

Urban Planning and Economy

Edmonton

**Reducing Barriers to Office Tower
Conversions in the Downtown
Special Area**

June 10, 2024 Public Hearing

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Council Motion

*That Administration, through a memo, provide permitting **options to incentivize office tower conversions** including providing application support, examining opportunities for no development permit required and prioritizing building permit review.*

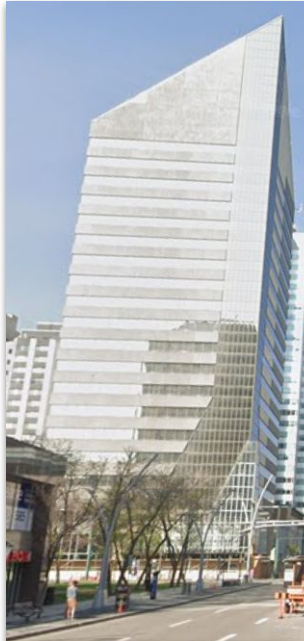
IN RESPONSE TO THIS MOTION, ADMINISTRATION IS PROPOSING CERTAIN REGULATIONS BE EXEMPTED FOR OFFICE CONVERSIONS IN THE DOWNTOWN SPECIAL AREA

Downtown Special Area



**Eight
Downtown
Special Area
Zones**

Recent and Ongoing Office Conversions



**Enbridge
Tower**



**Phipps-McKinnon
Building**



**Capital West
Building**



**RMS Financial
Building**

Recent and Ongoing Office Conversions

GRANTED VARIANCES

- + Separate residential and commercial entrances
- + Pedestrian mid-block break and access
- + Amenity area
- + At-grade open space
- + Trees
- + Setbacks
- + Street wall height
- + Bike parking
- + Loading spaces

PROPOSED REGULATIONS REDUCE THE NEED FOR THESE AND OTHER VARIANCES

Proposed Regulation Exemptions

APPLICATION

- + Partial or full conversion of an existing building from a non-residential use (i.e. office) to a residential use in a Downtown Special Area Zone
- + Does not apply to any additions that add floor area

Proposed Regulation Exemptions

EXEMPTED

- + Exemptions to the existing building, such as setbacks, height, floor area ratio (FAR), tower floor plate area requirements
- + Exemptions to the site, such as site area, landscaping, outdoor amenity area, and loading space requirements

NOT EXEMPTED

- + At grade commercial requirements
- + Bike parking requirements
- + Indoor amenity space requirements

Thank You

Trevor Illingworth
Jatinder Tiwana

Edmonton