

Policy Chart: Policy C583

Clause	Initial Wording	Proposed Wording	Rationale
1	Non-market housing will comprise 50 per cent to 75 per cent of the residential units built on surplus school sites, and the remaining residential units will be market housing.	Access to affordable housing: Surplus school sites provide a valuable opportunity for increasing Edmontonians access to affordable housing, while utilizing existing infrastructure in established neighbourhoods.	Stakeholders indicated that meeting 50 to 75 per cent affordability made projects financially unviable. Administration intends to conduct an in-depth analysis of each site to determine the most appropriate housing type and mix of housing. Combines previous clause 6 (referring to no single detached housing) into an overarching clause on scope of what is permissible.
2	N/A	Increase housing choice: Development on the surplus school sites will align with the City Plan objective to establish housing for a range of household types and sizes, excluding single detached housing, and provide access to affordable housing in neighbourhoods where it may be limited.	It may be beneficial to have commercial uses (i.e., daycares or educational institutions) along with the residential use to enhance neighbourhood amenities and quality of life. This will be determined through individual site analysis.
3	Wherever reasonably possible,	DELETE	Administration intends to conduct

Attachment 5

	residential developments on surplus school sites will be located on the portion of the site that was originally designated for the school. Where Administration finds that economics permit and improved community outcomes can be achieved, the equivalent area may be allocated elsewhere within the adjacent green space with Council's approval.		an in-depth analysis of each site to determine the most appropriate housing type and mix of housing, as well as location.
3	A goal of non-market housing is to ensure its long term affordability with a target of 50 years following issuance of an occupancy permit	DELETE	Municipal Government Act currently allows the City to enter into an affordable housing agreement to a maximum of 40 years. Deletion will align new policy with City policy requirements.
4	Non-market housing units will not be visually distinguishable from the market units in the development.	DELETE	Currently reinforces a stigma that affordable housing is not to the same quality as market housing. Deletion will align with equity based zoning on residential units not having an income qualifier attached.
5	Developments in surplus school sites will be medium density	CLAUSE 3	Aligns with updated zoning bylaw and City Plan requirements.

	developments including row housing, medium density multiple family, or low rise apartments (currently zoned as RF5, RF6, and RA7, respectively), with not less than 40 residential units per hectare of residential development.	Integrate housing, services and amenities: Ensure housing services and amenities are available to support the daily needs of residents and the community, where possible.	
6	None of the developments will include single detached housing.	MOVE	Reference to single detached housing added to new clause 1.
7	Developments may include ancillary uses that benefit the residential development and the wider community.	DELETE	Delete due to lack of clarity.
8		<p>NEW</p> <p>Applicability <i>Surplus school sites</i> mean land and improvements declared surplus in 2009 by school boards operating within the City, with the Minister of Education’s consent, and by the City as follows:</p> <ol style="list-style-type: none"> 1. Belmont; 2. Blue Quill; 3. Caernarvon (north); 4. Dunluce; 5. Henderson Estates; 6. Keheewin 	Add clause on applicability for clarity of policy application and scope. All remaining 2009 surplus school sites are listed here. In addition, the policy will govern future sites declared surplus by school boards operating within the City and approved by City Council for the purpose of affordable housing. Administration will complete an open space needs assessment before Council renders a decision on the future use of any additional surplus school sites used for affordable housing.

		<ol style="list-style-type: none">7. Kiniski Gardens (North site);8. La Perle (west);9. Lymburn;10. Miller;11. Ogilvie Ridge;12. Overlanders;13. Summerlea;14. Wedgewood Heights; <p>and, any additional future sites declared surplus by school boards operating within the City and approved by City Council for the purpose of affordable housing.</p>	
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