

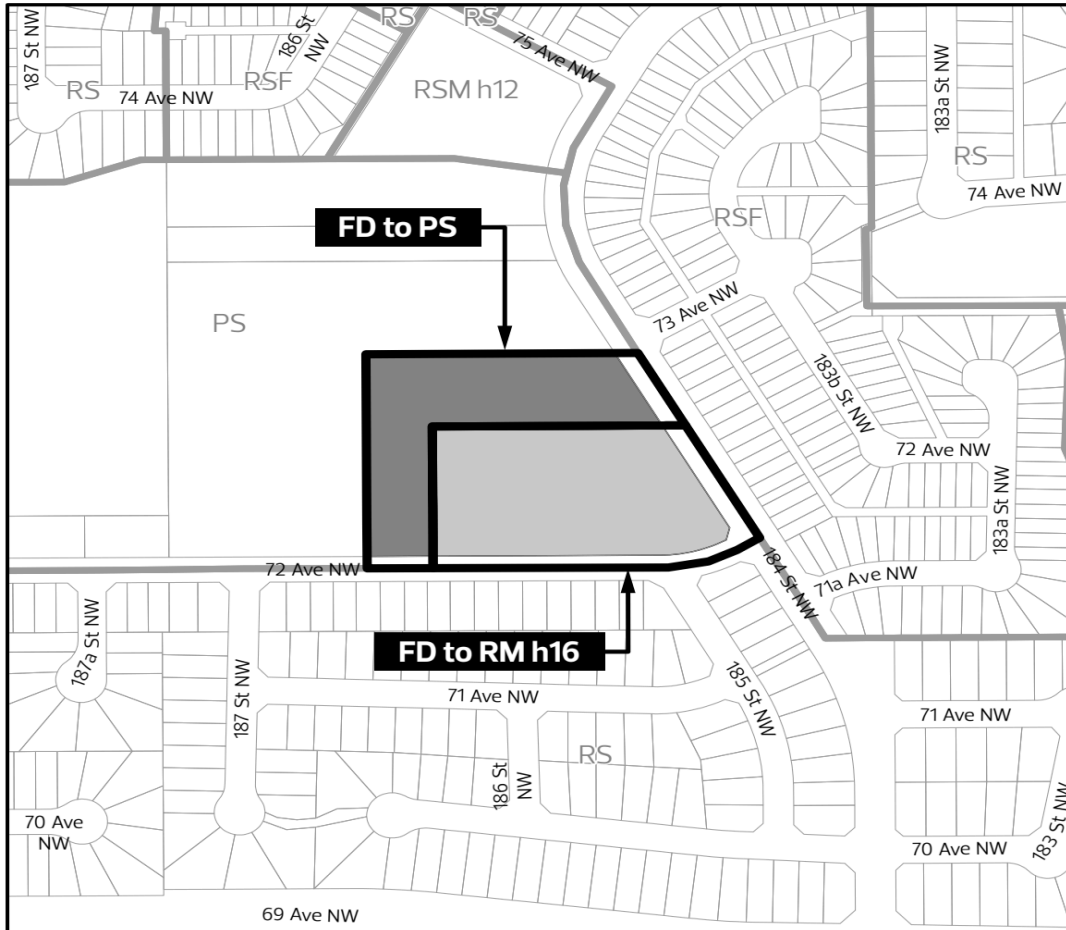
# LYMBURN SURPLUS SCHOOL SITE

LDA24-0148

EDMONTON CITY COUNCIL MEETING

OCTOBER 21, 2024

BYLAW 20955



- FD to RM h16
- FD to PS



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NOTE: ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND MUST BE VERIFIED BY LEGAL SURVEY



**LYMBURN SURPLUS SCHOOL SITE**  
 PROPOSED SUBDIVISION BOUNDARY  
 LAND DEVELOPMENT PLANNING

PORTION OF PLAN 832 1754, BLOCK 42, LOT 60

FINANCIAL & CORPORATE SERVICES  
 REAL ESTATE  
 DATE: December 18, 2023  
 DRAWN BY: Y.L.  
 SCALE: 1:250



# Site Signage



2015



Current

# Background

- May 17, 2024 – Planning department delivered notifications to residents within 120m. Residents were given between May 27, 2024 and June 9, 2024 to provide feedback to the Engaged Edmonton site.
- June 4, 2024 – Councillor Hamilton held a virtual meeting.
- July 10, 2024 – Residents met and formed a citizen group.
- August 9, 2024 – Two highest supported options from the citizen group meeting were provided to the Planning Department and can be found in the “What We Heard Report”.

## City of Edmonton Zoning Bylaw Renewal Initiative - Zone Equivalencies



### AGRCULTURAL ZONES



NEW ZONE IN BYLAW 20001  
(FD) Future Urban Development Zone

EQUIVALENT ZONE IN BYLAW 12800  
- (AGU) Urban Reserve Zone



Under Bylaw 20001, 2.240 FD - Future Urban Development Zone



### 5. Site and Building Regulations



5 Development must comply with Table 5.1:

Regulation	Value	Symbol
<b>Site Area</b>		
Minimum <u>Site</u> area	<u>8.0 ha</u>	-
<b>Height</b>		
Maximum <u>Height</u>	<u>12.0 m</u>	



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### TABLE OF CONTENTS

Part 1 - Contents and Zoning Map



Part 2 - Standard Zones and Overlays



Residential Zones



2.10 RS - Small Scale Residential Zone

2.20 RSF - Small Scale Flex Residential Zone

2.30 RSM - Small-Medium Scale Transition Residential Zone

• 2.40 RM - Medium Scale Residential Zone

## 2.40 RM – Medium Scale Residential Zone

Open All

### 1. Purpose



To allow for multi-unit [Residential](#) development that ranges from approximately 4 to 8 [Storeys](#) and may be arranged in a variety of configurations. [Single Detached Housing](#), [Semi-detached Housing](#), and [Duplex Housing](#) are not intended in this [Zone](#) unless they form part of a larger multi-unit [Residential](#) development. Limited opportunities for community and commercial development are permitted to provide services to local residents.

### 2. Permitted Uses



### 3. Additional Regulations For Specific Uses



### 4. Site and Building Regulations

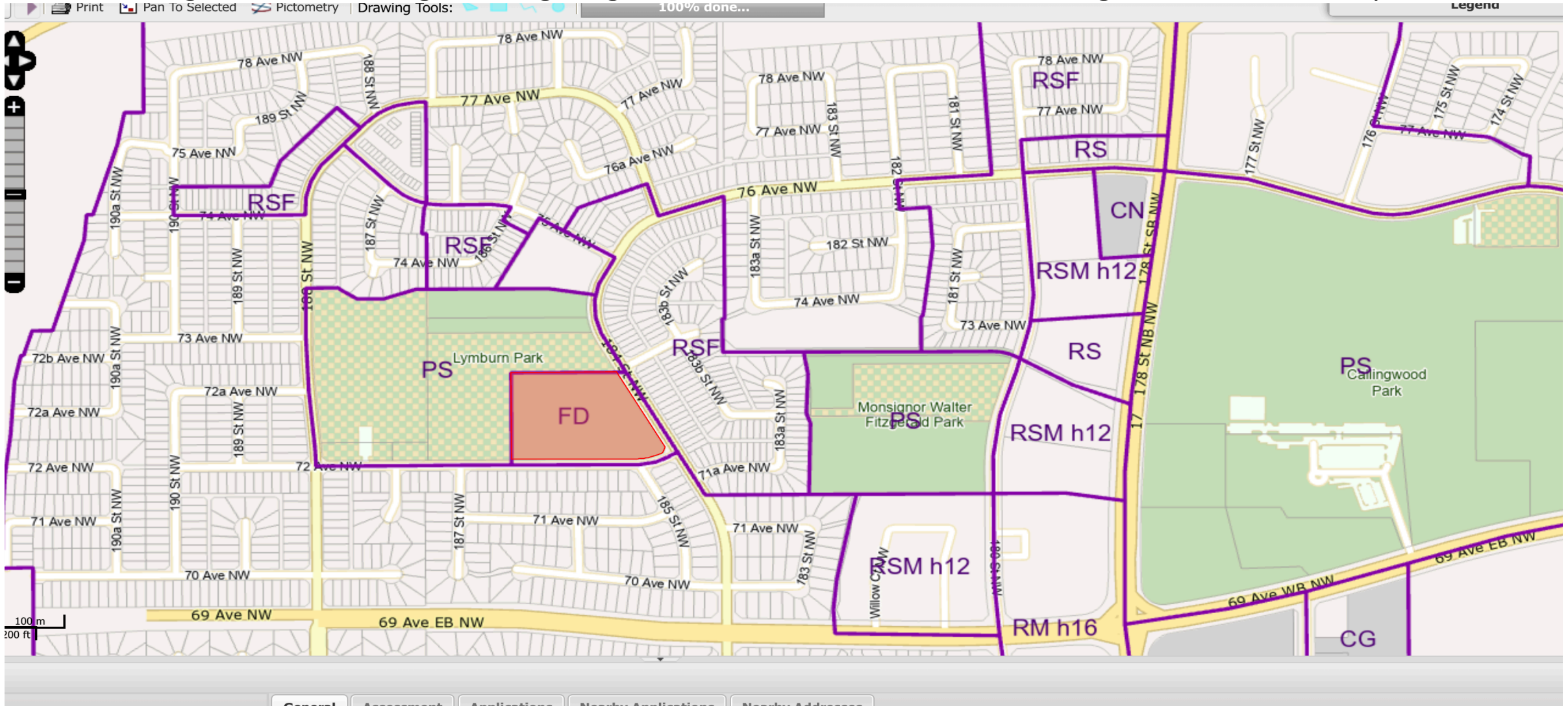


### 5. Design Regulations



# Zoning Concerns

- Zoning – RMh16 zoning building height will not conform with other neighbourhood developments



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Residential Zones



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**2.30 RSM - Small-Medium Scale Transition Residential Zone**

2.40 RM - Medium Scale Residential Zone

2.50 RL - Large Scale Residential Zone

2.60 RR - Rural Residential Zone

## 2.30 RSM – Small-Medium Scale Transition Residential Zone

Open All

### 1. Purpose



To allow for a range of small to medium scale [Residential](#) development up to 3 or 4 [Storeys](#) in [Height](#), in the form of [Row Housing](#) and [Multi-unit Housing](#) in developing and redeveloping areas. [Single Detached Housing](#), [Semi-detached Housing](#), and [Duplex Housing](#) are not intended in this [Zone](#) unless they form part of a larger multi-unit [Residential](#) development. The scale of development in this [Zone](#) may act as a transition between small scale [Residential](#) development and larger scale [Residential](#) development. Limited opportunities for community and commercial development are permitted to provide services to local residents.

### 2. Permitted Uses



### 3. Additional Regulations For Specific Uses



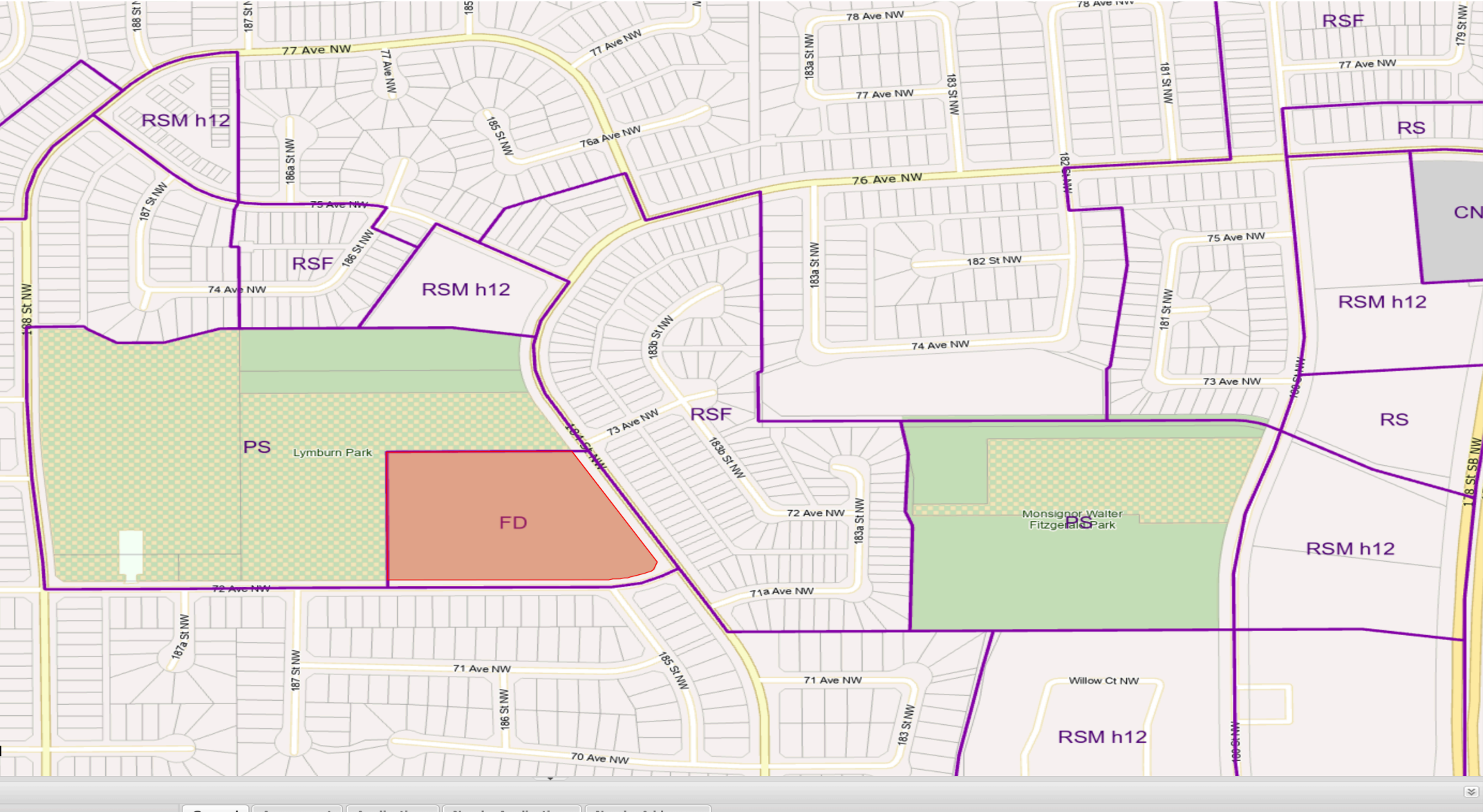
### 4. Site and Building Regulations



### 5. Design Regulations



# RSMh12 zoning building height will conform with other neighbourhood developments





# Increased Traffic and Parking Congestion



## Neighbourhood Profiles Federal Census 2021 (Housing Information by City of Edmonton)

Neighbourhood	Total Dwelling Units	**Residential Area hectares	Dwelling Unit Density per net residential hectares	Median Neighbourhood Value	% of Tenants in Subsidized Housing
<b>Lymburn</b>	2,110	89.1	<b>24</b>	\$348,000	<b>13%</b>
<b>Ormsby Place</b>	1,855	84.8	22	\$400,000	16%
<b>Jamieson Place</b>	1,395	66.7	21	\$400,000	0%
<b>Oleskiw</b>	1,085	86.2	13	\$650,000	0%
<b>Gariepy</b>	715	41.3	17	\$500,000	0%
<b>Deschene</b>	602	35.9	17	\$448,000	0%
<b>Donsdale</b>	390	41.6	9	\$720,000	0%
<b>Wedgewood Heights</b>	520	47.2	11	\$600,000	0%
<b>Westridge</b>	485	41.2	12	\$600,000	0%
<b>City Wide</b>				\$409,051	9.1%

\*\*2014 Edmonton Dwelling Unit Density By Neighbourhood - City of Edmonton

# Resident Options

- Option 1 – Site is retained by the City as park space.
- Option 2 – Site is shifted to the northeast corner of the field and rezoned to RSM12 and PS. Utilize the PS area as park space instead of a four storey community use facility.



# Proposed Site Relocation vs City Proposed Site





# Concerns Shared with Planning Group

- The Planning Department, in association with the Housing Action Team are not in favour of Option 2 – less street frontage, result would be more dwellings fronting on to park space and would impact existing fields, school outdoor space and mature trees.

# City Storm & Sanitary Locations

## Drainage (Map View): Manholes

Externally Sourced Datasets

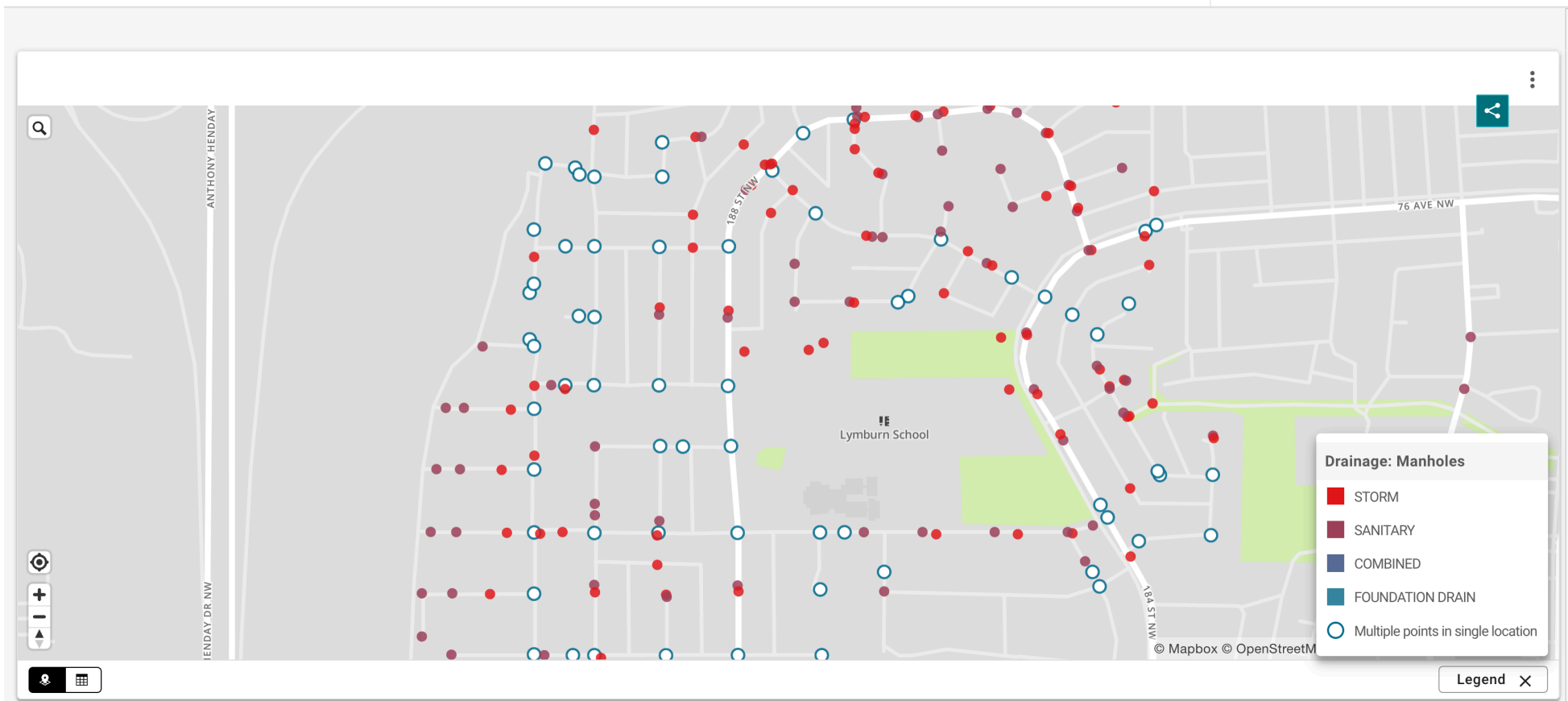
Less Info ^

The location of manholes in the City of Edmonton. A manhole is a vertical structure connecting the ground level to an underground sewer.

Updated  
July 2, 2024

View Count  
8161

Based on [Drainage: Manholes](#)



# Applicant Site Suitability Requirements

- Proximity to:
  - Transit
  - Parks and Recreation
  - Commercial
- Serviced & developable
- City owned
- Less impacts to trees & sports fields
- Non-market Housing Ratio = 2%
- Above Urban Parks Management Plan minimum 2.0 ha/1000 residents

Edmonton

# Alignment With City Plan

## Alignment with City Plan

	Urban Places	Community of Communities	Inclusive and Compassionate	A Rebuildable City
Increasing diversity of built forms, housing choice and densifying in established neighbourhoods	✓	✓	✓	✓
Increasing supply of safe, accessible, and adequate affordable housing	✓	✓	✓	✓
Investing in affordable housing in neighbourhoods to achieve 16% non-market housing across the city (Policy C601)		✓	✓	
Managing City assets in a socially and fiscally responsible manner			✓	✓



# Support for Option 2

- Adjacent to existing two storey townhouses, Lymburn Place (RSMh12)
- Rezoning to RSMh12 is more compatible with other building heights zoned as RSMh12 within the neighbourhood
- More aesthetically pleasing, existing mature trees along the south, east and north would remain to provide natural screening from a new development.
- Allows for continuous park space.
- Green space east of Lymburn school left for children's enjoyment and activities.
- Less traffic = greater safety for children on their way to school along 72<sup>nd</sup> Avenue.
- Will provide better site lines to the park space for the majority of neighbourhood homes facing north on 72 Avenue and facing west on 184 Street.
- Less street frontage would be required allowing for greater views of the park.
- By relocating the site the impact to existing sports fields would be minor.

# Conclusion

- Lymburn is already densely populated
- Our residents are not opposed to adding affordable housing, just the RMh16 building height and density, as well as site location.
- Co-operation – The Community wants to work with the city in finding a mutually beneficial path forward for our entire Community!
- Appealing to the City Councillors to set this application back for further review and discussion.

# Closing Remarks