



CITY POLICY

POLICY NUMBER: C583

REFERENCE:

City Council 7 July 2015

ADOPTED BY:

City Council 7 July 2015

SUPERSEDES:

New

PREPARED BY: Sustainable Development

DATE: 30 June 2015

TITLE: Guidelines for Development of the 2009 Surplus School Sites

Policy Statement:

Recognizing the significant need for non-market housing in the City, the City will use the following guidelines to develop surplus school sites for residential uses: unless otherwise exempted by Council:

1. Non-market housing will comprise 50% to 75% of the residential units built on surplus school sites, and the remaining residential units will be market housing.
2. Wherever reasonably possible, 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.
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.
4. Non-market housing units will not be visually distinguishable from the market units in the development.
5. Developments in surplus school sites will be medium density 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.
6. None of the developments will include single detached housing.
7. Developments may include ancillary uses that benefit the residential development and the wider community.

The purpose of this policy is to:

Establish guidelines for residential development on Surplus School Sites that maximize economic viability, public benefits, and connections to the communities in which the new developments are located, while remaining flexible enough to respond to local conditions and community needs.



APPENDIX

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Definitions used in this policy have the same meaning as they do in the City's Zoning Bylaw, Bylaw 12800, and as follows in this Appendix:

1. "affordable housing" means housing that is intended to be occupied by households with less than median income, by renter household size, as determined by the City on the basis of Statistics Canada data;
2. "ancillary use" means land uses that complement the residential development, and are secondary to the residential development;
3. "market housing" means residential units with rent and purchase price determined by the market without any direct government subsidy;
4. "non-market housing" means residential units that are created or operated and funded using direct government subsidies, including:
 - a. affordable housing;
 - b. supportive housing; and
 - c. seniors housing;
5. "seniors housing" means residential facilities operated for people who meet defined age requirements, and may include both affordable and supportive housing;
6. "supportive housing" means subsidized housing for households in need of supports for activities of daily living from off-site or on-site service providers; and
7. "surplus school site" means land and improvements declared surplus by school boards operating within the city, with the Minister of Education's consent, and by the City as follows:
 - a. Belmont;
 - b. Blue Quill;
 - c. Bulyea Heights;
 - d. Caernarvon;
 - e. Dunluce;
 - f. Henderson Estates;
 - g. Keheewin;
 - h. Kiniski Gardens (North Site);
 - i. Kiniski Gardens (South Site);
 - j. La Perle (West Portion);
 - k. Lymburn;
 - l. Miller;



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- m. Ogilvie Ridge;
- n. Overlanders;
- o. Sakaw;
- p. Summerlea; and
- q. Wedgewood Heights;