

Criteria to Guide Development on the 2009 Surplus School Sites

1. A mix of market and non-market housing units in the overall developments:
 - All developments to target 50% of total units as non-market housing units, while being guided by a goal of moving the non-market housing ratio of the surrounding neighbourhood to between 5% and 20% of total dwelling units.
 - The market housing component may include development under the City of Edmonton First Place program.
2. Long-term affordability of the non-market housing component:
 - The non-market housing component of developed projects will be occupied by less than median income households over the long term (target 50 years).
3. Included non-market housing types visually indistinguishable from the market units in the developments:
 - As determined on a site and neighbourhood-specific basis, affordable housing, permanent supportive housing, and/or supported housing, with such units being visually indistinguishable from market units in the developments
4. Built form/density to exceed the Capital Region Growth Plan density target for Edmonton of 30-45 dwelling units per net residential hectare:
 - Seniors Housing Sites:
 - RA7 density in an apartment built form (approximately 125 units per hectare) with household and congregate (lodge) living options.
 - Remaining Sites:
 - Minimum of 40 units per net residential hectare, in row housing or apartment housing built form (RF5 to RA7).
5. Permitted inclusion of ancillary uses:
 - Economics permitting, developments may include ancillary uses that benefit the larger community. Examples include day care centres or suitably modest community centre/meeting facilities.