

Bylaw 14441

Bylaw 14441 – To amend the Zoning Bylaw from (AG) Agricultural Zone, (AGU) Urban Reserve Zone, (AP) Public Parks Zone and (US) Urban Services Zone to (CS1) Community Services Zone, (CS2) Community Services Zone, (CS3) Community Services Zone and (CS4) Community Services Zone; located at 20 sites within the City of Edmonton

Purpose

To maintain the same development opportunity that currently exists on these sites under the US, AP, AGU, and AG Zones, with the addition of an opportunity to develop row housing on each of the 20 school/park sites.

Readings

Bylaw 14441 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 14441 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 14441 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 14441 amends the zoning for over 70 titled lots that comprise 20 different school/park sites located throughout Edmonton and is being advanced for Council’s consideration concurrent with:

- Bylaw 14440 to create the CS1, CS2, CS3 and CS4 Zones for the purposes of maintaining the current development rights established under the US, AP, AGU, and AG Zones while also permitting row house development on a vacant surplus school building envelope;
- Bylaw 14442 to amend the affected statutory land use plans for some of the 20 school/park sites;
- 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 21 vacant school building envelopes located on 20 school/park sites throughout Edmonton as outlined in the November 16, 2006, Office of the Mayor report 2006OOM004.

Although the 21 vacant surplus school building envelopes were planned to best meet the operational needs of a school and its accessory uses, they may not be in the best location for future housing development. To provide Administration flexibility to best position future housing development on each school/park site, the CS1, CS2, CS3 and CS4 Zones each contain

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a universal opportunity to develop row housing. Administration will locate future residential development in accordance with the following principles:

- Create a residential development equal in area to the area of the surplus school building envelope.
- Minimize conflicts between the residential development and existing and planned schools and community league facilities, playing fields, landscaping, circulation, and natural areas.
- Ensure the long-term efficient and effective functionality of the school/park site, including future school and recreation development.
- Ensure a compatible relationship with surrounding residential development by minimizing impacts on:
 - the privacy of yards;
 - access to sunlight;
 - existing sight-lines and views; and
- Maintain appropriate transitions in height and building mass to adjacent development.
- Respect the character of existing streetscapes.
- Ensure efficient traffic movement, servicing and development of the residential site.

Background Information Attached

1. [Bylaw 14441](#)
2. [Vacant School Building Envelopes Identified for Future residential Development](#)
3. [Location Map](#)