

Bylaw 14442

Bylaw 14442 – To amend Bylaw 5710, as amended, the Riverbend Area Structure Plan; Bylaw 8456, as amended, the Dechene Neighbourhood Structure Plan; Bylaw 5776, as amended, the LaPerle Neighbourhood Structure Plan; Bylaw 9094, as amended, the Twin Brooks Neighbourhood Area Structure Plan; Bylaw 6311, as amended, the Belle Rive Neighbourhood Structure Plan; Bylaw 8095, as amended, the Bulyea Heights Neighbourhood Structure Plan; Bylaw 8713, as amended, the Mill Woods Town Centre Area Structure Plan; Bylaw 8731, as amended, the Larkspur Neighbourhood Structure Plan; Bylaw 10452, as amended, the Hadow Neighbourhood Area Structure Plan; Bylaw 13531, as amended, The Meadows Area Structure Plan; Bylaw 5739, as amended, Edmonton North Area Structure Plan; Bylaw 9007, as amended, McLeod (East) Neighbourhood Area Structure Plan; Bylaw 5708, West Jasper Place North Area Structure Plan; Bylaw 5768, West Jasper Place South Area Structure Plan

Purpose

To accommodate row house development on a vacant surplus school building envelope located on a school/park site within each plan area.

Readings

Bylaw 14442 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 14442 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 14442 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 14442 amends 12 land use plan bylaws to accommodate future row housing development on a vacant surplus school building envelope located on a school/park site within each plan area 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 14441 to apply these new zones to 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.

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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.

Bylaw 14442 amends the above noted land use plans by:

- inserting text noting that a vacant surplus school building envelope will be developed with housing for first time home buyers in accordance with a Community Services Zone; and
- adding a symbol to the map and legend for the development concept map noting a school/park site will be developed with housing for first time home buyers.

Background Information Attached

1. [Bylaw 14442](#)