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.