

Bylaw 15446

Text Amendment to Edmonton Zoning Bylaw

Purpose

To amend the text of the Edmonton Zoning Bylaw by adding a new Commercial Zone entitled (CB3) Commercial Mixed Business Zone.

Readings

Bylaw 15446 is ready for third reading.

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, May 21, 2010, and Sunday, May 30, 2010. The Bylaw can be signed and thereby passed following third reading.

Position of Administration

Administration supports this Bylaw.

Previous Council/Committee Action

- At the July 5, 2010, City Council Public Hearing, Bylaw 15446 received first and second readings. The public hearing was closed.
- At the June 7, 2010, City Council Public Hearing, the following motion was passed:

That Bylaw 15446 be referred back to Administration for consultation with relevant stakeholders including the Edmonton Federation of Community Leagues, Business Revitalization Zones (particularly those within high capacity transportation nodes), and the Urban Development Institute regarding the proposed text

amendment to the Zoning Bylaw, to add a new commercial zone entitled (CB3) Commercial Mixed Business Zone, and return to the July 5, 2010, City Council Public Hearing at 2 p.m.

Report Summary

The proposed amendment will add a new Commercial Zone to the Zoning Bylaw, entitled (CB3) Commercial Mixed Business Zone. The purpose of the new zone is to accommodate medium intensity commercial development near high capacity transportation nodes.

Report

Edmonton has experienced significant growth in recent years; growth that has placed pressure upon, and challenged, the diversity of the city's urban landscape.

In contrast to this pressure, the regulatory framework of the Edmonton Zoning Bylaw contains a limited number of conventional commercial Zones:

- CNC – Neighbourhood Convenience Commercial Zone
- CB1 – Low Intensity Business Zone
- CB2 – General Business Zone
- CSC – Shopping Centre Zone
- CHY – Highway Corridor Zone
- CO – Commercial Office Zone

Consequently, the development industry has expressed interest in expanding the regulatory framework to allow for greater innovation than could be currently allowed within the parameters of existing conventional Commercial Zones. Where innovative ideas do not fit within the current regulatory framework, solutions can be derived through the use of Direct Control (DC2) Zoning.

However, the creation, consultation, review and approval of Direct Control Zoning is more costly and time-consuming than development review under conventional zoning and processes.

In addition, the City is advancing toward new policy directions that encourage a more compact city form through *The Way We Grow* and *The Way We Move*; Edmonton's Draft Municipal Development Plan and Transportation Master Plan.

The proposed Commercial Mixed Business (CB3) Zone offers opportunity to facilitate a commercial or mixed-use built-form that is different from conventional commercial zones, and could contribute to the diversification of Edmonton's urban landscape in a manner consistent with the City's emerging policy directions.

For the sake of comparison, the CB3 Zone differs from the conventional CB2 Zone by allowing:

- greater height (up to 10 Storeys)
- slightly greater FAR (4.0 for office and commercial Uses; up to 7.0 for mixed-use Apartment Housing)
- more narrow range of Uses (compatible with mixed-use environments)
- limitations on some Uses (i.e. big box commercial)
- greater requirement for non-surface parking

In some respects, the proposed new CB3 Zone expands the philosophy of the current Commercial Office (CO) Zone, along with some modifications, to a suburban context and potential

application to "Potential Economic Activity Centres" as identified in *Plan Edmonton*, as well as other appropriate locations.

Policy

This report relates to the following *Plan Edmonton* policies:

- Provide for choices regarding the types of developments in which people want to live and do business (1.1.1)
- Use and promote urban design principles and guidelines that enhance the quality of the urban environment (1.1.3)
- Place a high priority on the effective and efficient use of land (1.1.12)
- Promote intensification of development around transportation corridors and employment areas (1.3.4)
- Encourage flexibility in creating attractive and functional residential neighbourhoods and business areas (1.7.3)
- Make effective and efficient use of the transportation system (4.3.3)

Focus Area

This report supports the four Principles of Integration, Sustainability, Livability and Innovation, as well as the individual Goals to:

- preserve and Sustain Edmonton's Environment
- improve Edmonton's Livability
- transform Edmonton's Urban Form
- shift Edmonton's Transportation Mode

as identified in *The Way Ahead – City of Edmonton Strategic Plan 2009-2018*.

Public Consultation

The proposed new Zone has been circulated to relevant administrative departments and utility agencies; none have expressed objection or concern with the proposed amendment.

No public consultation has occurred with regard to the development of this zone. Limited consultation has occurred with some representatives of the development industry.

Attachments

1. Bylaw 15446