

Bylaw 18171

Text Amendment to Zoning Bylaw 12800 - To introduce the Main Streets Overlay, reduce parking requirements in strategic areas, and add a new use of Breweries, Wineries and Distilleries

Purpose

The purpose of this Bylaw is threefold. It includes the introduction of the Main Streets Overlay, a set of regulations that will support high quality and pedestrian oriented development along Edmonton's established commercial streets and in proximity to transit. The Bylaw further expands parking reductions for transit and main street areas to remove barriers to new businesses and homes locating close to amenities. It also removes parking requirements for office-to-residential conversions in the downtown core to encourage the adaptive reuse of existing building stock. The Bylaw introduces Breweries, Wineries and Distilleries as a use class to create opportunities for new businesses in a range of commercial areas across the city. Taken together, these amendments will support more vibrant and compact development in strategic areas across Edmonton.

Readings

Bylaw 18171 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Bylaw 18171 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 25, 2017, and Saturday, September 2, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Previous Council/Committee Action

At the June 23, 2017, Urban Planning Committee meeting, the following motion was passed:

That Administration prepare amendments to Zoning Bylaw 12800, as generally outlined in Attachment 3 of the June 23, 2017, Sustainable Development report CR_3566, with further consideration and possible refinement regarding the setback abutting low density residential and further analysis of the front setback and return to a future City Council Public Hearing.

At the June 23, 2017, Urban Planning Committee meeting, the following motion was passed:

That Administration prepare amendments to Zoning Bylaw 12800, as generally outlined in Attachment 2 of the June 23, 2017, Sustainable Development report CR_3820, and return to a future City Council Public Hearing.

At the June 7, 2017, Urban Planning Committee meeting, the following motion was passed:

That Administration prepare draft amendments to Zoning Bylaw 12800 as generally outlined in Attachment 2 of the June 7, 2017, Sustainable Development report CR_3864, and return to a future City Council Public Hearing.

Report

Due to overlapping and contingent elements, this Bylaw advances amendments that came out of three separate Zoning Bylaw 12800 review projects. The proposed bylaw includes:

- The introduction of the Main Streets Overlay to support vibrant shopping streets in Edmonton's established commercial areas and in proximity to transit.
- New vehicle and bicycle parking requirements for residential and commercial uses in transit and main street areas, as well as the removal of parking requirements for the conversion of offices to residential uses in the downtown, to remove barriers to development in strategic areas.
- The introduction of a new use of Breweries, Wineries and Distilleries, along with associated regulations, to create opportunities for new businesses in Edmonton.

A detailed outline of the proposed changes related to each project is included in the attachments.

This Bylaw provides an opportunity to implement a number of amendments that will advance the City's strategic goals in a coordinated manner.

Policy

The introduction of the Main Streets Overlay supports *The Way We Grow*, Edmonton's Municipal Development Plan:

- Policy 5.2.1.7 - Support traditional retail shopping streets as centres of community activity by:
 - Encouraging good quality development of a type, density and form compatible with the character of the area and adjacent uses.
- Policy 5.2.1.8 - Identify and encourage the creation of key pedestrian streets in each quadrant of the city to provide a focus for a walkable urban lifestyle.
- Policy 5.6.1.1 - Encourage new buildings adjacent to pedestrian streets to support pedestrian activity by providing visual interest, transparent storefront displays, pedestrian amenities and connections to interior spaces.
- Policy 6.2.1.3 - Design commercial centres based on a main streets concept to better accommodate pedestrians.

- Policy 6.2.1.8 - Support neighbourhood-oriented commercial corridors and local economic development initiatives through the Business Revitalization Zones.

The introduction of the Main Streets Overlay also supports Winter Design Policy, Policy Number C588:

- Buildings are designed so that their impact on the public realm creates better microclimates, as well as public spaces that are more vibrant and inviting; and
- Streets are vibrant and attractive people-places in all seasons.

The proposed parking reductions support *The Way We Grow*, Edmonton's Municipal Development Plan policies:

- Policy 3.3.1 Edmonton's transit system becomes the primary framework for urban form.
- Policy 4.6.1 Support the provision of a variety of transportation modes for Edmontonians.
- Policy 5.2.1.7 Support traditional retail shopping streets as centres of community activity by encouraging good quality development of a type, density and form compatible with the character of the area and adjacent uses.

The proposed parking reductions also support *The Way We Move*, Edmonton's Transportation Master Plan:

- Strategic Objective 7.4: The City will develop a parking management strategy through a combination of Bylaws and Policies to ensure the livability and economic vitality of the city and to promote appropriate land use and public transit initiatives.
- Strategic Action 7.4(a): Managing on-street and on-site parking to strategically anticipate and respond to project parking supply constraints or surpluses, provide convenient business access and influence sustainable travel choices.
- Strategic Action 7.4(a): Developing land use and parking policies that manage the supply of parking provided for a development with a focus on providing only essential parking and supporting Transportation Demand Management.

The proposed introduction of Breweries, Wineries and Distilleries creates opportunities for these businesses to locate in more areas, particularly outside of industrial areas. This supports *The Way We Grow*, Edmonton's Municipal Development Plan:

- Policy 6.2.1: Develop sustainable, accessible and walkable retail and mixed use centres demonstrating high quality architecture and design.
- Policy 6.2.1.4: Plan for retail centres that meet the daily needs of residents in area and Neighbourhood Structure Plans.
- Policy 6.3.1.13: Maintain adequate separation distances between heavy industry and residential and other incompatible uses by addressing risk, nuisance and other impacts through the use of guidelines in the planning process.

The proposed introduction of Breweries, Wineries and Distilleries also supports *The Way We Prosper*:

- Policy 5.3.2: The priority needs of businesses and industry are effectively supported.

Corporate Outcomes

This Bylaw contributes to the corporate outcomes “Edmonton is attractive and compact,” by introducing the Main Streets Overlay to enhance the quality of development along the city’s main streets, and by reducing parking requirements that can create a challenge to compact development. It also supports the corporate outcome of ensuring “Edmonton has a globally competitive and entrepreneurial business climate” as it provides the opportunity for the operation of microbreweries, distilleries and wineries in commercial and industrial zones in Edmonton, and by reducing parking requirements that can create barriers to businesses opening. The parking reductions further contribute to the corporate outcome “Edmontonians use public transit and active modes of transportation” by encouraging development in proximity to transit to increase the number of potential transit users, and make active modes a viable option for more people.

Public Consultation

Please see a summary of consultation activities for each of the three projects in the attachments.

Attachments

1. Bylaw 18171
2. Detailed Overview of the Main Streets Overlay Project
3. Detailed Overview the Changing Minimum Vehicle and Bicycle Parking Requirements for Transit Areas, Main Street Areas, and Downtown Project
4. Detailed Overview of the Opportunities for Microbreweries, Distilleries and Wineries Project