

Bylaw 14440

Bylaw 14440 – To amend the text of Bylaw 12800, as amended, the Edmonton Zoning Bylaw

Purpose

To amend the Zoning Bylaw to create Sections 570, 571, 572 and 573. The amendment would create four new zones based in part on the four existing zones typically in place on school/park sites, with the addition of an opportunity to develop row housing.

Readings

Bylaw 14440 is ready for three readings.

If Council wishes to give three readings during a single meeting, then prior to moving third reading, Council must unanimously agree “That Bylaw 14440 be considered for third reading.”

Previous Council/Committee Action

At the November 17, 2006, Special City Council meeting, the following motion was passed:

1. That the recommendations contained in Attachment 1 of the November 16, 2006, Office of the Mayor report 2006OOM004 be approved.
2. That the November 16, 2006, Office of the Mayor report 2006OOM004 remain in private pursuant to Sections 21, 22 and 25 of the *Freedom of Information and Protection of Privacy Act*.

Report Summary

- Bylaw 14440 is one of five components necessary to establish a residential development opportunity on 21 vacant surplus school building envelopes located on 20 school/park sites throughout Edmonton.

Report

Bylaw 14440 is being advanced for Council’s consideration concurrent with:

- Bylaw 14441 to apply these new zones to 20 school/park sites;
- Bylaw 14442 to amend the affected statutory land use plans for some of the 20 school/park sites throughout Edmonton;
- A resolution to amend the non-statutory plans for the remainder of the 20 school/park sites; and
- A resolution to remove the reserve designation from various titled lots that comprise the 20 school/park sites.

Together, these bylaws and resolutions will establish an opportunity to develop housing on the 21 vacant school building envelopes as outlined in the November 16, 2006, Office of the Mayor report 2006OOM004.

A number of Edmonton neighbourhoods contain school building envelopes which are vacant and in some cases have been so for many years. This has been a long standing concern of Council in that these lands are not in productive use.

Council has recently focused its attention on a variety of strategies and actions to assist in the delivery of housing for first time home buyers by the market and by more direct means.

Council’s approval of the above noted motion on November 17, 2006, set a program in motion to establish row housing development on 21 vacant surplus school building envelopes; for some as soon as 2008. This program will:

- put vacant surplus school building envelopes to productive use;

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- provide housing for first time home buyers; and
- generate revenues to the City for reinvestment in affordable housing and seniors housing.

On November 21, 2006, the Provincial Cabinet approved an Order in Council exempting over 70 properties from a number of provisions of the *Municipal Government Act*. These properties comprise the school/park sites on which the 21 vacant school building envelopes are located. The exemption permits Administration and Council to advance the planning approvals necessary to establish row housing on the 21 vacant school building envelopes on a compressed timeline and without the normal input of external stakeholders, including the public.

The 21 vacant surplus school building envelopes are 0.8 ha, 1.2 ha, 1.4 ha and 1.6 ha in area and are sized to accommodate:

- the building footprints for elementary, junior high and high schools;
- surrounding landscaped yards; and
- in some cases the area required for surface parking.

Together, the 21 vacant surplus school building envelopes total 23.8 hectares.

The 21 school building envelopes are typically located:

- adjacent to a collector road, some with service connections;
- in accordance with approved site plans; and
- on larger school/park sites ranging in size between 4.7 ha and 16.9 ha and including open space areas, playing fields, playgrounds, and in some cases existing schools and community league buildings and facilities.

The more than 70 titled lots that comprise the school/park sites are zoned Urban Service (US), Public Parks (AP), Urban Reserve (AGU), or Agricultural (AG) in accordance with their particular stage of development and to reflect their approved site development plans.

Although the 21 school building envelopes were planned for locations to best meet the operational criteria of a school and its accessory uses, they may not be in the best location for future row housing development. To provide Administration with flexibility to best position future row housing development on each school/park site, and to maintain the current development rights under the existing zoning in place for the 70 properties, Bylaw 14440 proposes the following new Zones:

- Community Services 1 Zone (CS1) based in part on the Urban Services (US) Zone;
- Community Services 2 Zone (CS2) based in part on the Public Parks (AP) Zone;
- Community Services 3 Zone (CS3) based in part on the Urban Reserve (AGU) Zone; and
- Community Services 4 Zone (CS4) based in part on the Agricultural (AG) Zone.

In addition, each of these new zones includes most of the uses and all of the regulations contained in the Row Housing (RF5) Zone to permit row housing development up to:

- 10 metres or 2.5 storeys in height; and
- 42 dwellings per hectare (17du/acre).

At 42 dwelling per hectare, the 21 sites totalling 23.8 hectares could generate up to

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1,000 new dwellings for first time home buyers.

Because of its built form characteristics, row housing is compatible with single and semi-detached housing, and with low rise apartments. Including the row housing opportunity in each of the new zones:

- further enhances Administration's flexibility to locate new residential development relative to nearby existing residential development; and
- establishes equity among the 20 affected neighbourhoods in that all will eventually have the same residential built form on their respective former vacant surplus school building envelopes.

The development opportunities shared with the US, AP, AGU, and AG Zones will not apply to the lands where future row housing will be located.

The mechanisms to ensure these dwellings are transferred to qualified first time home buyers will be developed and implemented by Administration subsequent to the adoption of this bylaw.

Background Information Attached

1. [Bylaw 14440](#)