

## Blatchford

### Position of Administration: Support



## Summary

Charter Bylaw 20836 proposes to amend the (BLMR) Blatchford Row Housing Zone to bring the Zone's key regulations in closer alignment with standard equivalent zoning.

Public engagement for this application included a mailed notice and information on the City's webpage. No comments were received.

Administration supports this application because it:

- Modernizes the BLMR Zone in alignment with Zoning Bylaw standards for low and medium rise residential development.
- Aligns with both the Centre City ARP and The City Plan by allowing for the continued development of the Blatchford neighborhood..

## **Application Details**

This application was submitted by WSP on behalf of the City of Edmonton (Blatchford Redevelopment Office).

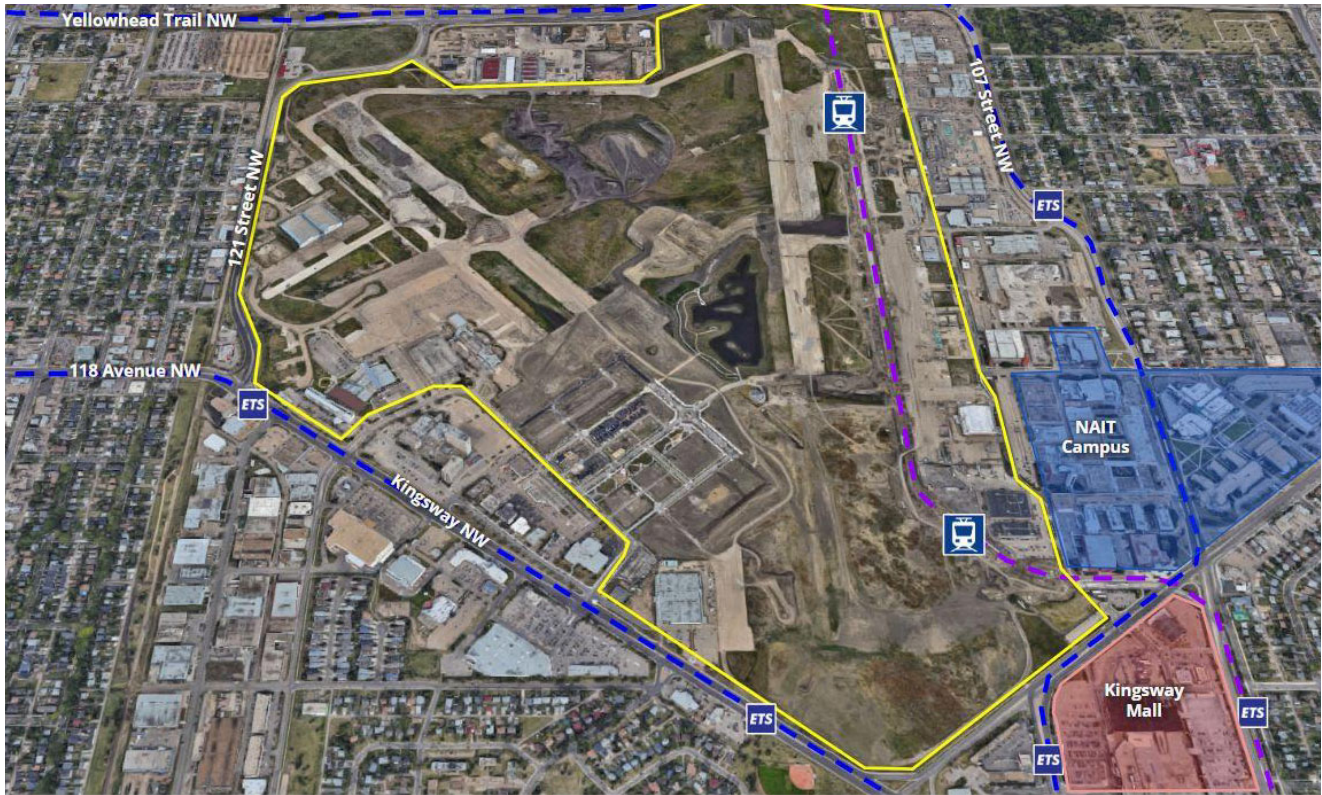
## **Text Amendment**

The proposed amendments to the BLMR Zone are as follows:

- Increasing the maximum commercial floor area from 275 metres<sup>2</sup> to 300 metres<sup>2</sup>
- Removing the minimum height regulation of 12.0 metres.
- Removing the maximum density regulations of 270 - 275 dwellings per hectare.
- Increasing the minimum density regulation from 45 dwellings per hectare to 75 dwellings per hectare.
- Adding a maximum floor area ratio regulation of 3.0, with opportunities for bonusing if certain criteria are met.

## **Site and Surrounding Area**

Blatchford is a centrally located neighborhood on the site of the former Edmonton City Centre Airport. The neighborhood is in the early stages of development, with several blocks of row housing having been built. Key features of the surrounding area include two LRT stops along the Metro Line, the NAIT campus, Kingsway Mall and the Royal Alexandra Hospital.



Site analysis context (yellow line denotes the Blatchford neighbourhood boundary)

## Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the proposal introduces minor changes with minimal impacts to the neighborhood. The basic approach included:

### Mailed Notice, March 1, 2024

- Notification radius: 120 metres
- Recipients: 190
- Responses: 0

### Webpage

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

### Notified Community Organizations

- Prince Charles Community League
- Prince Rupert Community League
- Spruce Avenue Community League
- Kingsway Business Association

# Application Analysis

## The City Plan

Combining both the Municipal Development Plan and the Transportation Master Plan, The City Plan is the city's strategic direction for planning and development. Recognizing the essential connection between land use and transportation, The City Plan identifies key areas within the city in a Nodes and Corridors system where population, business and employment growth are to be focused.

The City Plan designates this site as being within the Blatchford-NAIT-Kingsway Major Node. Major Nodes are defined as mixed-use destinations which function as dense residential areas and employment hubs featuring large institutions strategically located to serve broad catchment areas within the city and metropolitan region. This application will support the development of this Major Node by allowing for the continued growth of the Blatchford neighbourhood.

## Draft District Plan

At the time of writing this report the District Policy and District Plans are in a final form and are scheduled to be considered by Council between May 28 - 30, 2024. If the District Plans are given two readings during this period, the following analysis is provided for Council's consideration.

The Blatchford neighborhood is located within the 118 Avenue District Plan. The District Plan refers to the Centre City Area Redevelopment Plan for area-specific policy for the Blatchford neighborhood.

## Centre City Area Redevelopment Plan (ARP)

The BLMR Zone is one of several special area zones that were created to to achieve the objectives of the Centre City ARP. Specifically, the BLMR Zone is used within the Agrihood District of the ARP, which envisions a mix of residential housing typologies such as townhouses, and low, medium and high rise housing. The BLMR Zone is intended to allow for low to medium rise residential development, with ground floor commercial opportunities that are developed in a manner sensitive to the street environment and adjacent residential areas. The amendments to the BLMR Zone do not alter its general purpose and, as such, the zone will continue to allow for residential development that is in alignment with the objectives of the Centre City ARP.

## Land Use Compatibility

The primary purpose of the BLMR Zone is to provide for low to medium rise residential development, with ground floor commercial opportunities that are developed in a manner sensitive to the street environment and adjacent residential areas. The proposed amendments to the BLMR Zone maintain this primary purpose, while bringing the zone's key characteristics in

alignment with the standard equivalent zoning, the (RM h23) Medium Scale Residential Zone. These amendments will modernize the BLMR Zone to ensure that it is producing development that is meeting the Zoning Bylaw's standards and expectations for low and medium rise buildings. Below is a comparison between the proposed changes to the BLRM Zone and the equivalent RM h23 Zone:

	<b>BLRM Zone Current</b>	<b>BLMR Zone Proposed</b>	<b>RM h23 Zone Equivalent</b>
<b>Minimum Density</b>	45 dwellings/ha	75 dwellings/ha	75 dwellings/ha
<b>Maximum Density</b>	270 dwellings/ha	n/a	n/a
<b>Maximum Density for Multi-unit Housing</b>	275 dwellings/ha	n/a	n/a
<b>Minimum Height</b>	12.0 m	n/a	n/a
<b>Maximum Floor Area Ratio</b>	n/a	3.0 With bonusing opportunities	3.0 With bonusing opportunities
<b>Maximum Floor Area for Commercial Uses</b>	275 m <sup>2</sup>	300 m <sup>2</sup>	300 m <sup>2</sup>

A track changes document, which includes rationale for why each amendment is appropriate, is attached as Appendix 1 to this report.

# Appendices

## 1. BLMR Zone Track-changes

Written By: Stuart Carlyle

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

## 3.43 BLMR - Blatchford Low to Medium Rise Residential Zone

Regular Font Existing Text in Zoning Bylaw 20001  
~~Strikethrough:~~ Proposed deletion from Zoning Bylaw 20001  
Underline: Proposed addition to Zoning Bylaw 20001

All subsections and references to subsections will be renumbered in accordance with the addition and removal of regulations.

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for low to medium rise residential development, with the potential for limited Ground Floor commercial, office, and services along Retail and Active Streets, developed in a manner sensitive to the street environment and adjacent residential areas.</p>	
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>2.1. Home Based Business</li> <li>2.2. Residential, limited to:                             <ul style="list-style-type: none"> <li>2.2.1. Multi-unit Housing</li> <li>2.2.2. Row Housing</li> <li>2.2.3. Secondary Suite</li> <li>2.2.4. Supportive Housing</li> </ul> </li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>2.3. Bar</li> <li>2.4. Body Rub Centre</li> <li>2.5. Cannabis Retail Store</li> <li>2.6. Custom Manufacturing</li> <li>2.7. Food and Drink Service</li> <li>2.8. Health Service</li> <li>2.9. Indoor Sales and Service</li> <li>2.10. Liquor Store</li> <li>2.11. Minor Indoor Entertainment</li> <li>2.12. Office</li> <li>2.13. Residential Sales Centre</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.14. Child Care Service</li> <li>2.15. Community Service</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.16. Fascia Sign, limited to On-premises Advertising</li> <li>2.17. Projecting Sign, limited to On-premises Advertising</li> </ul>	
<p><b>3. Discretionary Uses</b></p> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>3.1. Residential, limited to Lodging House</li> </ul>	

**Community Uses**

- 3.2. Special Event

**Agricultural Uses**

- 3.3. Urban Agriculture

**Sign Uses**

- 3.4. Portable Sign, limited to On-premises Advertising

**4. Additional Regulations for Specific Uses**

**Residential Uses**

- 4.1. **Home Based Businesses** must comply with [Section 6.60](#), except that storefronts may only be located along Primary Active Streets and Secondary Active Streets.

**Commercial Uses**

- 4.2. **Body Rub Centres** must comply with [Section 6.20](#).
- 4.3. **Cannabis Retail Stores** must comply with [Section 6.30](#).
- 4.4. **Liquor Stores** must comply with [Section 6.70](#).
- 4.5. The maximum Floor Area for a Commercial Use is ~~275 m2~~ 300 m2 for each individual establishment.
- 4.6. Commercial Uses are only allowed on Sites that front onto Active Streets or Retail Streets.
- 4.7. Commercial Uses must only be in a building with a Residential Use.
- 4.8. Commercial Uses must not be located above the Ground Floor.
- 4.9. **Uses with Drive-through Services** are not permitted in this Zone.
- 4.10. **Bars** and **Food and Drink Services** have a maximum of 120 m2 of Public Space.

**Community Uses**

**4.11. Community Services**

- 4.11.1. The maximum Floor Area is 275 m2 for each individual establishment.
- 4.11.2. Are only allowed on Sites that front onto an Active Street.
- 4.11.3. Must only be in a building with a Residential Use.
- 4.11.4. Must not be located above the Ground Floor.

**4.12. Child Care Services**

- 4.12.1. Must comply with [Section 6.40](#).
- 4.12.2. Are permitted on Sites that front onto an Active Street or Retail Street.
- 4.12.3. May be permitted on Sites that front onto a Quiet Street only where adequate Street parking is available, at the discretion of the Development Planner.

- 4.13. **Special Events** must comply with [Section 6.100](#).

**Agricultural Uses**

- 4.14. **Urban Agriculture** is not permitted in a standalone principal building.

**Sign Uses**

- 4.15. **Sign Uses** must comply with Subsections 3 and 4 of [Section 6.90](#).

**Floor Area and Capacity Exceptions**

- 4.16. The Development Planner may consider a variance to the maximum Floor Area or Public Space of a Use if adequate mitigation measures are used to reduce negative impacts to on-Site or Abutting Uses, including:
  - 4.16.1. measures specified in Subsection 2 of [Section 5.120](#);

**4.4.5 - Revised**

Increasing the maximum Floor Area for a Commercial Use to 300 m2 will increase commercial opportunities in Blatchford and is consistent with the equivalent standard zoning for this type of development, the (RM) Medium Scale Residential Zone which also permits commercial uses up to 300 m2.



- 4.16.2. modification of Site plans to locate Uses or activities in a location to minimize noise, lighting, odour or other similar Nuisances; or
- 4.16.3. other similar measures.

## 5. Site and Building Regulations

- 5.1. Development must comply with Table 5.1:

Table 5.1. Density and Height Regulations		
Subsection	Regulation	Value
<b>Density</b>		
5.1.1.	Minimum Density	45 75 Dwellings/ha
5.1.2.	Maximum Density	270 Dwellings/ha
5.1.3.	Maximum Density for Multi-unit Housing	275 Dwellings/ha
<b>Height</b>		
5.1.4.	Minimum Height	12.0 m
5.1.5.	Maximum Height	23.0 m
<b>Floor Area Ratio</b>		
5.1.x	Maximum Floor Area Ratio	3.0

- 5.2. The maximum Floor Area Ratio is increased by 0.7 where a minimum of 10% of all Dwellings:

- 5.2.1. comply with the inclusive design requirements of Section 5.50;
- 5.2.2. have a Floor Area greater than 100 m<sup>2</sup>, a minimum of 3 bedrooms; and
- 5.2.2.1. access to an outdoor Common Amenity Area designed for children that is at least 50.0 m<sup>2</sup>; and
- 5.2.2.2. access to dedicated and enhanced bulk storage within the Dwelling or within the building; or
- 5.2.3. comply with any combination of Subsections 5.2.1 and 5.2.2.

- 5.3. The maximum Floor Area Ratio is increased by 0.7 where:

- 5.3.1. a minimum of 30% of all Supportive Housing Sleeping Units comply with the inclusive design requirements of Section 5.50.

- 5.4. Development must comply with Table 5.2:

Table 5.2. Site and Setback Regulations		
Subsection	Regulation	Value
<b>Site Coverage</b>		
5.2.1.	Maximum Site Coverage	65%
<b>Setbacks</b>		
5.2.2	Minimum Setback	2.0 m
5.2.3	Maximum Setback	4.0 m

**Unless one or more of the following applies:**

### 5.1.1 - Revised

Increasing the minimum density to 75 dwellings/ha will ensure a greater minimum threshold for density is achieved and will bring this regulation in alignment with the standard equivalent RM h23 Zone.

### 5.1.2 & 5.1.3 - Removed

Maximum density regulations are considered outdated, as the Zoning Bylaw now favours the regulation of minimum density instead.

### 5.1.4 - Removed

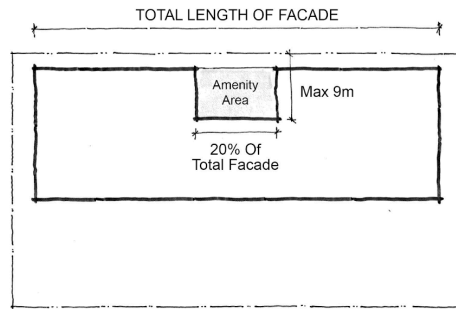
Removal of this regulation is consistent with equivalent standard RM h23 zoning which does impose minimum height limits.

### 5.2 & 5.3 - New Regulations

The addition of these regulations incentivize the landowner/builder to provide inclusive housing opportunities within their development, in exchange for additional floor area. These regulations for floor area bonusing are consistent with the equivalent standard RM h23 zoning.

<b>5.2.4</b>	Minimum Setback from an Alley	1.2 m
<b>5.2.5</b>	Maximum Setback where an outdoor Amenity Area is provided adjacent to the Lot line that Abuts a Site in the BP Zone	6.0 m
<b>5.2.6</b>	Minimum Setback for mixed use buildings with Commercial Uses on the Ground Floor fronting a Street or Pathway	1.0 m
<b>5.2.7</b>	Maximum Setback for mixed use buildings with Commercial Uses on the Ground Floor fronting a Street or Pathway	3.0 m
<b>5.2.8</b>	Maximum Setback to accommodate an outdoor Common Amenity Area or Park, where the portion of the building that is set back more than 4.0 m is a maximum of 20% of the total Facade length.	9.0 m

**Diagram for Subsection 5.2.8**



5.5. For the purposes of determining Side and Rear Lot Lines, the Front Lot Line must be determined on a hierarchy based on the Lot line firstly Abutting:

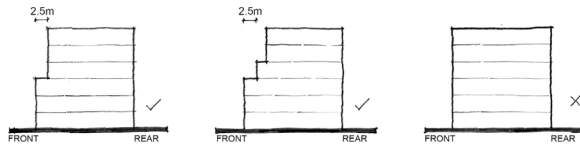
- 5.5.1. a Retail Street;
- 5.5.2. a Primary Active Street;
- 5.5.3. a Secondary Active Street;
- 5.5.4. a Site in the BP Zone;
- 5.5.5. a Primary Quiet Street; and finally
- 5.5.6. a Secondary Quiet Street

5.6. Development must comply with Table 5.4:

**Table 5.4. Tower and Podium Regulations**

Subsection	Regulation	Value
<b>5.4.1</b>	Buildings greater than 14.0 m in Height must have a Tower and Podium configuration	-
<b>5.4.2</b>	Minimum Street Wall Height	6.0 m
<b>5.4.3</b>	Maximum Street Wall Height	14.0 m
<b>5.4.4</b>	Minimum Tower Stepback from the Street Wall, excluding the side directly Abutting an Alley	2.5 m

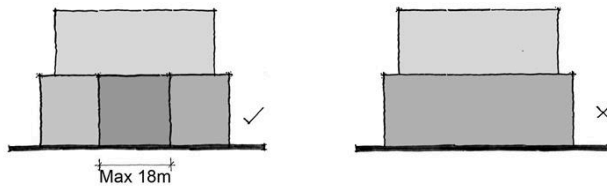
**Diagram for Subsection 5.4.4**



## 6. Design Regulations

- 6.1. Each individual non-residential establishment on the Ground Floor that fronts onto a Street or a Site in the BP Zone must have:
  - 6.1.1. a minimum of 70% of the Facade must be clear, transparent, and non-reflective; and
  - 6.1.2. an individual entrance at ground level that is universally accessible.
- 6.2. Building Facades that Abut a Site in the BP Zone or a Street must:
  - 6.2.1. be articulated by a combination of recesses, entrances, windows, projections, change in building materials, colours, or physical breaks in building mass; and
  - 6.2.2. a continuous building Facade without recesses, balconies, or other forms of articulation must not exceed 18.0 m.

### Interpretive Diagram for Subsection 6.2.2



- 6.3. Sites that Abut a Primary Active Street, Secondary Active Street, Retail Street, or a Site in the BP Zone must provide active residential, commercial, or Amenity Area Frontages.
- 6.4. Parking and circulation areas must not be located along or be visible from Abutting Primary Active Streets, Secondary Active Streets, Retail Streets, or Sites in the BP Zone.
- 6.5. For any Dwelling fronting a Street or a Site zoned BP:
  - 6.5.1. all principal Dwellings along this Facade with Floor Area at ground level must have an individually articulated entrance at ground level that faces the Street or Site in the BP Zone;
  - 6.5.2. sliding patio doors must not serve as this entrance; and
  - 6.5.3. features such as porches, stoops, landscaped terraces, pedestrian lighting and patios, decks or gardens must be provided.
- 6.6. All mechanical equipment, except Solar Collectors, on a roof of any building must be concealed from view from the Abutting Streets by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
- 6.7. The roof design of a building may include a combination of Green Roofs, Solar Collectors, and/or Amenity Area for residents of the building.
- 6.8. Decorative and security lighting must be designed and finished in a manner consistent with the architectural theme of the development and will be provided to ensure a well-lit environment for pedestrians, and to accentuate Architectural Elements and public art.

## 7. General Regulations

### Amenity Area

- 7.1. Despite [Section 5.20](#), Amenity Area must be provided in compliance with the following:
  - 7.1.1. The minimum length and width of a Private Outdoor Amenity Area is 2.0 m;
  - 7.1.2. Dwellings with individual access at ground level and no outdoor Common Amenity Area must provide a minimum of 30.0 m<sup>2</sup> of Private Outdoor Amenity Area, which may be located in Front Yards with a minimum depth of 2.0 m;
  - 7.1.3. Dwellings with individual access at ground level that provide outdoor Common Amenity Area must provide a minimum of 15.0 m<sup>2</sup> of Private Outdoor Amenity Area, which may be located in Front Yards with a minimum depth of 2.0 m;
  - 7.1.4. Dwellings located above the Ground Floor must provide a minimum Amenity Area of 7.5 m<sup>2</sup> per Dwelling;
  - 7.1.5. Developments with 20 or more Dwellings must provide a minimum of 2.5 m<sup>2</sup> of outdoor Common Amenity Area per Dwelling, which may not be located in any required Setback unless the Setback Abuts a Site in the BP Zone and the Common Amenity Area is greater than or equal to 50.0 m<sup>2</sup>; and
  - 7.1.6. Amenity Area may be provided on Rooftop Terraces.
- 7.2. Despite Subsection 7.1.5, Multi-unit Housing with 20 or more Dwellings and Commercial Uses on the Ground Floor must provide a minimum of 2.5 m<sup>2</sup> per Dwelling of indoor or outdoor Common Amenity Area. Any provided outdoor Common Amenity Area must not be located in any required Setback unless the Setback Abuts a Site in the BP Zone and the Common Amenity Area is greater than or equal to 50.0 m<sup>2</sup>

### Parking, Loading, Storage and Access

- 7.3. Despite [Section 5.80](#), the maximum number of parking spaces per Dwelling is 3 for Sites outside of the defined radius of a Mass Transit Station or the Parking Maximums Map.
- 7.4. Where provided, vehicle access must be from an Alley.
- 7.5. Despite Subsection 7.4, where there is no Abutting Alley, vehicle access must only be provided through one shared access per block face. Said access from the Abutting Street must be in priority order of the following list:
  - 7.5.1. Secondary Quiet Street;
  - 7.5.2. Primary Quiet Street;
  - 7.5.3. Secondary Active Street;
  - 7.5.4. Primary Active Street; and finally
  - 7.5.5. Retail Street.
- 7.6. Provided parking for Multi-unit Housing that contains 20 or more Dwellings, or mixed-use developments, must be provided in an underground Parkade.
- 7.7. Parking for Multi-unit Housing that contains less than 20 Dwellings, non-Residential Uses, and visitor parking, must:
  - 7.7.1. be located at ground level and accessed from an Abutting Alley or private roadway, and not be visible from a Street; or
  - 7.7.2. be in an underground Parkade.
- 7.8. Surface parking must not be greater than 15% of the total Site area for Multi-unit Housing developments that contain less than 20 Dwellings, non-Residential Uses, and visitor parking.
- 7.9. Parking Areas that Abut a public Pathway or sidewalk must be screened from view.
- 7.10. No parking, loading, storage, or waste collection area is permitted within any Setback other than the Rear Setback.
- 7.11. Despite Subsection 7.10, no parking, loading, storage, or waste collection area is permitted within any Site Setback Abutting a Site zoned BP.
- 7.12. 1 off-Street vehicle loading space is required for any building with 20 or more Dwellings or any non-Residential Uses.

### Other Regulations

- 7.13. Where any Site has a length or width of 160 m or greater, a pedestrian connection must be provided through the Site, perpendicular to the 160 m or greater length or width, which must:

- 7.13.1. be publicly accessible at all times;
  - 7.13.2. be generally located at the middle of the block and connect to public sidewalks adjacent to the Site;
  - 7.13.3. be a minimum 6.0 m in width;
  - 7.13.4. provide a minimum 2.5 m wide Hard Surfaced Pathway;
  - 7.13.5. provide soft Landscaping such as shrub planting, ornamental grasses and tree plantings; and
  - 7.13.6. provide pedestrian scaled lighting.
- 7.14. In addition to Subsection 7.13:
- 7.14.1. the pedestrian connection may be included as part of the required Amenity Area when it is 10.0 m or greater in width;
  - 7.14.2. Facades of Ground Floor Dwellings that Abut the pedestrian connection must be articulated by a combination of recesses, windows, projections, change in building materials, colours, and physical breaks in building mass;
  - 7.14.3. Ground Floor Dwellings that Abut the pedestrian connection that do not front onto a Street or a Site zoned BP must provide an entrance facing the pedestrian connection; and
  - 7.14.4. the owners of impacted Lots must register a Public Access Easement for the pedestrian connection, that ensures the owners are responsible for maintenance and liability, as a condition of the Development Permit.