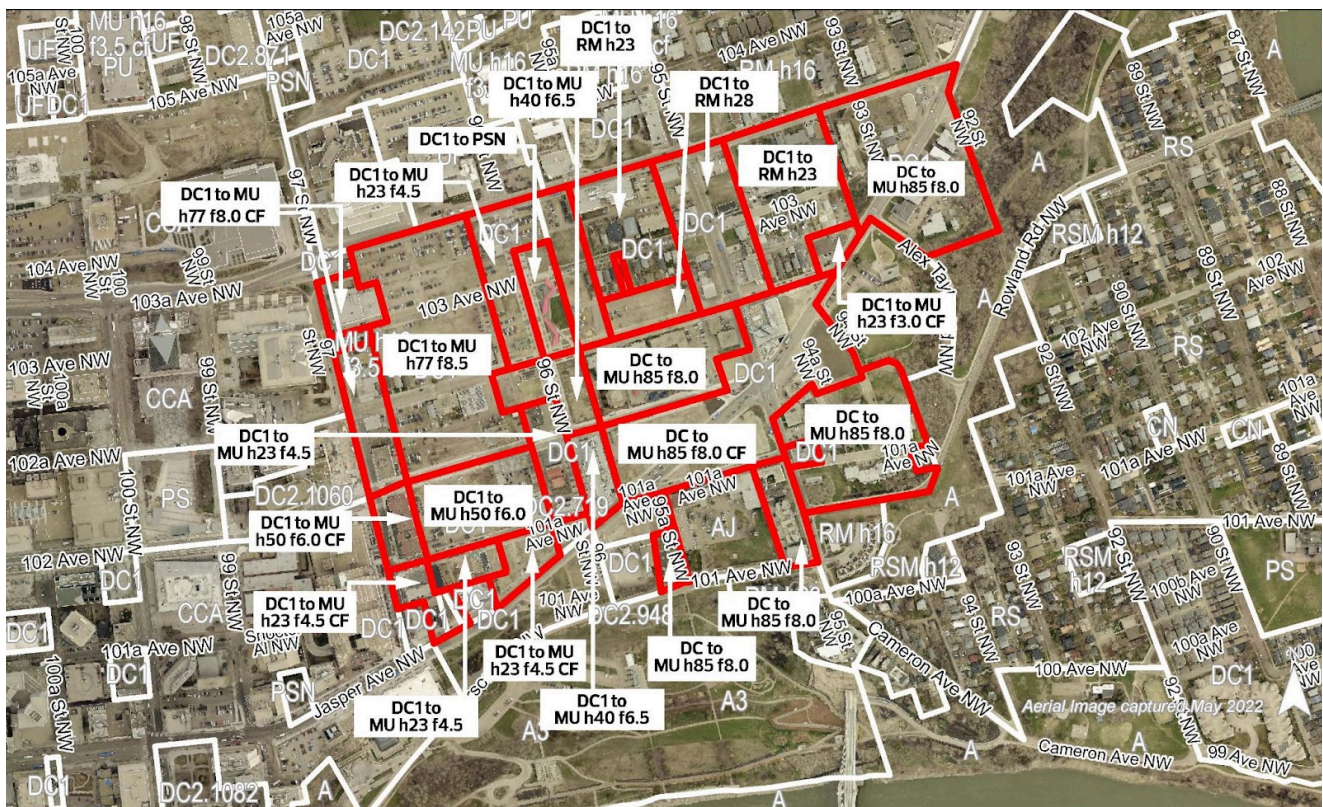


**Land generally bounded by 97 Street NW, 103A Avenue NW, 92 Street NW, Rowland Road NW, 101 Avenue NW and Jasper Avenue NW**

**Position of Administration: Support**



## Summary

Bylaw 20852 proposes a rezoning from five Direct Control Zones (four under DC1.19550 and one under DC.20837) to various Mixed Use (MU) and Medium Scale Residential (RM) Zones and the Neighbourhood Parks and Services Zone (PSN) to allow for medium and large scale mixed use development, medium scale housing, and small scale parks and amenities.

Bylaw 20851 proposes an amendment to the The Quarters Downtown Area Redevelopment Plan to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice, site signage and information on the City's webpage. Approximately 6 people were heard from, all of whom were generally

supportive but concerned that there were too many restrictions on height under the proposed zoning.

Administration supports this application because it:

- Supports the vision of The Quarters, while simplifying the zoning and development process.
- Will help facilitate development in the Centre City near multiple forms of transit in support of The City Plan and The Quarters Downtown Area Redevelopment Plan.

## Application Details

This application was submitted by the City of Edmonton - Strategic & Emerging Investment.

## Rezoning

This application proposes to remove the existing Direct Control Zones and replace them with largely equivalent standard zones. This will provide consistency of zones and zoning practices with the rest of the City of Edmonton.

The proposal is for 13 distinct zones:

- Mixed Use Zone (MU h23.0 f3.0 CF)
- Mixed Use Zone (MU h23.0 f4.5)
- Mixed Use Zone (MU h23.0 f4.5 CF)
- Mixed Use Zone (MU h40.0 f6.5)
- Mixed Use Zone (MU h50.0 f6.0)
- Mixed Use Zone (MU h50.0 f6.0 CF)
- Mixed Use Zone (MU h77.0 f8.0)
- Mixed Use Zone (MU h77.0 f8.0 CF)
- Mixed Use Zone (MU h85.0 f8.0)
- Mixed Use Zone (MU h85.0 f8.0 CF)
- Medium Scale Residential Zone (RM h23.0)
- Medium Scale Residential Zone (RM h28.0)
- Neighbourhood Parks and Services Zone (PSN)

The 10 Mixed Use Zones and 2 Medium Scale Residential Zones have modifiers for height (h#), floor area ratio (f#) and commercial frontage ("cf"). These modifiers are designed to be as close to equivalent as possible with the same parameters in the current DC Zones to allow for mixed use and primarily residential buildings ranging from 23 to 85 metres in height, depending on the location. The Neighbourhood Parks and Services Zone (PSN) is for Kinistinâw Park.

The current DC1 Zones were implemented in conjunction with the The Quarters Overlay from the former Zoning Bylaw 12800. This Overlay included an incentive point system that allowed a development a certain height and floor area ratio depending on how many points are

accumulated by including certain design features, mostly related to sustainable/green building design.

For the purpose of determining equivalent standard zoning, the highest numbers up to Incentive Level 2 (see below table) were chosen. Upon review, many of the design criteria have become a requirement of other levels of regulations (e.g. Alberta Building Code, Zoning Bylaw) therefore their points are redundant. The points needed to achieve incentive Level 2 are mostly required by code and therefore are the best representation of the current development rights for each respective area.

The table below is from the The Quarters Overlay with the red cells highlighted to show which numbers will continue to apply under the standard zones in different areas of The Quarters.

| Area                    | Base Level FAR | Base Level Height (metres) | Incentive Level 1 FAR | Incentive Level 1 Height (metres) | Incentive Level 2 FAR | Incentive Level 2 Height (metres) | Incentive Level 3 FAR | Incentive Level 3 Height (metres) |
|-------------------------|----------------|----------------------------|-----------------------|-----------------------------------|-----------------------|-----------------------------------|-----------------------|-----------------------------------|
| Heritage Quarter Area 1 | 3.0            | 11m                        | 4.5                   | 23m                               | -                     | -                                 | -                     | -                                 |
| Heritage Quarter Area 2 | 3.0            | 11m                        | 4.5                   | 23m                               | 6.0                   | 50m                               | -                     | -                                 |
| Civic Quarter Area 1    | 3.0            | 11m                        | 7.0                   | 47m                               | 8.0                   | 77m                               | -                     | -                                 |
| Civic Quarter Area 2    | 3.0            | 11m                        | 7.0                   | 47m                               | 8.0                   | 77m                               | 10.0                  | 113m                              |
| The Armature Area 1     | 3.0            | 11m                        | 4.5                   | 23m                               | 6.5                   | 40m                               | 8.75-                 | 52m                               |
| The Armature Area 2     | 3.0            | 11m                        | 4.5                   | 23m                               | 6.5                   | 40m                               | -                     | -                                 |
| The Armature Area 3     | 3.0            | 11m                        | 4.5                   | 23m                               | -                     | -                                 | -                     | -                                 |
| McCauley Quarter Area 1 | 1.5            | 7m                         | 3.5                   | 23m                               | -                     | -                                 | -                     | -                                 |
| McCauley Quarter Area 2 | 2.0            | 7m                         | 3.5                   | 23m                               | -                     | -                                 | -                     | -                                 |
| McCauley Quarter Area 3 | 1.5            | 7m                         | 4.0                   | 27m                               | -                     | -                                 | -                     | -                                 |
| Five Corners Area 1     | 3.0            | 11m                        | 7.5                   | 50m                               | 8.0                   | 85m                               | -                     | -                                 |
| Five Corners Area 2     | 3.0            | 11m                        | 7.5                   | 50m                               | 8.0                   | 85m                               | -                     | -                                 |
| Five Corners Area 3     | 3.0            | 11m                        | 7.5                   | 50m                               | 8.0                   | 85m                               | 13.5                  | 150m                              |

Table 1 from The Quarters Overlay

With a few minor exceptions, the boundaries for the equivalent standard zones align with the different Areas that the DC1's identified. For example, land currently in the Heritage Quarter Area 2, with an Incentive Level 2 height of 50 metres and a floor area ratio of 6.0 in the table above, would become the Mixed Use Zone (MU h50.0 f6.0). The commercial frontage modifier is

applied if the site is along 97 Street NW or Jasper Avenue NW which corresponds to where Appendix II of the Overlay identified “Active Commercial Frontages”.

Site specific DC Zones for specific developer initiated projects or designated heritage buildings are not being changed by this application.

## Plan Amendment

The Quarters Downtown Area Redevelopment Plan is being amended to remove or modify various objectives, principles and policies that reference the use of DC1 Zones, The Quarters Overlay or the incentive point system. Figure 2 - The Quarters Downtown, Districts of Special Character is being amended for the same reasons. Figure 3 - Transportation is being amended to reflect additional details about the now built LRT infrastructure in the area that was not available when the plan was initially written.

## Site and Surrounding Area

The Quarters area is bounded by 103A Avenue NW to the north, 92 Street NW to the east, 97 Street NW to the west and Jasper Avenue NW/101 Avenue NW to the south and encompasses 18 blocks. To the west of The Quarters is the downtown Arts District and the Civic Centre. To the south is the North Saskatchewan River Valley. To the east is the Riverdale neighbourhood and to the north is the McCauley neighbourhood. Approximately 43% (8.76 hectares) of the developable land being rezoned is vacant or underutilized, including many surface parking lots.



*View of the rezoning area near The Quarters LRT Stop looking southeast*



*View of the rezoning area looking northwest towards downtown*

## **Community Insights**

This application was brought forward to the public using a basic approach. This approach was selected because the proposed changes are minor, from existing DC1 Zones to the nearest equivalent standard zones, and will help complete anticipated development for the area. The basic approach included:

### **Mailed Notice, March 22, 2024**

- Notification radius: 60 metres
- Recipients: 3027
- Responses: 6
  - In support: 4 (66%)
  - In opposition: 0 (0%)
  - Mixed/Questions only: 2 (33%)

### **Site Signage, May 8, 2024**

- Five rezoning information signs were placed throughout The Quarters.
- In order to fully satisfy the Zoning Bylaw requirements for signage, between 10 and 15 signs would have been needed so as to have signage visible from every street and avenue adjacent to land being rezoned. Finding locations for this many signs was found to be very challenging given land ownership and the location of buildings. The five locations chosen were strategic and designed to ensure signage is visible from major roadways and

gathering places. Bylaw 20852 contains wording to allow Council to approve this alternate method of providing signage.

## Webpage

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

## Notified Community Organizations

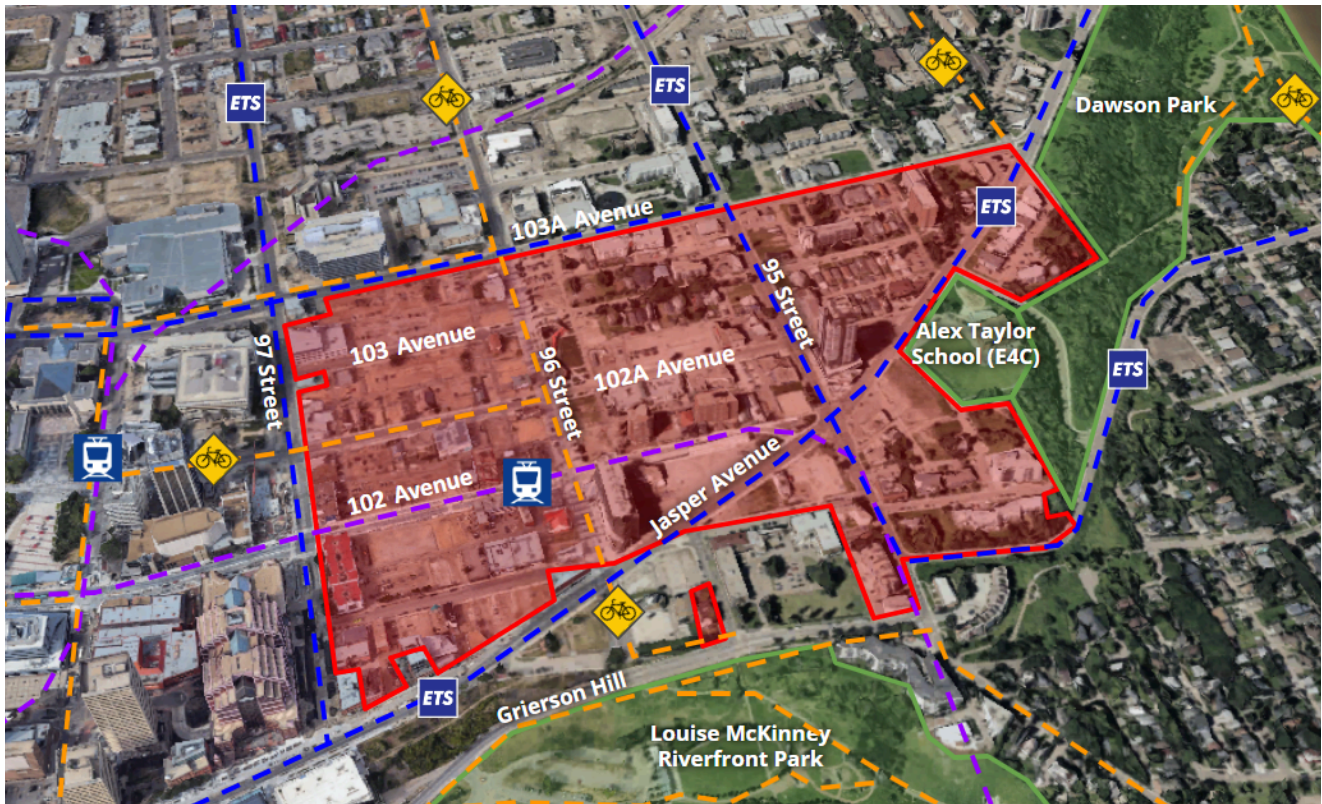
- The Boyle Street Community League
- Downtown Edmonton Community League
- Riverdale Community League
- Edmonton Downtown Business Association

## Common comments heard (number of similar comments in brackets beside comments below):

- Concerned the height restrictions are too restrictive, especially for land near the LRT stop or next to downtown (x5).
- The neighbourhood doesn't really need height restrictions.
- Some land planned for the RM Zone should be the MU Zone to allow more commercial uses.
- Would help bring more people to the nice new park.
- Want to see more buildings.
- Taller buildings would make more shadows.
- The City needs to do more to get more things happening in The Quarters.

Administration recognises that there may be areas where additional height may be appropriate. However, the intent of this City-initiated application is to simplify the zoning with the nearest equivalent standard zones to ensure the area benefits from and aligns with the streamlined Zoning Bylaw 20001 and its associated development permit process. The intent is not to revisit and change the overall land use concept in The Quarters. Fortunately, both the MU and RM Zones allow for relatively simple rezoning applications to adjust the modifiers (height, floor area ratio and commercial frontage) should individual landowners want to seek out additional development rights where appropriate.

## Application Analysis



Site analysis context

### The City Plan

The Quarters are part of the Centre City in The City Plan where the most intense and diverse forms of land use are anticipated. The existing DC1 Zones allow for a range of mid and high rise buildings and the proposed replacement standard zones will continue to do this in support of Edmonton's distinct cultural, economic, institutional and mobility hub with the highest density and mix of land uses.

### Draft District Plans

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 on May 28-30, 2024, June 3, 2024 and June 25, 2024. If the District Plans are given two readings during this time the following analysis is provided for Council's consideration.

In the Draft Central District Plan, The Quarters are also identified as being in the Centre City. Instead of applying the District Policy to guide land development, there is an Area-Specific Policy which states that for further planning direction, refer to The Quarters Downtown Area Redevelopment Plan.

## The Quarters Downtown Area Redevelopment Plan

The Quarters Area Redevelopment Plan (ARP) provides a planning framework to guide development and revitalization in The Quarters consistent with the Council approved vision and guiding principles. It currently calls for five distinct areas, each with its own character, activities, and feel. This is the basis for the current set of five different DC1 Zones: Civic Quarter, Five Corners Quarter, Heritage Quarter, McCauley Quarter and The Armature. This vision for the Quarters will continue to be supported by The Quarters Urban Design Plan. However, there is a tradeoff, with the shift to standard zoning, the concept of five very identifiable areas may be less evident and only reflected at the zoning level through the various modifiers chosen for the standard zones in different locations. The vast majority of objectives, principles and policies currently in the ARP will continue to be achievable through standard zoning.

### Land Use Compatibility

The shift from the DC1 Zones to the standard zones, generally maintaining the same uses and scales of development, does not change the anticipated compatibility of this land both between different sites subject to rezoning and with the broader surrounding area.

### Mobility

The proposed rezoning to standard zones is not anticipated to affect the existing transportation network in the area. Furthermore, the Boyle Street and McCauley Neighbourhood Renewal project is currently underway. The scope of the work includes improvements to traffic controls and pedestrian crossings, upgrading streetscapes to more pedestrian and cycle-friendly corridors, and constructing new pathways, all of which will complement the pedestrian-friendly design of The Quarters.

There is LRT service in the rezoning area with the nearest LRT stations and stops being Churchill LRT Station (all LRT lines) and the Quarters LRT Stop (Valley Line). All properties proposed to be rezoned are within 800 metres walking distance to at least one LRT stop or station. ETS operates numerous bus routes near the rezoning area on Jasper Avenue NW, 95 Street NW, 97 Street NW, Rowland Road NW and 103A Avenue NW. All parcels proposed to be rezoned are within 600 metres walking distance to in-use bus stops on at least one of the above corridors. In addition to existing LRT and bus transit services, mass transit bus routes are anticipated to operate nearby as part of the future mass transit network associated with the 1.25 million population scenario of The City Plan.

### Utilities

Sewer servicing requirements will be assessed at the Development Permit stage for individual sites as development occurs.



The applicant/owner will be responsible for all costs associated with providing required water supply including any changes to the existing water infrastructure required by the proposed zoning.

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Branch: Development Services

Section: Planning Coordination