

Charter Bylaw 19443

Text Amendment to Zoning Bylaw 12800 to amend the Blatchford Special Area Zones

Purpose

To amend Zoning Bylaw 12800 to amend the Blatchford Special Area zones in order to align the zones with recent changes to other medium scale zones.

Readings

Charter Bylaw 19443 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Charter Bylaw 19443 be considered for third reading.”

Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on October 2 and 10, 2020. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

On August 26, 2019, City Council approved amendments to the Edmonton Zoning Bylaw which were intended to enable “missing middle” or developments between semi-detached housing and tall apartment buildings. These changes created additional opportunities within existing zones by simplifying definitions, removing maximum and introducing minimum densities, increasing maximum building envelopes, and simplifying site development regulations to provide greater flexibility. As these changes were generally limited to standard residential zones, many of the initiatives to encourage middle density development did not apply to Special Area Zones.

The Blatchford Special Area Zones were added to the Zoning Bylaw in 2012 and were drafted to allow for low to medium density development with increased density and greater urban design requirements compared to standard zones. The Blachford zones were drafted to allow for unique designs, increase unit affordability, and create opportunities that did not exist within the Zoning Bylaw at that time such as secondary suites within row housing developments.

The Blatchford Special Area Zones are comparable to those amended with the missing middle changes as they allow for built forms ranging from that permitted in the (RF5) Row Housing Zone to the (RA8) Medium Rise Apartment Zone. With the missing middle amendments, many of the intended outcomes of the Blatchford zones were incorporated into the Zoning Bylaw and, in some cases, created greater opportunities in standard zones than the once progressive Special Area Zones.

This application also provides an opportunity to address other regulatory issues within the Special Area Zones identified by Administration and the development industry as the first phase of development in the neighbourhood has gone through the development permitting process.

As a result, Charter Bylaw 19443 is proposing amendments to the Blatchford Special Area Zones which are intended to:

- align the development regulations within the Blatchford Special Area Zones with comparable standard zones in the Zoning Bylaw;
- address comments from the City's Blatchford Redevelopment team and the development industry to allow for more flexible design opportunities; and
- update regulations to match current regulatory standards for the Zoning Bylaw.

A mark-up for the changes to the Zoning Bylaw can be found in Attachments 2 - 6 which includes comprehensive explanations and justifications for proposed amendments. Below is a summary of the changes proposed in Charter Bylaw 19443.

Changes to Blatchford Use Classes & Definitions:

- The majority of the Blatchford Special Uses are no longer required as the barriers to creative forms of development were addressed with the introduction of the Multi-unit Dwelling definition. Blatchford Townhousing, Blatchford Stacked Row Housing and Blatchford Accessory Suite were created to allow for secondary suites to be located within row and stacked row housing developments which was not permitted in 2012. These uses will be replaced by Multi-unit Housing and Secondary Suites.
- The Blatchford Urban Agriculture Use is removed as the Urban Agriculture use and associated regulations provide similar development opportunities. This use will be replaced by Urban Agriculture.
- Introduced a new Blatchford Street Classification, Retail Street, to accommodate future development in the Blatchford Town Centre. This street classification is intended to be a pedestrian oriented commercial street which has lower traffic intensity than Active and Primary Streets. This new definition is used to determine the front lot line for sites and is reflected within the setback regulations of the Blatchford zones.

Changes to (BRH) Blatchford Row Housing Zone:

- Increased maximum density for all uses within the zone to 130 dwelling units per hectare (du/ha) and introduced a minimum density of 35 du/ha which is comparable to the (RF5) Row Housing Zone.
- Increased maximum site coverage, reduced minimum site width, and reduced minimum site area to align with the RF5 zone and other special area zones which are intended for row housing style development.
- Simplified setback regulations for clarity and greater flexibility.
- Administrative changes to align existing parking requirements with recent changes to parking regulations in the Zoning Bylaw.
- Additional urban design regulations to ensure developments appropriately front adjacent uses.
- Administrative changes to align this zone with current standards of the Zoning Bylaw.

Changes to (BLMR) Blatchford Low to Medium Rise Residential Zone:

- Increased maximum density for all uses within the zone to 275 dwelling units per hectare (du/ha) and introduced a minimum density of 45 du/ha which is comparable to the (RA7) Low Rise Apartment Zone.
- Increased maximum site coverage to align with other comparable special area zones.
- Simplified setback regulations for clarity and greater flexibility.
- Administrative changes to align existing parking requirements with recent changes to parking regulations in the Zoning Bylaw.
- Additional urban design regulations to ensure developments appropriately front adjacent uses.
- Administrative changes to align this zone with current standards of the Zoning Bylaw.

Changes to (BMR) Blatchford Medium Rise Residential Zone:

- Increased maximum density for all uses within the zone to 425 dwelling units per hectare (du/ha) and introduced a minimum density of 45 du/ha which is comparable to the (RA8) Medium Rise Apartment Zone.
- Site development regulations are simplified for greater flexibility.
- Administrative changes to align existing parking requirements with recent changes to parking regulations in the Zoning Bylaw.
- Additional urban design regulations to ensure developments appropriately front adjacent uses.
- Administrative changes to align this zone with current standards of the Zoning Bylaw.

Changes to Appendix I Blatchford Special Area

- Update Appendix I which shows street typologies and associated land uses to reflect a rezoning application presented to City Council on October 6, 2020.

The proposed Zoning Bylaw Amendments will align the Blatchford Special Area Zones with other recent amendments to the Zoning Bylaw as well as provide additional flexibility for creative designs for the Blatchford neighbourhood.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to 181 surrounding property owners and the president of the Calder, Lauderdale, Prince Charles, Prince Rupert, Spruce Avenue and Westwood Community Leagues, and the Kingsway Business Improvement Area on April 9, 2020. Four responses were received which requested more information on the proposed amendments.

Attachments

1. Attachment 1 - Charter Bylaw 19443
2. Attachment 2 - Markup of Proposed Changes to Use Classes and Special Area Blatchford Regulations
3. Attachment 3 - Markup of Proposed Changes to the (BRH) Blatchford Row Housing Zone
4. Attachment 4 - Markup of Proposed Changes to the (BLMR) Blatchford Low to Medium Rise Residential Zone
5. Attachment 5 - Markup of Proposed Changes to the (BMR) Blatchford Medium Rise Residential Zone
6. Attachment 6 - Appendix I Blatchford Special Area