

Bylaw 18147

A Bylaw to amend Bylaw 10704, as amended,
the Boyle Street/McCauley Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council on July 18, 1994 passed bylaw 10704, being a Bylaw to adopt the Boyle Street/McCauley Area Redevelopment Plan; and

WHEREAS an application was received by City Planning to amend Bylaw 10704, as amended, the Boyle Street/McCauley Area Redevelopment Plan;

WHEREAS City Council considers it desirable to amend the Boyle Street/McCauley Area Redevelopment Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Boyle Street/McCauley Area Redevelopment Plan is hereby amended as follows:
 - a. add the following after the last paragraph of Section "1.2 Boyle Street/McCauley Area Redevelopment Plan":

"In 2017, the plan boundaries of the Boyle Street/McCauley ARP were amended with the adoption of a new Stadium Station ARP. Portions of land generally located east of 92 Street NW were removed from the Boyle Street/McCauley ARP boundaries to be included in the transit-oriented development plan for Stadium Station.";
 - b. delete the seventh bullet in the second paragraph of Section 1.5 "Generalized Development Concept" that reads, "Stadium Industrial Area to be retained for light and medium industrial uses";
 - c. delete the eighth bullet in the second paragraph of Section 1.5 "Generalized Development Concept" that reads, "Stadium LRT Station area to be developed with high density residential/commercial.";
 - d. delete Section 2.3 "Promote New Housing Construction" - Initiative 15;
 - e. delete Section 4.5 "Upgrade Parks, Open Space and Recreation Facilities" - Initiative 38 and the related objective;

- f. delete Section 5.3 “Develop Plans for Traffic Management, Pedestrian and Bicycle Circulation and Transit” - Initiative 21
- g. delete Section 5.3 “Develop Plans for Traffic Management, Pedestrian and Bicycle Circulation and Transit” - Initiative 25 and replace with:

“Comprehensive redevelopment schemes for large city-based sites such as the City yards will incorporate bikeway/pedestrian routes.”;
- h. replace the last paragraph of Section 7.1.3 “Redevelopment Potential” and replace with:

“Medium to high redevelopment potential characterizes much of Boyle Street west and McCauley south. Little physical redevelopment has occurred, except that much vacant or underutilized land has been created. Private land consolidation, surface parking lots and other evidence of preparing land for redevelopment is evident. Older housing stock and commercial buildings may be run down and not well maintained in anticipation of future redevelopment potential. Medium redevelopment potential describes the commercially designated area north of Chinatown, the commercial area along Norwood Boulevard to the now closed Norwood Foundry.”;
- i. delete in its entirety Section “7.2.5 Stadium Industrial Sub-Area (Sub-Area 3)”
- j. delete in its entirety “Illustrations Stadium Industrial Sub-Area”
- k. delete the first paragraph of Section 7.2.9 “Jasper Avenue East Apartment Housing Sub-Area” and replace with:

“The Jasper Avenue East Apartment Housing Sub-Area comprises the intense concentration of low and high rise apartment housing situated in the eastern portion of Boyle Street. Portions of Sub-Area 7 have been incorporated into the new Stadium Area Redevelopment Plan.”;
- l. delete the last sentence of the third paragraph of Section 7.2.9 “Jasper Avenue East Apartment Housing Sub-Area (Sub-Area 7)”;
- m. delete the last sentence of the fourth paragraph of Section 7.2.9 “Jasper Avenue East Apartment Housing Sub-Area (Sub-Area 7)”;
- n. delete Section 7.2.9 “Jasper Avenue East Apartment Housing Sub-Area (Sub-Area 7)” - Objective (3);
- o. Delete Section 7.2.9 “Jasper Avenue East Apartment Housing Sub-Area (Sub-Area 7)” - Policies -1. (ii), (iii), (vi) and (vii);
- p. delete the first paragraph of Section “7.2.10 City Redevelopment Sub-Areas (Sub-Area 8)” and replace with:

“The City Redevelopment Sub-Area includes the City Yards, a city owned site with medium to long term opportunities for housing and other uses. Portions of this sub-area have been incorporated into the new Stadium Station Area Redevelopment Plan.”;

- q. delete the second paragraph of Section “7.2.10 City Redevelopment Sub-Areas (Sub-Area 8)”;
- r. delete the fourth paragraph of Section “7.2.10 City Redevelopment Sub-Areas (Sub-Area 8)”;
- s. delete the fifth paragraph of Section “7.2.10 City Redevelopment Sub-Areas (Sub-Area 8)” and replace with:

“The City Yards would be redeveloped according to a master site plan which would identify both lands for existing and future operations of public utilities, urban services, and government services, and lands deemed to be surplus to municipal requirements and available for redevelopment purposes.”;
- t. delete Section “7.2.10 City Redevelopment Sub-Areas (Sub-Area 8)” - Objective 1 and replace with:

“To promote redevelopment of the City Yards, a City owned site, to stimulate neighbourhood revitalization, especially the construction of new housing.”;
- u. delete Section “7.2.10 City Redevelopment Sub-Areas (Sub-Area 8)- Objective (3)” and replace with:

“To integrate redevelopment schemes on this site with adjacent residential and non-residential development so as to minimize land use conflicts.”;
- v. delete Section “7.2.10 City Redevelopment Sub-Areas (Sub-Area 8)- Policy 1.(i)”;
- w. delete Section “7.2.10 City Redevelopment Sub-Areas (Sub-Area 8)- Policy 1.(iv)”;
- x. delete image entitled “Clarke Stadium” of Section “7.2.10 City Redevelopment Sub-Areas (Sub-Area 8)”;
- y. delete “Large City-owned sites such as the Stadium Station LRT Station, the City Yards and Clarke Stadium offer medium to long term potential for housing sites. The “transitional zoning” concept would apply to redevelopment on the Stadium LRT Station and City Yard sites where medium to high density residential development would likely occur. Clarke Stadium offers a more immediate opportunity to develop local recreational facilities and family-oriented, affordable housing.” of Section “7.2.10 City Redevelopment Sub-Areas (Sub-Area 8)” and replace with:

“Large City-owned sites such as City Yards offer medium to long term potential for housing sites. The “transitional zoning” concept would apply to redevelopment on the City Yard site where medium density residential development would likely occur.”;
- z. delete image entitled “Redevelopment Concept For Clarke Stadium Preferred by the McCauley Community” of Section “7.2.10 City Redevelopment Sub-Areas (Sub-Area 8)”

- aa. delete Section “8.3 Roles and Responsibilities” - Parks and Recreation paragraph and replace with:

“Parks and Recreation - expanded programming for youths/young adults; advertising and reduced rates for facilities; physical improvements to school grounds and equipment.”;
- bb. delete “Ref.No. 15” row of “Housing Implementation Program” chart;
- cc. delete “Ref.No. 38” row of “Community / Social Services and Recreation Implementation Program” chart;
- dd. delete “Ref.No. 21.22” row of “Transportation and the Physical Environment Implementation Program Boyle Street/McCauley Area Redevelopment Plan”;
- ee. delete in its entirety Section “8.4.18 DC1 (Area 7)- Stadium East Direct Control District”;
- ff. delete in its entirety Section “8.4.19 DC1(Area 8)-Stadium West Direct Control District (Section 710, Land Use Bylaw)”;
- gg. delete in its entirety Section “8.4.24 Redevelopment Guideline Area No. 3”;
- hh. delete the fourth sentence of Section “8.4.27 Advice to the Development Officer on a Landscaped Buffer and Pedestrian/Bikeway System adjacent to the CN/LRT Right-of-Way.” and replace with:

“These sites include the City Yards.”;
- ii. delete the sixth sentence of Section “8.4.27 Advice to the Development Officer on a Landscaped Buffer and Pedestrian/Bikeway System adjacent to the CN/LRT Right-of-Way.”;
- jj. delete in its entirety Section “8.4.28 Advice to the Development Officer on the Redevelopment of the Clarke Stadium Site”;
- kk. delete in its entirety Section 8.4.29 “Advice to the Development Officer on the Development of two parks Within DC1 (Area 7 - Stadium East Direct Control)”;
- ll. adopting the boundary of the Boyle Street/McCauley Area Redevelopment Plan attached hereto as Schedule “A”;
- mm. delete the map entitled “Map 1 Neighbourhood Boundaries and Context Map” and replace with the map attached as Schedule “B”;
- nn. delete the map entitled “Map 2 Generalized Development Concept” and replace with the map attached as Schedule “C”;
- oo. delete the map entitled “Map 3 Areas Designated for Family-Oriented Housing Opportunities” and replace with the map attached as Schedule “D”;
- pp. delete the map entitled “Map 4 Traffic and Parking Issues” and replace with the map attached as Schedule “E”;


- qq. delete the map entitled “Map 5 Pedestrian/Bicycle Network” and replace with the map attached as Schedule “F”;
- rr. delete the map entitled “Map 6 1981 Generalized Land Use Concept” and replace with the map attached as Schedule “G”;
- ss. delete the map entitled “Map 7A Existing Land Use” and replace with the map attached as Schedule “H”;
- tt. delete the map entitled “Map 7B Existing Land Use” and replace with the map attached as Schedule “I”;
- uu. delete the map entitled “Map 8 Redevelopment Potential” and replace with the map attached as Schedule “J”;
- vv. delete the map entitled “Map 9 Sub Areas” and replace with the map attached as Schedule “K”;
- ww. delete the map entitled “Map 12 Stadium Industrial Sub-Area Generalized Land Use Concept”;
- xx. delete the map entitled “Map 16 Jasper Avenue East Apartment Housing Sub-Area Generalized Land Use Concept” and replace with the map attached as Schedule “L”;
- yy. delete the map entitled “Map 17 City Redevelopment Sub-Areas Generalized Land Use Concept” with the map attached as Schedule “M”;
- zz. Delete the map entitled “Map 18 Land Use Districts” and replace with the map attached as Schedule “N”; and
- aaa. delete the map entitle “Map 19 Redevelopment Guideline Areas” and replace with the map attached as Schedule “O”;
- bbb. Delete the map entitled “Map 20 DC1 Areas within the Boyle Street McCauley Area Redevelopment Plan” and replace with the map attached as Schedule “P”.

READ a first time this	26th	day of	February	, A. D. 2018;
READ a second time this	26th	day of	February	, A. D. 2018;
READ a third time this	26th	day of	February	, A. D. 2018;
SIGNED and PASSED this	26th	day of	February	, A. D. 2018.

THE CITY OF EDMONTON

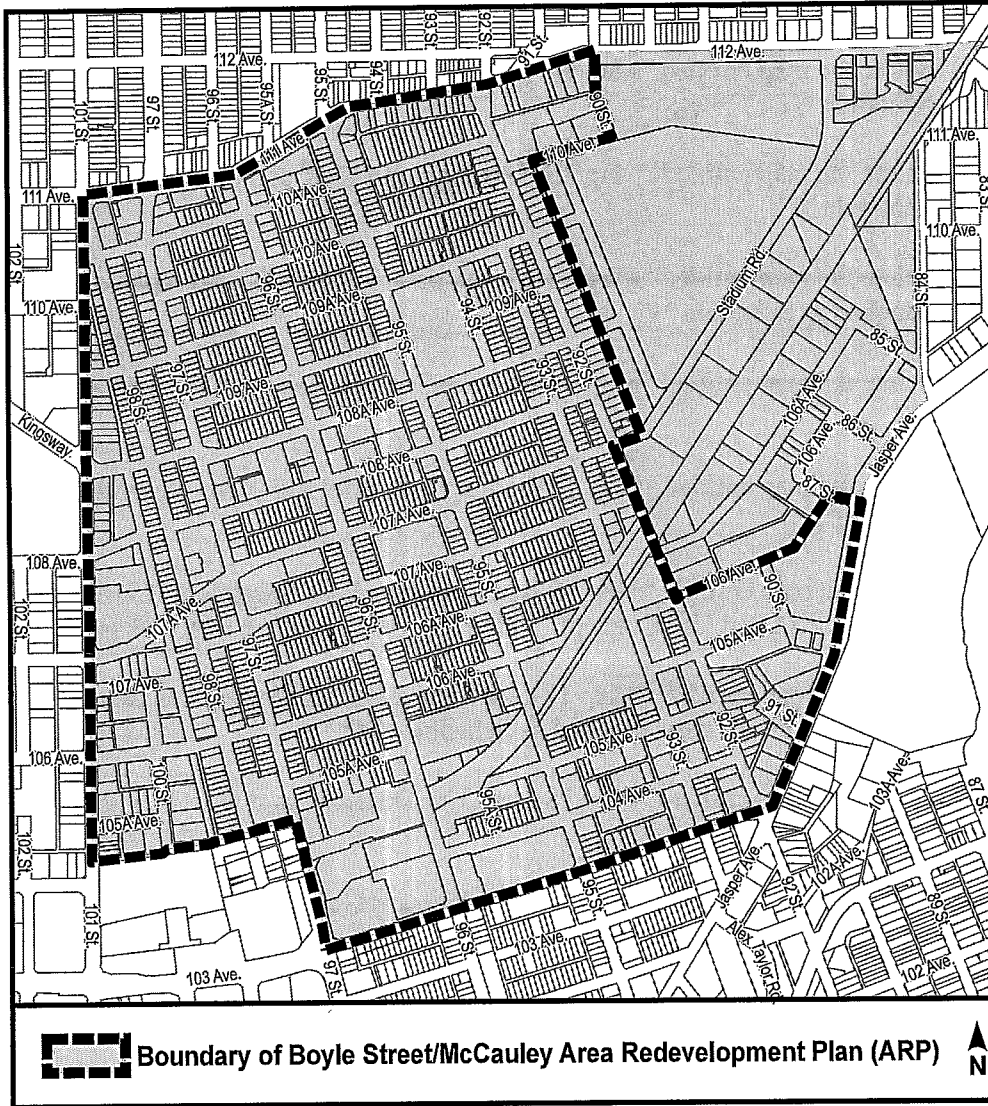


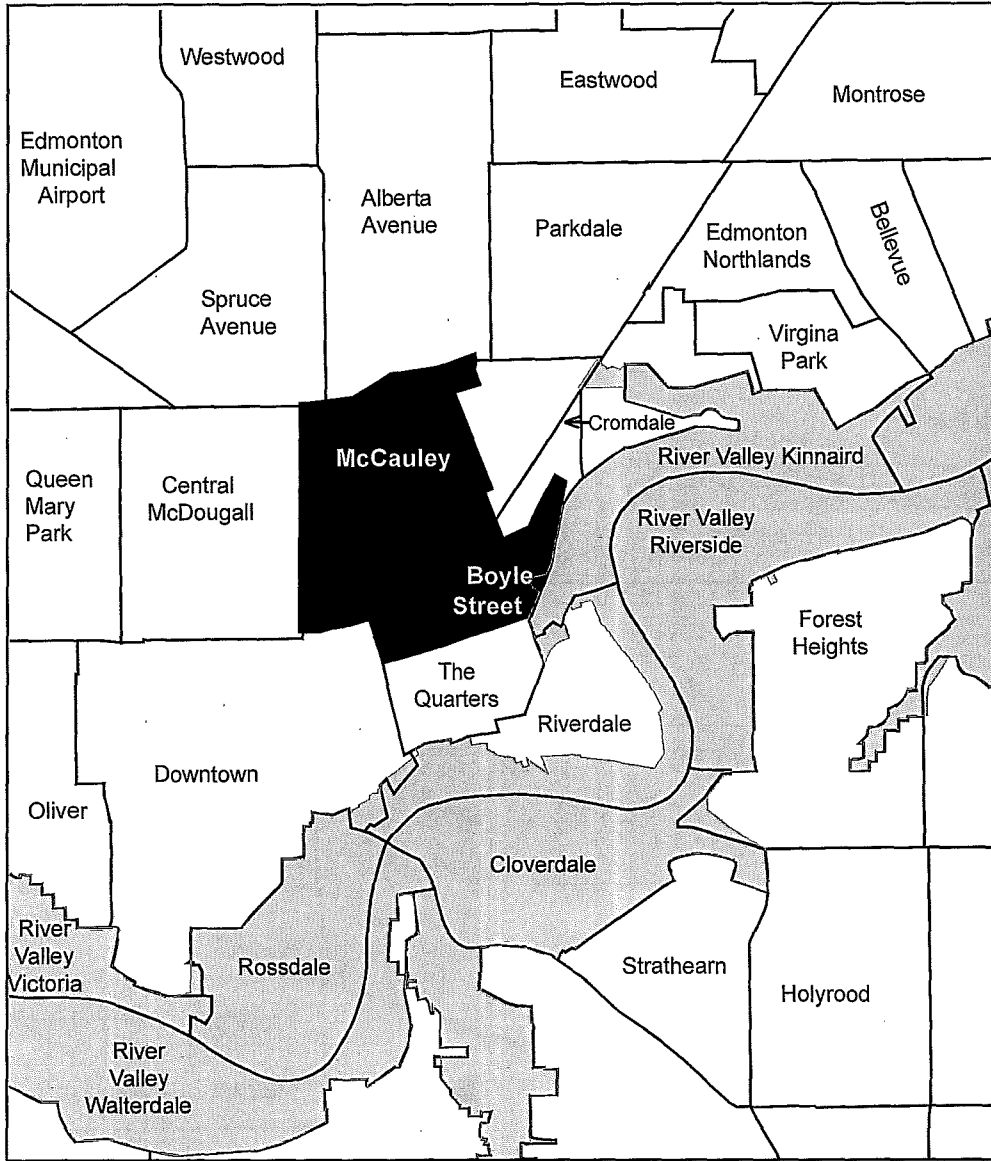
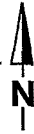
MAYOR



CITY CLERK

BYLAW 18147

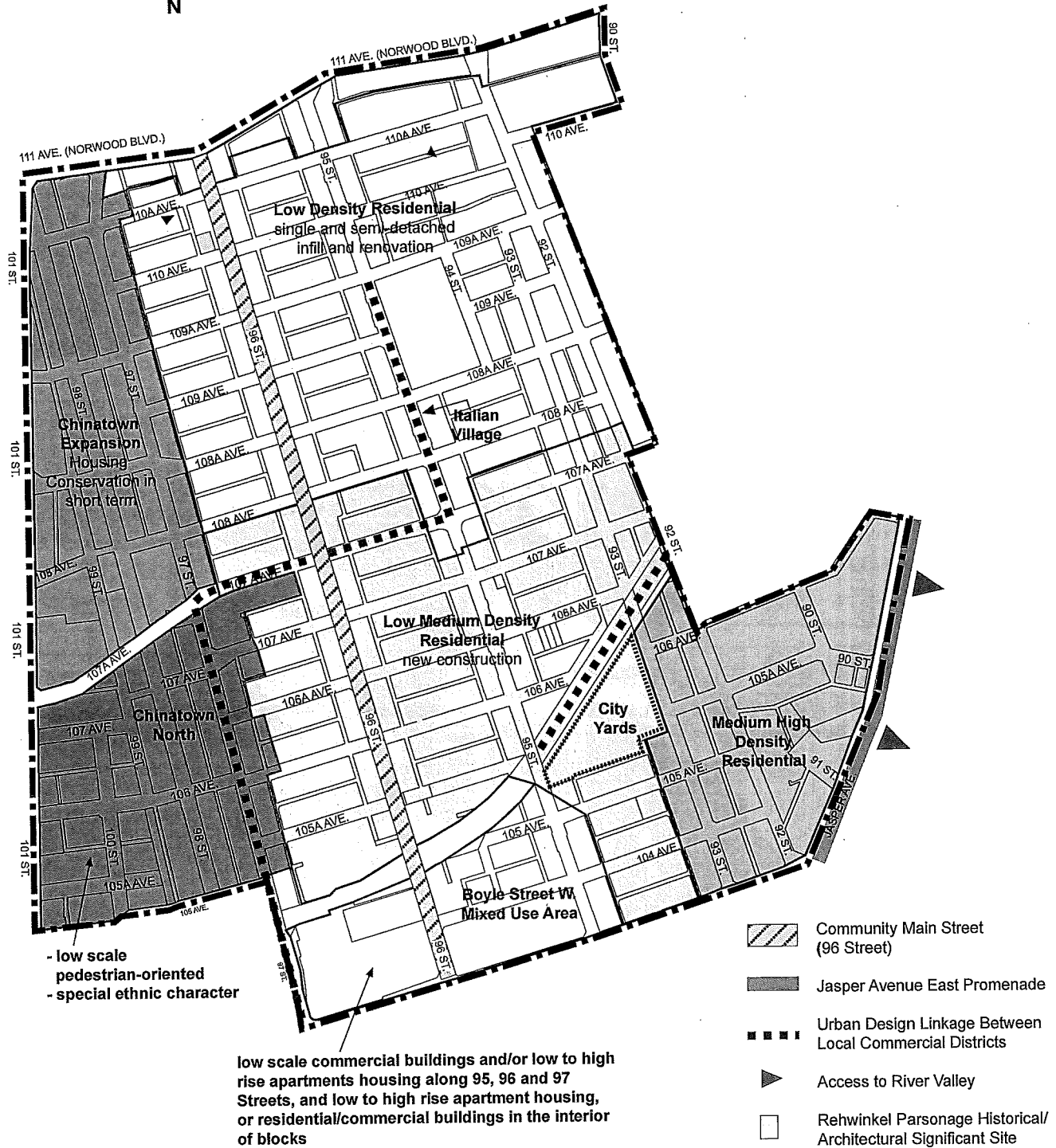




MAP 1
Neighbourhood Boundaries and Context Map

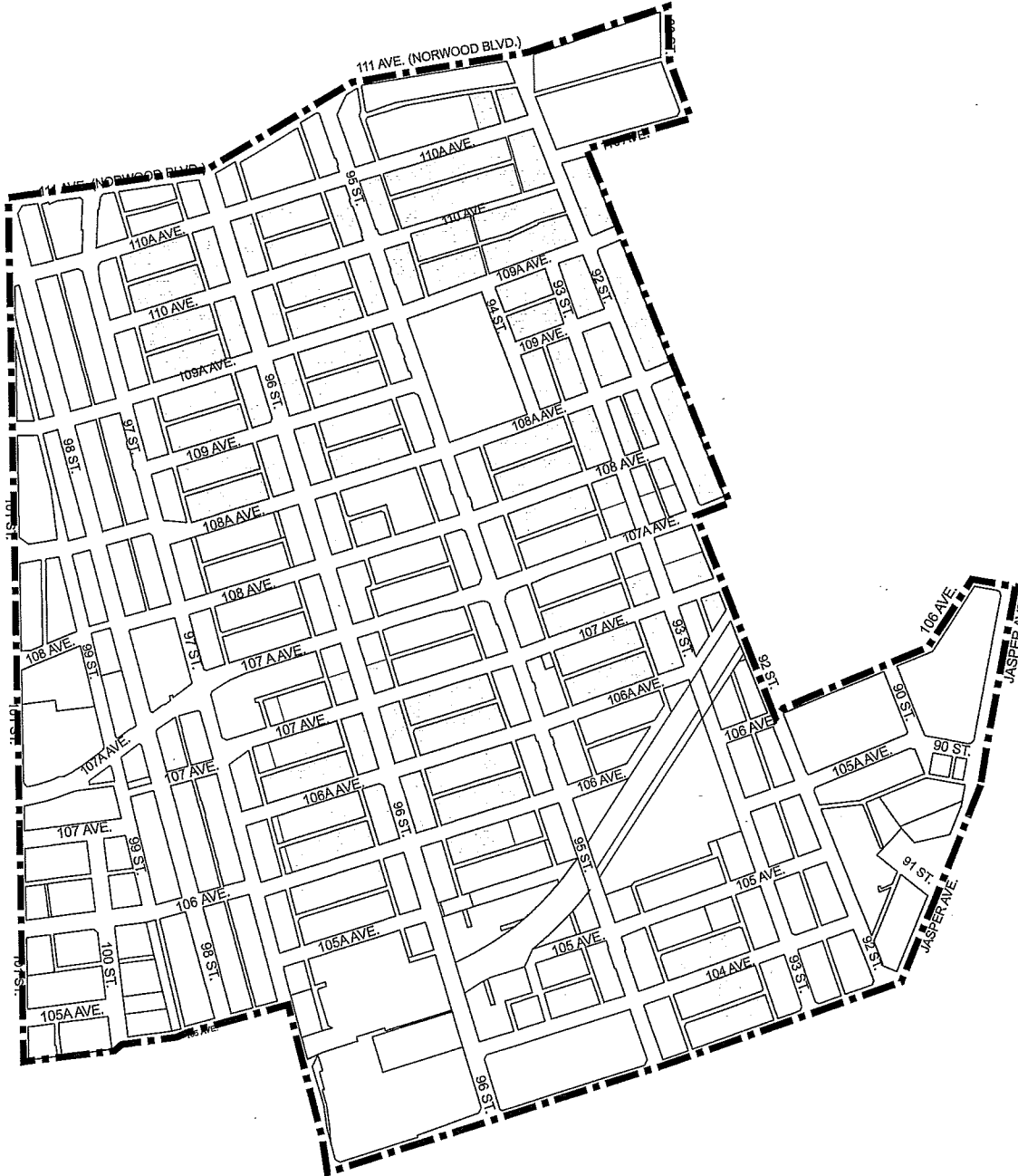
BOYLE ST.
MCCAULEY
Area Redevelopment Plan

Amendment to
BOYLE STREET/MCCAULEY
Area Redevelopment Plan
(as amended)



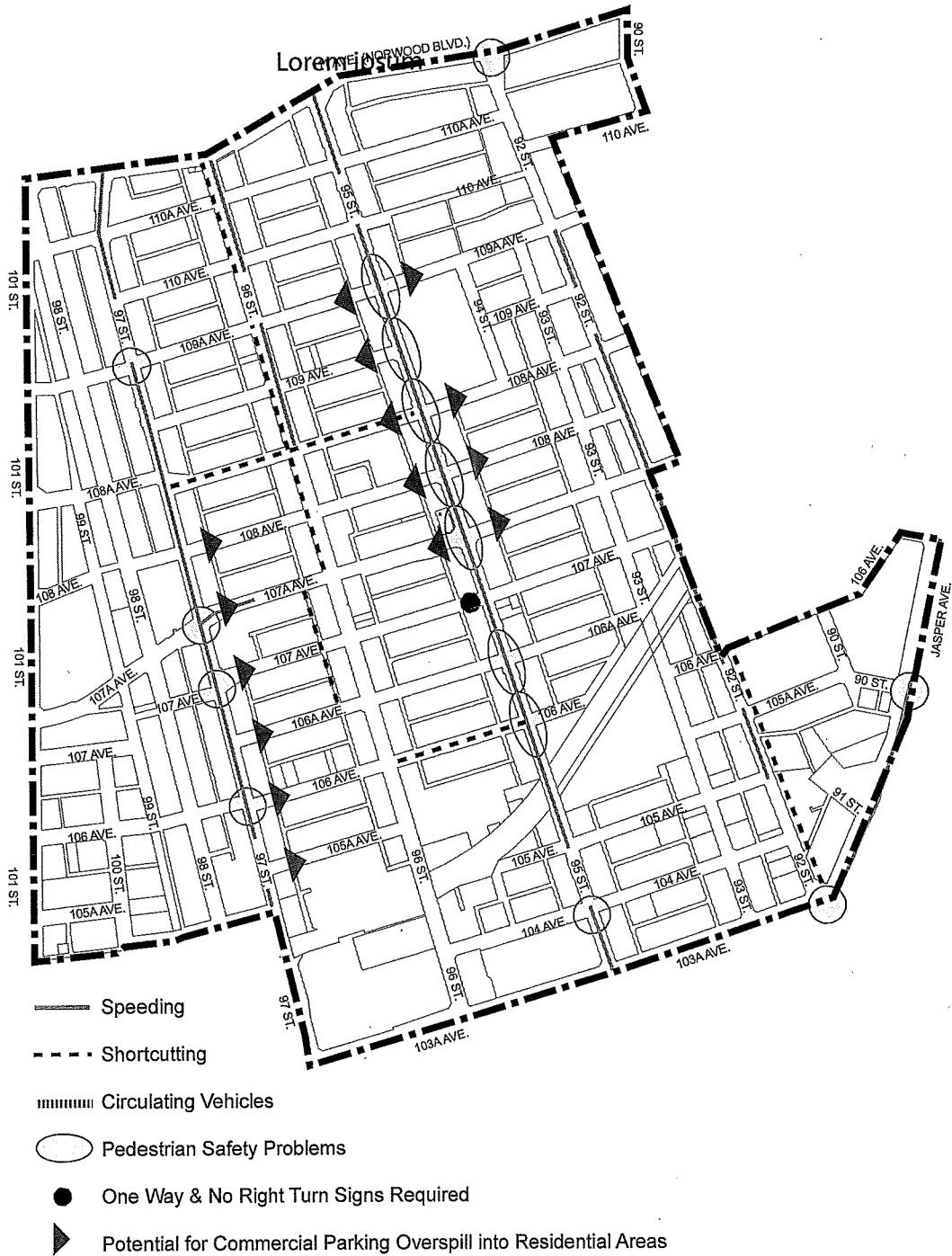
MAP 2
Generalized Development Concept

Amendment to
BOYLE STREET/ MCCAULEY
Area Redevelopment Plan
(as amended)



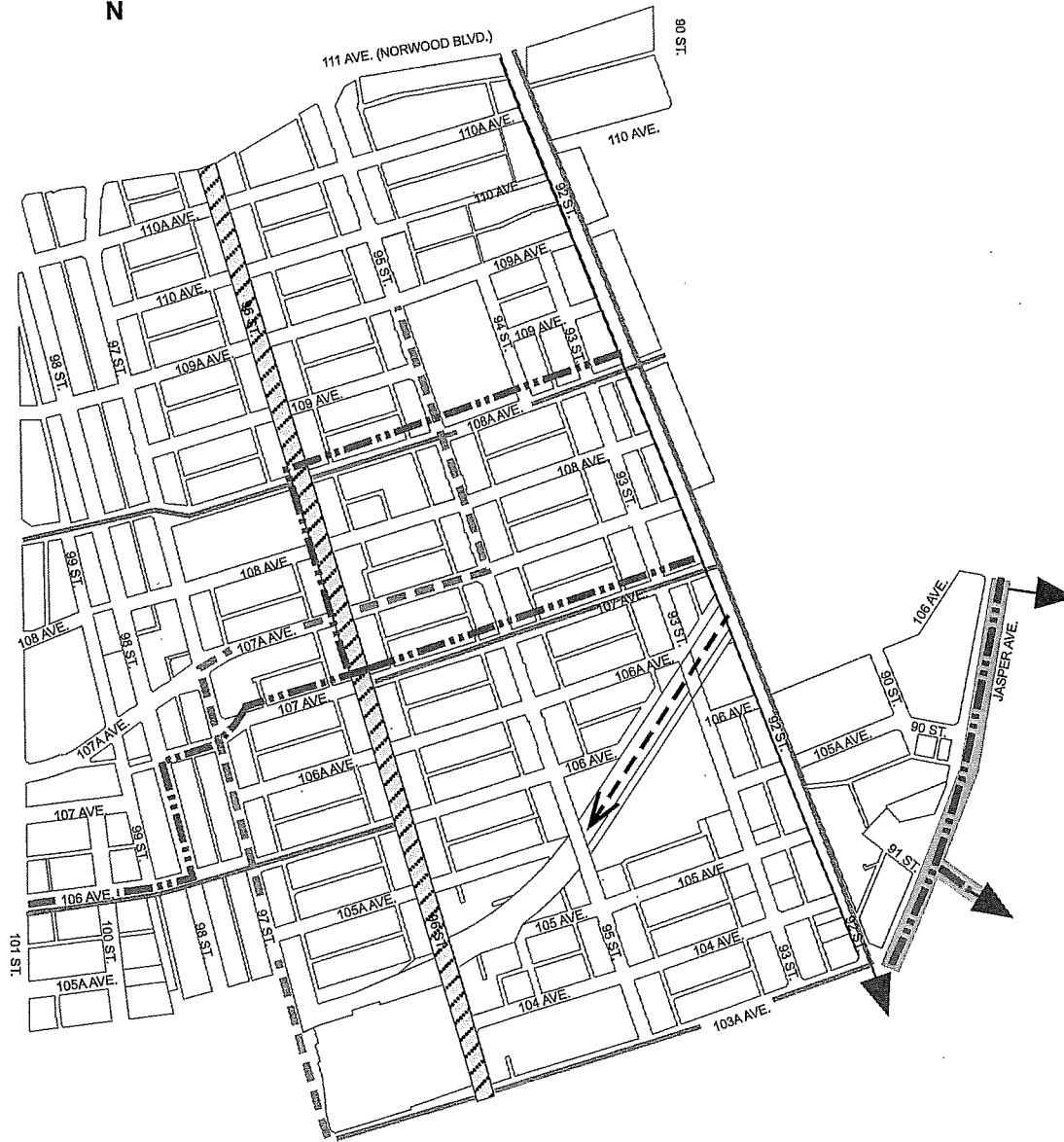
MAP 3
Areas Designated for Family-Oriented
Housing Opportunities









Amendment to
BOYLE STREET/ MCCAULEY
Area Redevelopment Plan
(as amended)



MAP 4
Traffic and Parking Issues

Amendment to
BOYLE STREET/ MCCAULEY
Area Redevelopment Plan
(as amended)



-  Community Main Street
-  Urban Design Linkage between Commercial Districts
-  Existing Bikeway
-  Proposed Bikeway
-  Neighbourhood Pedestrian Links
-  Jasper Avenue East Promenade
-  Potential Bikeway/Walkway Corridor with LRT Development
-  Access to River Valley

MAP 5
Pedestrian/Bicycle Network

Amendment to
BOYLE STREET/MCCAULEY
Area Redevelopment Plan
(as amended)
















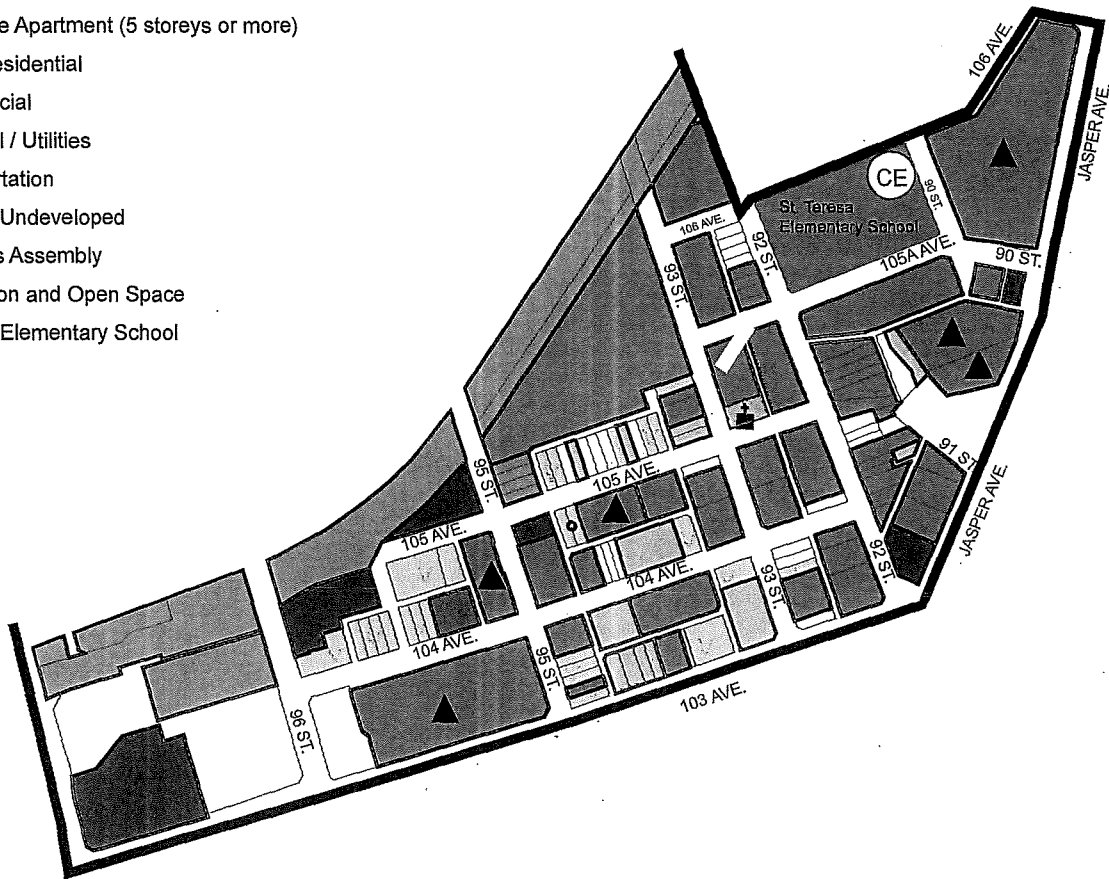
MAP 6
1981 Generalized Land Use Concept

Amendment to
BOYLE STREET/MCCAULEY
Area Redevelopment Plan
(as amended)



Existing Land Use

-  One Unit Dwelling
-  Two Unit Dwelling
-  Multi Unit Dwelling
-  Apartment (4 storeys or less)
-  High Rise Apartment (5 storeys or more)
-  Other Residential
-  Commercial
-  Industrial / Utilities
-  Transportation
-  Vacant / Undeveloped
-  Religious Assembly
-  Recreation and Open Space
-  Catholic Elementary School



MAP 7A
Existing Land Use

Amendment to
Boyle Street/McCauley
Area Redevelopment Plan

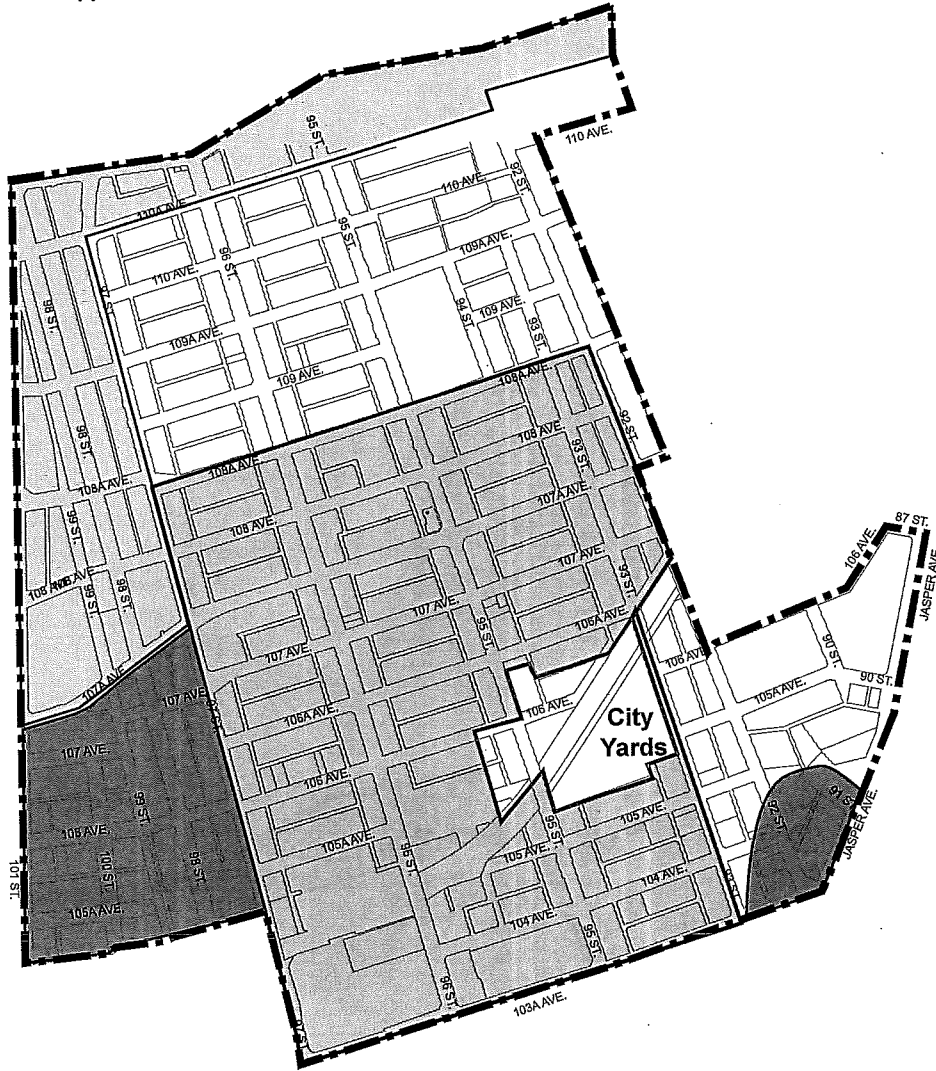


Amendment to MAP 7B
Existing Land Use







**BOYLE ST.
MCCAULEY**
Area Redevelopment Plan

Amendment to
BOYLE STREET/MCCAULEY
Area Redevelopment Plan
(as amended)

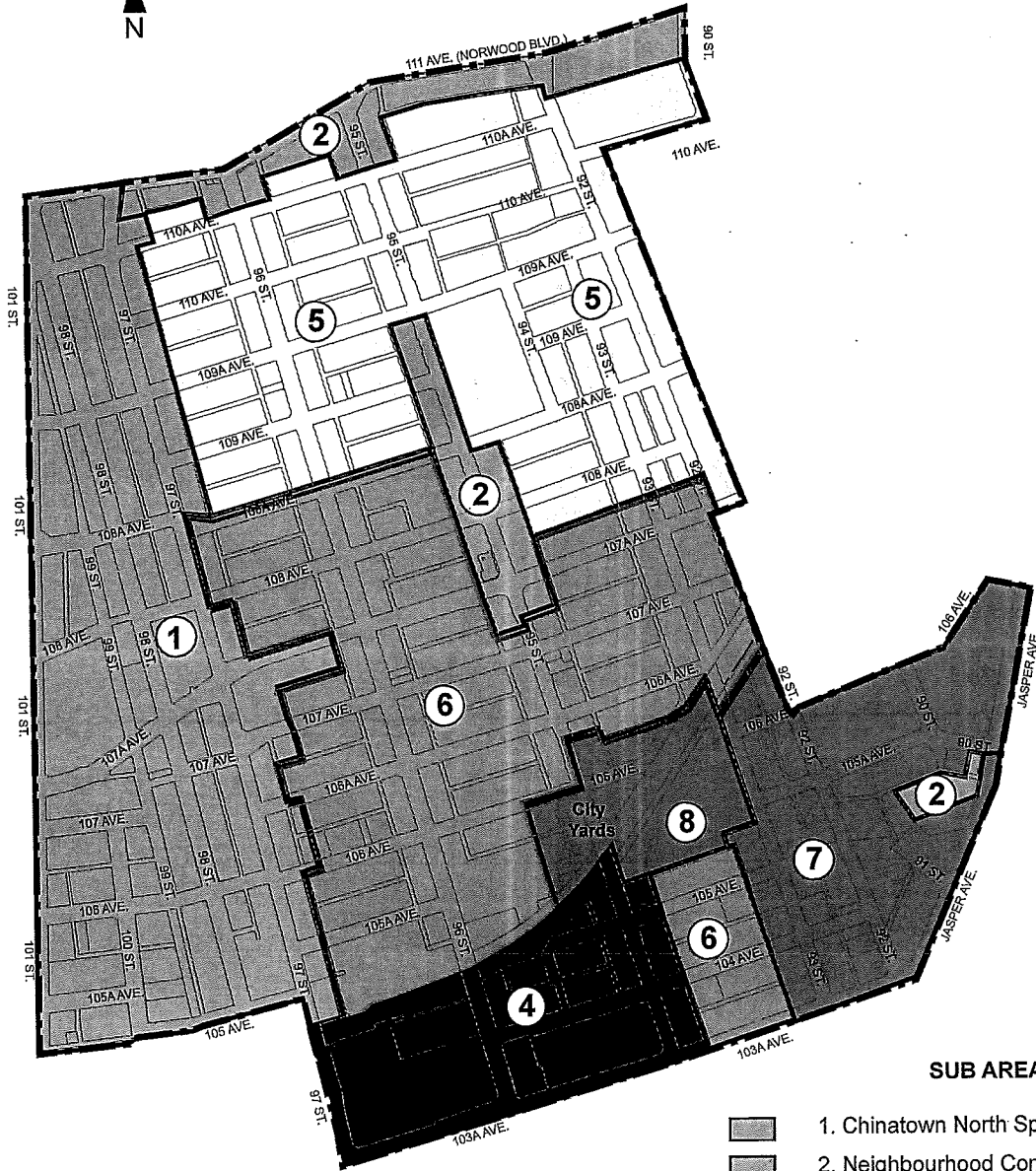


Redevelopment Potential

-  High
-  Medium-high
-  Medium
-  Potential Major City Redevelopment Sites

MAP 8
Redevelopment Potential

Amendment to
BOYLE STREET/MCCAULEY
Area Redevelopment Plan
(as amended)

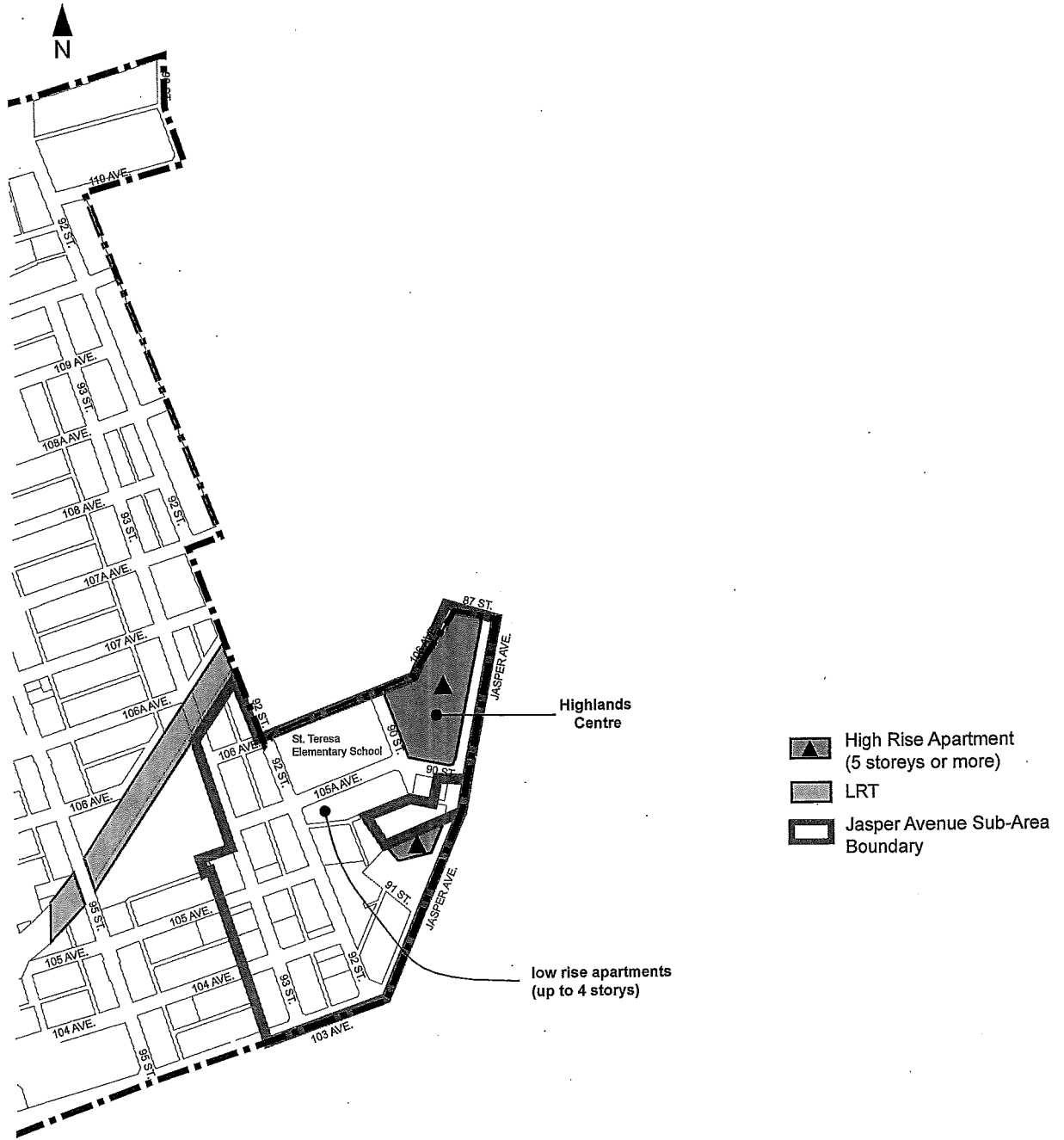


SUB AREAS

-  1. Chinatown North Special Commercial
-  2. Neighbourhood Commercial
-  4. Boyle Street West Mixed Use
-  5. Low Density Residential & Compatible Infill
-  6. Housing Renewal & Transition
-  7. Jasper Avenue East Apartment Housing
-  8. City Redevelopment

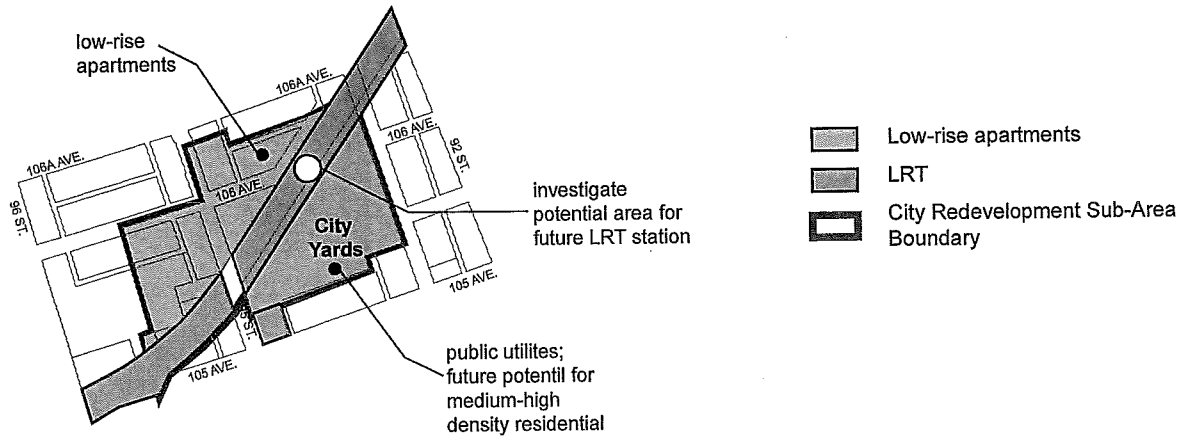
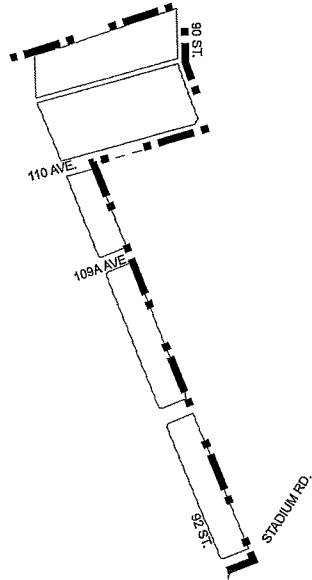
MAP 9
Sub Areas

Amendment to
BOYLE STREET/MCCAULEY
Area Redevelopment Plan
(as amended)



MAP 16
Jasper Avenue East Apartment Housing Sub-Area
Generalized Land Use Concept

Amendment to
BOYLE STREET/MCCAULEY
Area Redevelopment Plan
(as amended)



MAP 17
City Redevelopment Sub-Areas
Generalized Land Use Concept

Amendment to
Boyle Street/McCauley
Area Redevelopment Plan



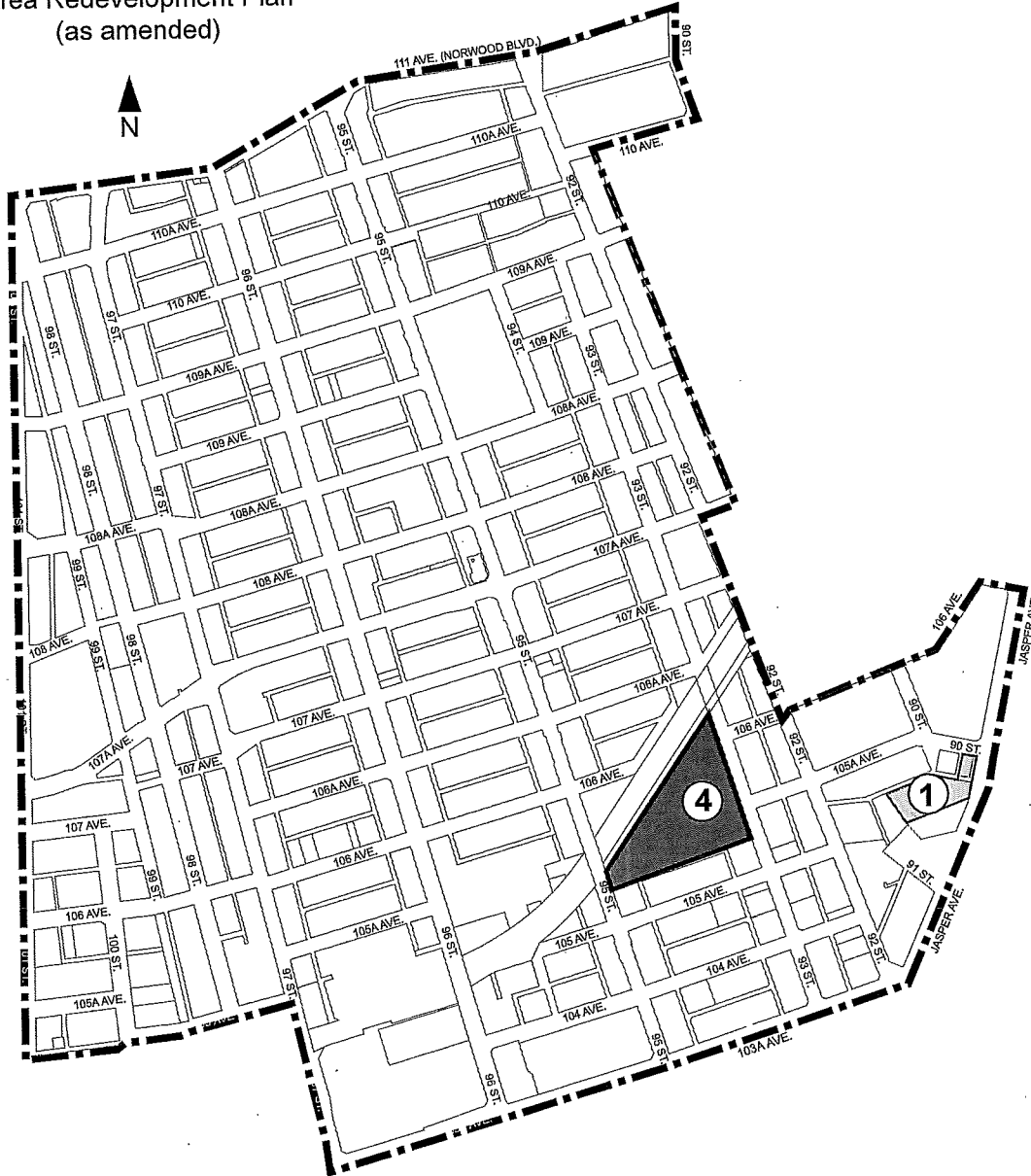
Existing Zoning



- | | |
|---|---|
| (AJ) Alternative Jurisdiction Zone | (PU) Public Utility Zone |
| (AP) Public Parks Zone | (RA7) Low Rise Apartment Zone |
| (CB1) Low Intensity Business Zone | (RA8) Medium Rise Apartment Zone |
| (CB2) General Business Zone | (RA9) High Rise Apartment Zone |
| (CNC) Neighbourhood Convenience Commercial Zone | (RF3) Small Scale Infill Development Zone |
| (DC1) Direct Development Control Provision | (RF6) Medium Density Multiple Family Zone |
| (DC2) Site Specific Development Control Provision | (US) Urban Services Zone |
| (IB) Industrial Business Zone | |

MAP 18
Zoning Districts

**BOYLE ST.
MCCAULEY**
Area Redevelopment Plan

Amendment to
BOYLE STREET/MCCAULEY
Area Redevelopment Plan
(as amended)



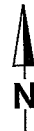
-  Area 1 - Neighbourhood Commercial
-  Area 4 - City Yards

MAP 19
Redevelopment Guideline Areas

Amendment to
Boyle Street/McCauley
Area Redevelopment Plan



MAP 20
DC1 Areas within the Boyle Street McCauley
Area Redevelopment Plan



**BOYLE ST.
MCCAULEY**
Area Redevelopment Plan