

Bylaw 20851

A Bylaw to amend Bylaw 15037, as amended,
The Quarters Downtown Area Redevelopment Plan

WHEREAS pursuant to the authority granted to it, City Council on April 15, 2009, passed Bylaw 15037, being a bylaw to adopt The Quarters Downtown Area Redevelopment Plan; and

WHEREAS from time to time Council finds it desirable to amend The Quarters Downtown Area Redevelopment Plan; and

WHEREAS City Council now deems it in the public interest to further amend The Quarters Downtown 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. That Bylaw 15037, as amended, The Quarters Downtown Area Redevelopment Plan is hereby amended by the following:
 - a. Deleting the third paragraph of Section 1.1 in its entirety and replacing it with “Acting on the recommendations in The Vision, The Quarters ARP provides a basis for amendments to the Zoning Bylaw and has been prepared and adopted in accordance with Sections 634 and 635 of Alberta’s Municipal Government Act.”;
 - b. Deleting the first paragraph of Section 1.2 in its entirety and replacing it with “The Quarters Downtown Area Redevelopment Plan should be read in conjunction with The Quarters Downtown Urban Design Plan. The Quarters Downtown Urban Design Plan provides policy advice and direction on development built form, height, FAR, setbacks and stepbacks etc. by precinct. It is meant to guide redevelopment but also offers flexibility to spur creativity and innovation. The Quarters Urban Design Plan and a number of Technical Studies

were prepared to inform The Quarters ARP, but are not part of The Quarters ARP Bylaw to be adopted by Council.”;

- c. Adding the following paragraph at the end of Section 2.1: “This Vision for the Quarters, which was created during the original consultation and engagement, is supported by The Quarters Urban Design Plan. However, the extent of this Vision, including the concept of five very identifiable areas, may be less evident due to the change from specific direct control zones to the more standardized zones of Zoning Bylaw 20001.”;
- d. Deleting the fourth paragraph of Principle #1 in Section 2.2;
- e. Deleting the first and second paragraphs of Principle #2 in Section 2.2;
- f. Deleting “Reduced parking standards and” from the beginning of the second paragraph of Principle #3 in Section 2.2;
- g. Replacing “will” with “should” in the second paragraph of Principle #3 in Section 2.2;
- h. Deleting the third paragraph of Principle #6 in Section 2.2;
- i. Replacing “will be encouraged” with “should” in the third paragraph of Principle #7 in Section 2.2;
- j. Deleting the last sentence of the opening paragraph of Section 3.0 Development Concept;
- k. Deleting the first paragraph under the Objectives heading in Section 3.0 Development Concept;
- l. Adding the following paragraph at the end of the Objectives list in Section 3.0 Development Concept: “Work with owners of identified heritage properties to preserve their buildings and accommodate adaptive reuse opportunities.”;
- m. Deleting all the Policies of Section 3.0 Development Concept and replacing them with:
 - “1. The land uses identified in Figure 2 will be implemented through amendments to the Zoning Bylaw.

2. Create the Armature and recognize industry acknowledged design criteria and principles to guide the future development in The Quarters (ie. Crime Prevention Through Environmental Design (CPTED), ASHRA American Society of Heating, Refrigerating and Air-Conditioning Engineers etc.).
 3. Use The Quarters Vision document and Urban Design Plan, to create a safe attractive environment for residents and visitors.
 4. Develop an expedited approval process that will include increased discretionary authority for the Development Officer as a pilot project for The Quarters.”;
- n. Deleting the second paragraph under the Objectives heading in Section 4.0 Access, Circulation and Parking in its entirety and replacing it with “Promote the use of public transit including LRT, Bus Mass Transit and conventional bus service and utilize Transportation Demand Management (TDM) to reduce private automobile dependence.”;
- o. Deleting Policy 4 of Section 4.0 Access, Circulation and Parking in its entirety and replacing it with “4. Where possible, future development should look for opportunities to integrate with transit facilities (LRT, bus stops) and the larger multi-modal transportation network. Future developments may accomplish this through the use of pedestrian focused site design, transit plazas and/or other pedestrian priority design.”;
- p. Deleting the last sentence of Policy 5 of Section 4.0 Access, Circulation and Parking;
- q. Deleting Policy 3 of Section 5.0 Parks and Public Spaces and renumbering the remaining policies accordingly;
- r. Deleting “be distinctive and” from the first sentence of the first paragraph of Section 6.0 Urban Design Plan;
- s. Deleting the second paragraph of Section 6.0 Urban Design Plan;

- t. Deleting “and the regulatory framework provided by the Statutory Plan Overlay and through the Direct Development Control Provisions” from the newly ordered second paragraph of Section 6.0 Urban Design Plan;
- u. Deleting Sections 7.3 and 7.8 in their entirety and renumbering the remaining Sections accordingly;
- v. Deleting “Figure 2 – The Quarters Downtown, Districts of Special Character” and replacing it with “Figure 2 – The Quarters Downtown, Districts of Special Character” attached hereto as Schedule “A” and forming part of this Bylaw; and
- w. Deleting “Figure 3 – Transportation” and replacing it with “Figure 3 – Transportation” attached hereto as Schedule “B” and forming part of this Bylaw.

READ a first time this	day of	, A. D. 2024;
READ a second time this	day of	, A. D. 2024;
READ a third time this	day of	, A. D. 2024;
SIGNED and PASSED this	day of	, A. D. 2024.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

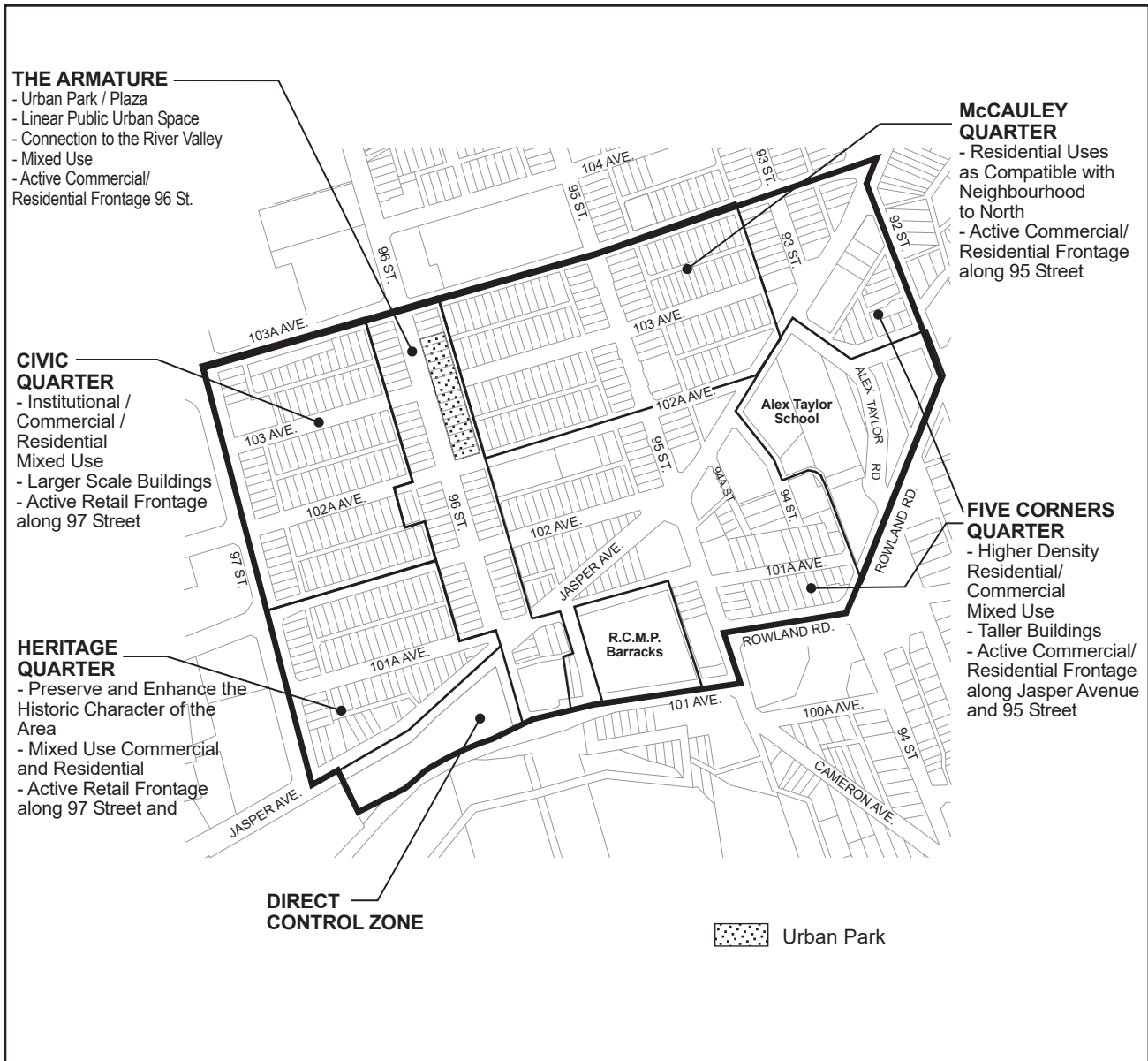


Figure 2 - The Quarters Downtown, Districts of Special Character



Figure 3 - Transportation