrass or other traditional plants. They emphasized the importance of accessibility for elders, families, and individuals with mobility needs.

OUR RESPONSE

Wahkohtowin Community is guided by the principle of kinship, reflecting the importance of relationships, inclusivity and affordability. The development is planned to include shared outdoor spaces that support cultural gatherings, recreation, and connection, including centralized gathering areas, a small children’s play area, and spaces for casual family use, such as picnics.

Site design will prioritize safety and accessibility to support use by children, seniors and people with mobility or accessibility needs. Opportunities for community-focused activities that foster connection between residents and the surrounding neighbourhood will be considered as the project moves forward. Wahkohtowin Community is intended to integrate with the Homesteader Community League and contribute positively to the broader Overlanders community.

THEME 5: Pathways, Connectivity, and Access to Schools

WHAT WE HEARD

Safe and direct connections between the development and nearby schools were identified as necessary. Residents and school representatives discussed safe routes to school, including walking connections, access to transit stops, and school bus access and circulation. Participants encouraged the creation of shared-use pathways connecting the development to school fields and community amenities, along with maintaining clear sightlines along key routes.

OUR RESPONSE

Wahkohtowin Community is located at 12770 Victoria Trail NW, near the intersection of Hooke Road and Victoria Trail. The surrounding road network includes traffic-controlled intersections, transit access and designated school bus stops that support safe access for residents and nearby schools.

Site design will incorporate well-lit public areas and internal pathways to support safe, direct movement for residents, including children travelling to and from school. The internal loop road is sufficiently wide to accommodate school bus access, subject to the relevant school board's routing decisions.

THEME 6: Safety, Lighting, and Site Design

WHAT WE HEARD

Safety considerations were raised across multiple engagement channels. Residents emphasized the importance of adequate lighting, clearly defined pedestrian pathways, traffic-calming measures, and wayfinding signage. Visibility along pathways, gathering areas and access points was identified as an essential factor in helping residents and visitors feel safe and comfortable while using the site.

OUR RESPONSE

Safety, accessibility and ease of navigation are key considerations in the design of Wahkohtowin Community. Site planning includes traffic-calming measures and signage to support safe vehicle movement, along with clearly defined and accessible pedestrian areas.

Communal spaces, including the central gathering area and play area, will be designed with clear sightlines and appropriate lighting. Visitor parking areas will be clearly identified to support safe and intuitive use of the site.

THEME 7: Construction Impacts and Neighbourhood Traffic

WHAT WE HEARD

Construction-related impacts were among the most frequently raised concerns. Residents identified traffic congestion, parking availability during construction, noise, dust and overall disruption as key issues. Many emphasized the need for safe pedestrian detours, clear signage, and timely communication about construction timelines and impacts. Some respondents also noted concerns related to bike lanes or increased traffic on surrounding streets.

OUR RESPONSE

We recognize that construction can have temporary impacts on surrounding neighbourhoods and will take steps to manage these impacts during the construction phase. During construction, efforts will be made to maintain a safe, well-managed site and to minimize disruption to traffic, noise, and site activity where possible. Construction-related signage will be clearly posted to support safety and awareness.

The planning and maintenance of public roadways and bike lane infrastructure remain the responsibility of the City of Edmonton. While these elements are outside MCHC's control, the development will include appropriate bicycle storage for residents.

THEME 8: Schools, Growth Management, and Community Capacity

WHAT WE HEARD

School representatives noted existing pressure on junior high capacity in the area, while elementary capacity was described as more stable. Residents inquired about how school planning and growth management are coordinated with new housing developments. School partners emphasized the importance of receiving timely updates on project timelines and anticipated occupancy to support enrolment forecasting and planning.

OUR RESPONSE

We will continue to coordinate with local school boards and share available information, including estimated numbers of school-aged residents, to support enrolment forecasting and planning.

THEME 9: Cultural Representation and Inclusiveness

WHAT WE HEARD

Survey responses showed strong support for incorporating Métis cultural elements into the development, including sash patterns, the infinity symbol, Indigenous artist-designed murals and traditional Métis colours. Many respondents expressed pride and excitement about a culturally grounded development. A small number of participants raised questions about inclusivity and emphasized the importance of ensuring the site feels welcoming within the broader community context.

OUR RESPONSE

We are committed to creating inclusive housing that reflects Métis culture while remaining welcoming within the broader community. Cultural elements will be incorporated thoughtfully into the building design, including the use of colours, patterns, and symbols that reflect Métis identity and values.

The development is intended to integrate into the surrounding neighbourhood while supporting affordable housing for Indigenous peoples and contributing to shared goals related to community well-being.

THEME 10: Density, Land Use, and Neighbourhood Change

WHAT WE HEARD

Feedback reflected a range of perspectives on density, land use, and neighbourhood change. While many participants expressed enthusiasm for the project and its purpose, others raised concerns about increased density, loss of informal green space and potential impacts on the surrounding area. Several respondents emphasized the importance of thoughtful design, mitigation of impacts and ongoing communication as the project advances.

OUR RESPONSE

We recognize concerns related to density and neighbourhood change. The proposed development includes a mix of townhomes and multi-family homes that increase housing availability while avoiding the scale associated with high-rise buildings.

Site design prioritizes thoughtful layout, including the retention of existing mature trees where possible, along with considerations for mobility, safety, navigation, and privacy for residents and neighbouring properties.

NEXT STEPS

The development permit application has been submitted and is currently under review. Further next steps for Wahkohtowin Community will be confirmed by MCHC leadership and project partners and may include:

- ∞ Finalizing development design, incorporating community feedback where feasible
- ∞ Ongoing coordination with local school boards regarding timelines and anticipated occupancy
- ∞ Advancement of pre-construction planning activities
- ∞ Engagement with construction management to confirm project pricing
- ∞ Site preparation activities
- ∞ Ongoing project updates shared through the project webpage, social media channels and the email newsletter
- ∞ Continued coordination with community partners throughout development and occupancy



STAY INFORMED

For ongoing updates about Wahkohtowin Community, visit: metishousing.ca/housing/wahkohtowin-community

QUESTIONS?

✉ engagement@metishousing.ca

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ACKNOWLEDGEMENTS

Métis Capital Housing Corporation thanks the City of Edmonton, community members, residents, school boards, local stakeholders and project partners who contributed their time, insights and perspectives. This feedback played a crucial role in shaping a development grounded in kinship, safety, culture and community well-being.

We look forward to continuing this dialogue as Wahkohtowin Community moves into subsequent phases of development.





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