



CITY POLICY

POLICY NUMBER: C436

REFERENCE:

City Council 1987 09 08
The General Municipal Plan

ADOPTED BY:

City Council

SUPERSEDES:

C113

PREPARED BY: Social Services

DATE: 1987 08

TITLE: Site Selection Guidelines for Senior Citizen and Family Social Housing

Policy Statement:

The City of Edmonton will utilize the attached guidelines when Planning and sites for Senior Citizen and Family Social Housing Projects.

The purpose of this policy is to:

Ensure that social housing sites for senior citizen and family projects are well located in terms of proximity to transportation, shopping, recreational and educational facilities, that there is physical integration of these projects in existing neighbourhoods and that there is minimum distance from land uses which are potentially hazardous to social housing project residents.

Define "social housing" as rental and co-operative housing made available at below market rates through the provision of governmental or municipal capital and/or operating subsidies.

This policy is subject to any specific provisions of the Municipal Government Act or other relevant legislation or Union Agreement.



CITY PROCEDURE

POLICY NUMBER: C436

AUTHORITY: City Council

EFFECTIVE DATE: 1987 08

TITLE: SITE SELECTION GUIDELINES FOR SENIOR CITIZEN AND FAMILY SOCIAL HOUSING

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1. DEFINITIONS

- 1.01 Edmonton Social Services: the City department assigned responsibility to coordinate the development and implementation of City Council policy on social housing.
- 1.02 Planning and Building Department: the City department assigned responsibility for land use plans.

2. RESPONSIBILITIES

2.01 City Council

- (a) To approve amendments to this Policy.

2.02 Executive Committee

- (a) To review and recommend amendments to this Policy.

2.03 City Manager

- (a) To review and recommend all submissions made to the Executive Committee and City Council.

2.04 General Manager, Edmonton Social Services

- (a) To interpret the approved site selection guidelines for senior citizen and family social housing and to identify and/or provide advice to Planning and Building on the suitability of sites for senior citizens and families.

2.05 General Manager, Planning and Building

- (a) To recommend for City Council approval sites for social housing for senior citizens and families in the process of preparing and/or approving statutory plans and redistricting applications, based on advice provided by Edmonton Social Services

3. APPENDIX

Attachment I (Site Selection Guidelines for Senior Citizen Social Housing)

Attachment II (Site Selection Guidelines for Family Social Housing)

SITE SELECTION GUIDELINES FOR SENIOR CITIZEN SOCIAL HOUSING

1. Pedestrian access within 100 meters of regular public transit service.
2. Pedestrian access to convenience retail outlets such as grocery stores, drug stores, post offices and banks, and direct access by public transit to low cost restaurants and entertainment facilities.
3. Pedestrian access or direct access by public transit to community facilities such as medical services, branch libraries, churches, and senior citizen centres.
4. Pedestrian access within 1 or 2 blocks to parks and open spaces which have features such as seating areas and high visibility from surrounding uses or streets.
5. A safe social and physical environment with a relatively low crime rate and one which allows for casual surveillance from pedestrian traffic or residences and which is removed from industrial and commercial office areas.
6. Depending on location (Inner City or Suburban), the Supplementary Site Selection Guidelines for Family Social Housing (Attachment II) also apply.

SITE SELECTION GUIDELINES FOR FAMILY SOCIAL HOUSING

General Guidelines

1. As much as feasible, should be located within walking distance (for children) of existing or future elementary school facilities, playground facilities and walking distance (for adults) of an existing or future transit stop and convenience retail outlets.
2. As much as feasible, should not be located in close proximity to known hazard areas (for young children), such as unfenced railway switching yards, heavy industrial facilities and major traffic arterials.
3. Depending on location (Inner City or Suburban), the Supplementary Guidelines for Inner-city or Suburban sites also apply.
4. Such other guidelines as Council deems necessary from time to time.

Supplementary Guidelines for Inner City Sites

1. Should be comparable in size to the existing scale of multiple-dwelling developments in the neighbourhood, except that larger sites may be considered where locational characteristics or proposed project design for these sites will ensure a compatible relationship with surrounding development.
2. Should be separated from other sites by approximately two (2) blocks or an equivalent distance, except a lesser separation may be permitted where the social housing sites are of small scale nature, such that the combined area of these sites, within two (2) blocks of one another, is one (1) hectare or less. This distance may be relaxed in cases where there exists sufficient demonstrated social housing demand to warrant the construction of a new development in that particular area of the City.

Supplementary Guidelines for Suburban Sites

1. Should be separated from other sites by approximately two (2) blocks or an equivalent distance. This distance may be relaxed in cases where there exists sufficient demonstrated social housing demand to warrant the construction of a new development in that particular area of the City.