

Markup and Rationale

Overview

Changes to Specific Regulations are identified using the following formatting standards:

Black Font - Existing text in Zoning Bylaw 20001

Underline - Proposed addition to Zoning Bylaw 20001

Proposed Amendment

#	Markup	Rationale
1	<p>3.20 Downtown Special Area</p> <p>Building Conversions to Residential</p> <p><u>5.10. Despite other regulations in this Bylaw, the following regulations do not apply where the Use of an existing building is completely or partially changed to Residential, for portions of development that do not result in additional Floor Area:</u></p> <p><u>5.10.1. Height, Floor Area Ratio, Setback, Stepback, Street Wall Height, Podium Height, Ground Floor Height, building Facade length, and Site area regulations;</u></p> <p><u>5.10.2. regulations that limit the Residential component of a development's Floor Area Ratio or total Floor Area;</u></p>	<p>General</p> <p>Proposed amendments to reduce the need for variances for existing buildings where the Residential Use is added to or expanded in the building, by providing regulatory exceptions to certain regulations within the Downtown Special Area Zones and the Zoning Bylaw that would be difficult or impossible for an existing building to meet.</p>

- 5.10.3. Ground Floor elevation from ground level regulations;
- 5.10.4. regulations that require residential entrances or accesses to be separated from commercial or institutional entrances or accesses;
- 5.10.5. Tower Setback, articulation, Floor Plate, Stepback, and separation regulations;
- 5.10.6. regulations that require a building to be in a Tower and Podium configuration; and
- 5.10.7. regulations that require pedestrian mid-block breaks or access.

5.11. Despite other regulations in this Bylaw, where the Use of an existing building is completely or partially changed to Residential, the Development Planner may consider less than the required:

- 5.11.1. number of loading spaces;
- 5.11.2. total area of outdoor Common Amenity Areas, open spaces, and Yards; and
- 5.11.3. quantity, size, placement, and ratio of trees and shrubs;

for portions of development that do not result in additional Floor Area, where the applicable regulation cannot physically be accommodated due to site constraints.

For example, if an existing building does not meet the setback regulations in a Zone, it would not be possible for that building to be altered to meet those Setback regulations. Instead of requiring a variance in order for a Development Permit for a conversion to take place, regulations such as Setback regulations are now proposed to be exempted for the existing building.

The proposed exception criteria listed in Subsections 5.10 and 5.11 would apply to:

- Full conversions of a non-Residential building to a Residential building.
- Partial conversions of a non-Residential building to Residential, by converting Offices to residential Dwellings.
- Existing Mixed Use buildings where

		<p>non-Residential uses in the building are being converted to Residential.</p> <p>These proposed amendments are intended to reduce barriers to adding Residential Dwellings to existing buildings in Edmonton's Downtown, to support redevelopment that supports Downtown vibrancy and population growth in alignment with The City Plan.</p>
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